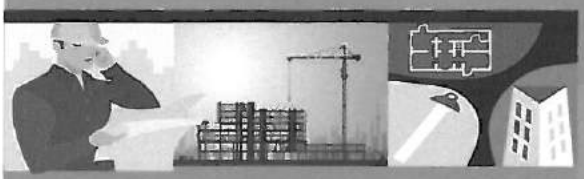
ATTACHMENT A
Application Package

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CITY OF Hollywood FLORIDA

Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

http://www.hollywoodfl.org/DocumentCenter/Home/View/21



APPLICATION TYPE (CHECK ONE):

☒ Technical Advisory Committee ☐ Historic Preservation Board

☐ City Commission ☒ Planning and Development Board

Date of Application: August 20, 2018

Location Address: Harding Plaza - SE corner of Federal HWY & Harding St

Lot(s): Parcel A & Parcel A Block(s): _____ Subdivision: Harding Plaza & Harding Plaza II

Folio Number(s): 5142 10 54 0010 & 5142 10 61 0010

Zoning Classification: RAC - FH-2 Land Use Classification: RAC

Existing Property Use: Shopping Center & vacant ;and Sq Ft/Number of Units: 25,794 SF

Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): 18-DP-39

☒ Economic Roundtable ☒ Technical Advisory Committee ☐ Historic Preservation Board

☐ City Commission ☐ Planning and Development

Explanation of Request: Redevelop Harding Plaza, demolish northern portion of shopping center to allow for a new WAWA station with restaurant and relocate existing tenants to new retail building in vacant parcel south of shopping center.

Number of units/rooms: _____ Sq Ft: 21,723

Value of Improvement: $8,000,000.00 Estimated Date of Completion: December, 2020

Will Project be Phased? (X) Yes ( )No If Phased, Estimated Completion of Each Phase

Construct new retail building by late 2019, relocate tenants by end of 2019. Start demolition of northern section shopping center and construction of new WAWA in the 1st quarter of 2020. Completion of entire project end on 2020.

Name of Current Property Owner: Harding Hollywood Investment, LLC & ESJ Hollywood Invest, LLC

Address of Property Owner: 19950 W Country Club Dr. Ste 800 - Aventura, FL 33180

Telephone: 727-452-6205 Fax: _____ Email Address: rb@esj.us

Name of Consultant/~~Representative~~/Tenant (circle one): Keith M Poliakoff, Esq - Saul Ewing Arnstein & Lehr LLC

Address: 200 E Las Olas Blvd Ste 1000, Ft Lauderdale, FL 33301 Telephone: 954-713-7644

Fax: 954-208-8204 Email Address: keith.poliakoff@saul.com

Date of Purchase: 1/18/2007 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: Eduardo L Carcache, PE

CKE Group, Inc. Address: 15500 New Barn Rd - Ste 106 - Miami Lakes, FL 33014

305-558-4124 Email Address: carcache@ckegroup.com



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 8/16/18

PRINT NAME: Arnaud Sitbon Date: _____

Signature of Consultant/Representative: Eduardo L Carcache Date: 8/17/18

PRINT NAME: Eduardo L Carcache Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan to my property, which is hereby made by me or I am hereby authorizing Keith M Poliakoff, Esq to be my legal representative before the All (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 16 day of August

_____
Notary Public
State of Florida

RACHAEL PETERS
MY COMMISSION # GG 202849
EXPIRES: August 2, 2022
Bonded Thru Notary Public Underwriters

_____
Signature of Current Owner

Arnaud Sitbon
Print Name

My Commission Expires: _____ (Check One) X Personally known to me; OR ___ Produced Identification _____

HARDING PLAZA

PROJECT INFORMATION & LEGAL DESCRIPTION
FEDERAL HIGHWAY & HARDING STREET
HOLLYWOOD, FLORIDA

DECEMBER 19, 2018

The proposed redevelopment of Harding Plaza includes a new WAWA service station and C-Store with restaurant service. A new retail building is proposed for the south side of the site, which is currently vacant. Most of the current tenants from the northern section of the shopping center will be relocated to this new building. The northern section of the center will be demolished.

The proposed buildings provide traditional building materials and colors. The design is pedestrian friendly with decorative stamped concrete next to Federal Highway. Covered walk ways and seating areas are also provided.

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010

PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO# 5142 10 61 0010

PARCEL "A" OF HARDING PLAZA II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 5 & 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

BENEFICIAL EASEMENTS RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND, BY AND BETWEEN, HARDING HOLLYWOOD INVESTMENTS, LLC AND ESJ HOLYWOOD INVESTMENT, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 46038, PAGE 1379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Statement of Compliance
Special Exception

The applicant is redeveloping Harding Plaza, which includes demolishing the northern portion of the shopping center in order to allow the construction of a new WaWa service station, which includes its C-Store with restaurant. Most of the current tenants will be relocated to a new retail building located on the vacant parcel south of the existing shopping center. The special exception permitting the new WaWa service station will serve as the economic engine in order to make the redevelopment of the plaza viable. Additionally, the developer has spent nearly two years working with City Staff to obtain a final design that Staff could support with the fuel pipes facing Harding Street. This is a completely innovative design and layout for a WaWa store, which traditionally locates the fuel pumps in the front of the store

This application conforms to the applicable criteria of the code as follows:

(1) The proposed use must be consistent with the principles of the City's Comprehensive Plan.

Redevelopment is an important component of the City's Comprehensive Plan. Quality redevelopment projects help meet the objectives of the City's Comprehensive Plan by prioritizing infrastructure service improvements to supplement and enhance economic development and redevelopment, and streetscape and aesthetic design; and promoting the highest and best use of land in each sector of the City without compromising the goals of the surrounding community. In fact, the preface to the City-Wide Master Plan specifically states that "Redevelopment [is] the most important element in increasing the City's tax base and improving its economic health." *See page 3*. In addition, Objective 4 of the City's Comprehensive Plan seeks to promote improved architectural and streetscape design standards. The proposed redevelopment of the site, including the outdoor seating area and active streetscape along Federal Highway will help to promote the center's overall appearance. The City's City-Wide Master Plan similarly seeks to promote the expansion of redevelopment. *Policy CW.44:* to foster economic development through creative land use, zoning and development regulations, City services and City policies. *Policy CW.46:* Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and SR A1A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues. As such, the proposed use is consistent with the principles of the City's Comprehensive Plan as well as the City-Wide Master Plan.

(2) The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

The subject property, generally located at the southeast corner of Federal Highway and Harding Street (folios 514210540010 & 514210610010), seeks a special exception under the RAC FH-2 zoning district to allow for the redevelopment of the plaza to include a service station as a special exception. The redevelopment will provide for a WaWa service station, restaurant, including a covered patio, and outdoor seating area, which will contribute to and enhance the active streetscape and sightline along Federal Highway. The property is surrounded by an education facility owned by the Broward County School Board to the north ("South Broward"), a commercial lodge and an apartment rental complex to the south/southeast ("Econo Lodge" and "Harding Place Apartments"), Commercial/Retail, including a gas station to the west ("Marathon gas station" and "El Paso Mexican restaurant"), a multi-family residential parcel to the east ("Town Apartments Association Condominium"). The property will utilize entrances along Federal Highway and Harding Street for ingress and egress to the site, with a tertiary entrance on N 17th Court. This project will provide a much needed economic boost to the surrounding area. The use is consistent with the historical structure of the City, the Zoning Code and the Future Land Use Plan.

(3) That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

The existing plaza has been in operation for over 28 years and has demonstrated by function, adequate pedestrian and vehicular controls for both on-site and off-site traffic. Following input from Staff to position the active portion of the store along Federal Highway, the proposed project was redesigned to locate the fuel pumps facing Harding Street. This is a completely innovative design and layout for a WaWa store, which traditionally locates the fuel pumps along the front entrance. The project is designed to have multiple ingress and egress points, which allows for efficient traffic flow. Furthermore, the project was designed to provide a dedicated and clearly marked route for fuel truck traffic only, along with a pedestrian zone for access to WaWa. The applicant is additionally seeking to install bollards, along with a flushed sidewalk. The bollards will serve to define the pedestrian area, increase accessibility, and will reduce the occurrences of trips, falls and damage to vehicles with limited roadway clearance. Finally, the applicant will be adding additional asphalt along Harding Street and Federal Highway to increase the turning radius of vehicles, and to add a new turn lane. As such, there will be safe and efficient traffic movement to serve this use.

(4) That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances

The proposed redevelopment, including but not limited to its setbacks, and landscaped buffering, ensure that there will be no adverse effects on the neighboring properties. Since the parcel is generally surrounded by other commercial/retail and educational facilities, the area is designed to accommodate projects such as the one that is proposed. The project's use will not differ from that of the surrounding establishments in the area. The proposed project will generally not produce objectionable amounts of noise, light, dust, or other nuisances. This redevelopment does not require a single variance, and is being built in conformity with today's Code.

(5) The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

The existing plaza has been in operation for over 28 years, the proposed redevelopment, with the addition of the WaWa brand, will contribute to and enhance the active streetscape and sightline along Federal Highway. The height, orientation, and relation to the surrounding buildings will be minimal, which will ensure that this use will not be detrimental to the health, safety, or appearance of the neighborhood. Instead, this project should be seen as a major improvement into this community.

(6) The subject parcel must be adequate in shape and size to accommodate the proposed use.

The proposed redevelopment of the plaza, including the WaWa service station is an appropriate size and is laid out adequately to accommodate both the WaWa service station and the current Family Dollar store tenant. In fact, there will be less massing on the site.

(7) The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code, or otherwise adopted by the City Commission.

The City's Zoning Code does not contain a single zoning category that permits a service station as of right. Instead, all service stations are required to be approved by special exception. The subject property is located directly across the street from an antiquated service station in the RAC-FH-2 zoning district. The ability to add the WaWa brand and redevelop the outdated plaza fully supports the intent and purpose of the code and helps to offer a wonderful first class brand to serve the entire community, with a wide range of fuel options and food choices.

HARDING PLAZA

DESIGN REVIEW CRITERIA
FEDERAL HIGHWAY & HARDING STREET
HOLLYWOOD, FLORIDA

DECEMBER 19, 2018

DESIGN CRITERIA

a. General Criteria. All plans / architectural drawings shall be reviewed based upon the evaluation of compatibility with the City's Design Guidelines, including the following elements:

(1) **Architectural and Design components**. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

The proposed redevelopment of Harding Plaza includes a new WAWA service station and C-Store with restaurant service. A new retail building is proposed for the south side of the site, which is currently vacant. Most of the current tenants from the northern section of the shopping center will be relocated to this new building. The northern section of the center will be demolished.

The applicant has worked with staff to provide an innovative design and layout for WAWA pushing the store closer to the street and moving the gas pumps to the side.

The proposed buildings provide traditional building materials and colors. The design is pedestrian friendly with decorative stamped concrete next to Federal Highway. Covered walk ways and seating areas are also provided.

(2) Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

The site is currently occupied by an older shopping plaza set back away from Federal Highway and with the rear service area facing the residential area. The main portion of the center will be demolished and the new buildings will be moved closer to Federal Highway and an enhanced landscape buffer is provided at the back facing the residential area.

Details such as cornices, metal roof and covered seating areas are provided. These new buildings will hopefully be the beginning of future redevelopment for this area.

(3) Scale / Massing. Buildings shall be proportionate in scale with a height, which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to banding, molding and fenestration.

The size, including height and massing are proportional with surrounding structures within the City. The design incorporates numerous architectural details such as covered walkways against the main building facades, awnings, banding, cornices, stucco and stone finishes.

(4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

The proposed redevelopment of this parcel will enhance the area. The site will include a strategically placed building, incorporation of pavers, and pedestrian connections. In addition, various native landscape materials (trees, shrubs and plants) are proposed. The landscape plan overall, meets and exceeds the current code requirements.

Some existing Black Olives and other miscellaneous trees are in poor condition will be removed and replaced with more native and tropical landscape palette. Other existing native trees will be relocated within the site. The proposed redevelopment will not only create a technically compliant development but will also enhance the site and uplift the community; hopefully brining more redevelopment to the area.

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DEC 20 2018

CITY OF HOLLYWOOD
OFFICE OF PLANNING

Statement of Compliance
Harding Plaza
SE Corner of Federal Highway & Harding Street, Hollywood Florida 33021

Relief Sought

The applicant is redeveloping Harding Plaza, which includes demolishing the northern portion of the shopping center in order to allow the construction of a new WaWa. The current tenants will be relocated to a new retail building located on the vacant parcel south of the shopping center. The applicant seeks a variance from the City's Zoning and Land Development Regulations requiring a 10 feet landscaping buffer along Federal Highway. The applicant proposes a 5 feet landscaping buffer to accommodate Staff's desire to bring the building closer to Federal, while also enabling the fuel truck to have access in front of the building to service the pumps.

Historical Background

The property is located at the Southeast Corner of Federal Highway & Harding Street, and is known as the Harding Plaza shopping center. The site plan approval was presented to the Technical Advisory Committee on June 18, 2018.

VARIANCE CRITERIA

(a) That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

Landscape Buffer – The code requires a 10 feet minimum landscape buffer along Federal Highway. However, City staff has requested the applicant locate its building as close to Federal Highway as possible. Therefore, the applicant seeks to provide a 5 feet landscape buffer and provide a variety of enhancements to minimize the setback variance in order to facilitate staff's request. In order to minimize the setback variance the applicant has located an outdoor seating area close to Federal Highway. In addition, the applicant has provided a combination of hardscape, shade trees, and planters to enrich and define the area along Federal Highway. Further, along Harding Street within the 10 feet of buffer provided, we have provided a 30" berm to shield the vehicular zone at the fuel pumps. At the corner of Harding Street and Federal Highway, we have provided a 14' buffer with a pedestrian connection to the intersection and a continuation of the pavement pattern used in the outdoor seating area. The proposed redevelopment of the site, including the outdoor seating area and active streetscape along Federal Highway will help to promote the center's overall appearance.

(b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

The requested variance is fully compatible with the surrounding commercial and educational land uses. Furthermore, the applicant has provided a variety of solutions to the required landscape buffers for this project. Along Harding Street, within the 10' buffer, a 30" berm was added to shield the vehicular zone at the fuel pumps. At the corner of Harding Street and Federal Highway, the applicant provided a 14' buffer with a pedestrian connection to the intersection and a continuation of the pavement pattern used in the outdoor seating area. The proposed redevelopment, including but not limited to its setbacks, landscaped buffering, and lighting, ensure that there will be no adverse effects on the neighboring properties. Since the parcel is generally surrounded by other commercial/retail and educational facilities, the area is designed to accommodate projects such as the one that is proposed. The project's use will not differ from that of the surrounding establishments in the area.

(c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan, and all other similar plans adopted by the City; and

The proposed variance is fully consistent with the City's plans. In fact, the preface to the City-Wide Master Plan specifically states that "Redevelopment [is] the most important element in increasing the City's tax base and improving its economic health." *See page 3.* In addition, Objective 4 of the City's Comprehensive Plan seeks to promote improved architectural and streetscape design standards. The proposed redevelopment of the site, including the outdoor seating area and active streetscape along Federal Highway will help to promote the center's overall appearance.

(d) That the need for the requested Variance is not economically based or self-imposed; or

As previously stated, the applicant has actively worked with Staff in addressing comments and concerns for the redevelopment of the site. The requested variance was derived by looking at the plaza as a whole, along with the safe and efficient pedestrian and vehicular movement to serve this use. In the instant scenario, the variance is not self-imposed, but has been sought to comply with the Code's requirement of pulling the buildings towards the street, while also satisfying the necessity of where fuel trucks will need to traverse the site.

(e) That the variance is necessary to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

The applicant seeks the minimum variances in order to comply with the applicable laws.

Landscape buffer – The code requires 10 feet of landscape buffer along Federal highway, however, in order to address Staff's request to locate the Outdoor seating area locate the outdoor seating area as close to Federal Highway Right of Way as possible, the applicant seeks the minimum variance to provide a 5 feet landscape buffer. The proposed redevelopment of the site, including the outdoor seating area and active streetscape along Federal Highway will help to promote the center's overall appearance.

RECEIVED
DEC 20 2018
CITY OF HOLLYWOOD
OFFICE OF PLANNING

Statement of Compliance
Harding Plaza
SE Corner of Federal Highway & Harding Street, Hollywood Florida 33021

Relief Sought

The applicant is redeveloping Harding Plaza, which includes demolishing the northern portion of the shopping center in order to allow the construction of a new WaWa. The current tenants will be relocated to a new retail building located on the vacant parcel south of the shopping center. The applicant seeks a variance from the City's Zoning and Land Development Regulations requiring wheel stops at all parking spaces.

Historical Background

The property is located at the Southeast Corner of Federal Highway & Harding Street, and is known as the Harding Plaza shopping center. The site plan approval was presented to the Technical Advisory Committee on June 18, 2018 and received a favorable recommendation.

VARIANCE CRITERIA

(a) That the requested Variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the city; and

Wheel stops – The code requires wheel stops for all parking spaces. The applicant seeks to eliminate the wheel stops within the interior of the center, and to allow the proposed curb to act as a wheel stop along the perimeter of the property. The applicant is also installing bollards to define the pedestrian area, increase accessibility, and to reduce the occurrences of trips, falls, and damage to vehicles with limited roadway clearance.

(b) That the requested Variance is otherwise compatible with the surrounding land uses and would not be detrimental to the community; and

The requested variance is fully compatible with the surrounding land uses. In February or March, the Commission will be considering an item to amend the Code to remove the wheel stop requirement. Unfortunately, this application is being heard prior to the City's final vote on this amendment, which creates the need for the instant variance. The removal of the wheel stops, actually increase safety in the center, and is not detrimental to the community.

(c) That the requested Variance is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan, and all other similar plans adopted by the City; and

The proposed variance is fully consistent with the City's plans. In fact, the preface to the City-Wide Master Plan specifically states that "Redevelopment [is] the most important element in increasing the City's tax base and improving its economic health." *See page 3.* In addition, Objective 4 of the City's Comprehensive Plan seeks to promote improved architectural and streetscape design standards. The proposed redevelopment of the site, including the outdoor seating area and active streetscape along Federal Highway will help to promote the center's overall appearance.

(d) That the need for the requested Variance is not economically based or self-imposed; or

As previously stated, the applicant has actively worked with Staff in addressing comments and concerns for the redevelopment of the site. These concerns include working to enhance the safety for the visitors. The requested variance is not economically based or self-imposed, it has been derived by working to increase vehicular and pedestrian safety within the site.

(e) That the variance is necessary to comply with State or Federal Law and is the minimum variance necessary to comply with the applicable law.

The applicant seeks the minimum variances in order to comply with the applicable laws.

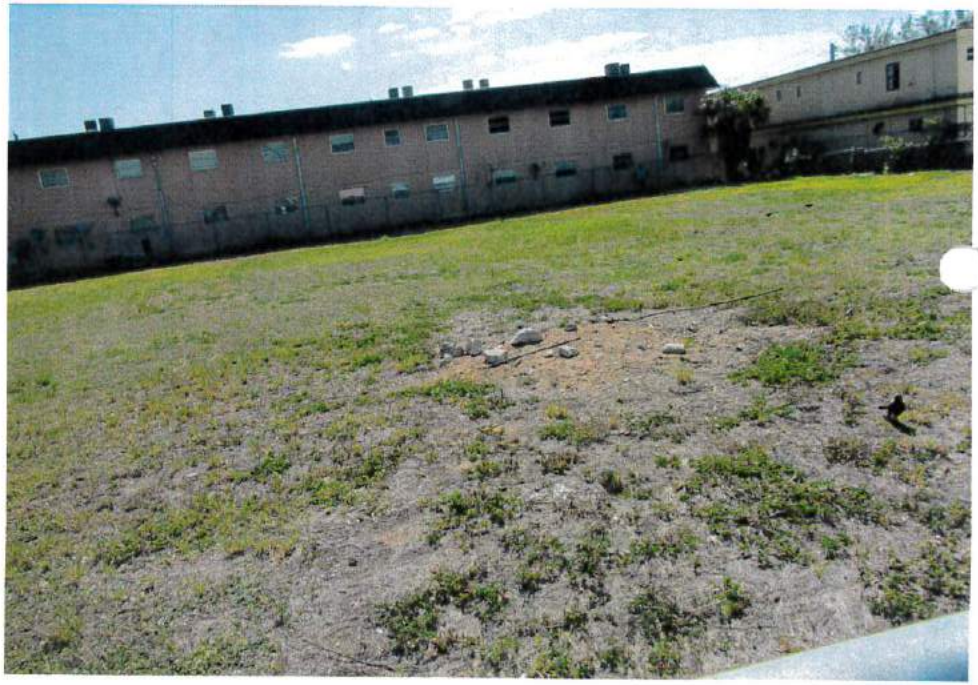
Wheel stops – The code requires wheel stops for all parking spaces, however, for safety reasons, the applicant seeks the minimum variance to remove the wheel stops. The removal of the wheel stops will reduce the occurrences of trips, falls, and damage to vehicles with limited roadway clearance.







RECEIVED



CITY OF HOLLYWOOD
OFFICE OF PLANNING

BEGIN
RIGHT TURN LANE
YIELD TO BIKES




DOLLAR GENE




DOLLAR GENERAL





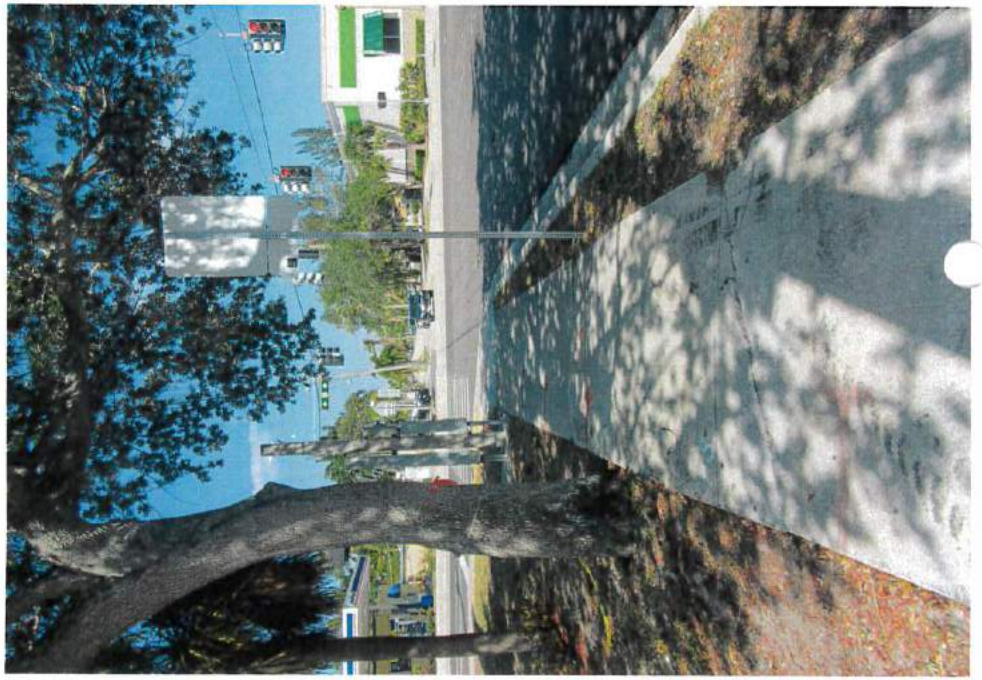





HARDING PLAZA
DOLLAR GENERAL
Peruvian House
SUBWAY
SUBWAY
ADVANCE AMERICA
NV Nails
SUPERCUTS
T-Mobile
NO.1 BODY SPA





























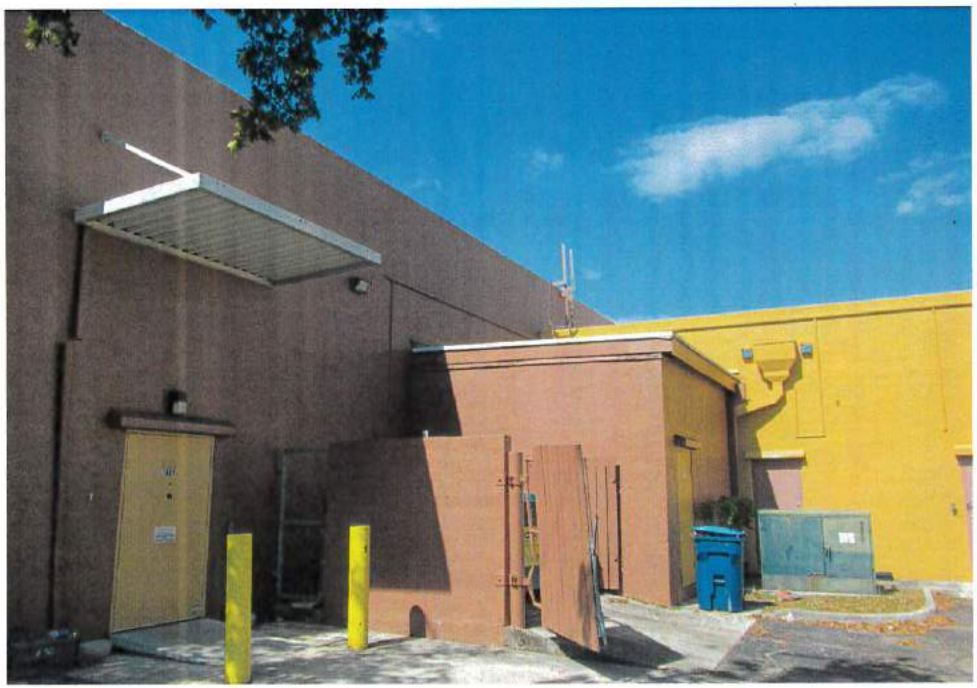







TOW-AWAY
ZONE












FDC




FDC


FDC








PINCH·A·PENNY



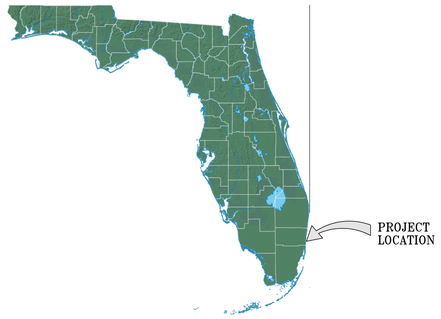
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DEC 20 2018
CITY OF HOLLYWOOD
PLANNING

HARDING PLAZA REDEVELOPMENT

Wawa / Retail Stores

FEDERAL HIGHWAY & HARDING ST.

CITY OF HOLLYWOOD, FLORIDA



OWNERS:

HARDING/HOLLYWOOD INVESTMENTS, LLC
& ESJ HOLLYWOOD INVESTMENTS, LLC
19950 WEST COUNTRY CLUB ROAD
SUITE 800
AVENTURA, FL 33180
(727) 452-6205
ATTN: ARNAVD SITBON / RICHARD BERK

TENANT:

WAWA, INC.
2201 WEST SAMPLE ROAD
POMPANO BEACH, FL 33073
(321) 243-6148
ATTN: ROBERT GRASSMAN III

ARCHITECTS (RETAIL):

CKE GROUP, INC.
15500 NEW BARN ROAD, SUITE 106
MIAMI LAKES, FLORIDA 33014
(305) 558-4124
ATTN: EDUARDO L. CARCACHE

ARCHITECTS (WAWA):

CUHACI & PETERSON
930 WOODCOCK ROAD – SUITE 101
ORLANDO, FLORIDA 32803
(407) 661-9100
ATTN: SUE LEVERENCE

ENGINEER:

CKE GROUP, INC.
15500 NEW BARN ROAD, SUITE 106
MIAMI LAKES, FLORIDA 33014
(305) 558-4124
ATTN: EDUARDO L. CARCACHE

SURVEYOR:

FORTIN, LEAVY, SKILES, INC.
180 NE 168TH STREET
NORTH MIAMI BEACH, FLORIDA 33162
(305) 653-4493

LANDSCAPE:

RICHARD BARTLETT
LANDSCAPE, INC.
12773 W. FOREST HILL BLVD. SUITE 213
WELLINGTON, FLORIDA 33414
(561) 795-0443
ATTN: RICHARD BARTLETT

JOB SITE LOCATION

LOCATION PLAN
N.T.S.

N

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010

PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO# 5142 10 61 0010

PARCEL "A" OF HARDING PLAZA II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 5 & 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

BENEFICIAL EASEMENTS RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND, BY AND BETWEEN, HARDING HOLLYWOOD INVESTMENTS, LLC AND ESJ HOLLYWOOD INVESTMENT, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 46038, PAGE 1379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

INDEX OF DRAWINGS:

	COVER SHEET
	PLAT #1
	PLAT #2
	SURVEY
SD-1	**SITE DEMOLITION PLAN**
C-0	**OVERALL SITE PLAN**
C-0.1	**PHASING PLAN**
C-0.2	**TRUCK ACCESS PLAN**
C-1	**SITE PLAN (WAWA)**
C-1.1	**SITE PLAN (RETAIL)**
C-2	**PAVING & DRAINAGE PLAN (WAWA)**
C-2.1	**PAVING & DRAINAGE PLAN (RETAIL)**
C-3	**UTILITY PLAN (WAWA)**
C-3.1	**UTILITY PLAN (RETAIL)**
C-4	**SITE DETAILS**
C-5	**SITE DETAILS**
C-5.1	**SITE DETAILS**
C-6	**POLLUTION PREVENTION DETAILS**
C-7	**PAVEMENT MARKINGS PLAN (WAWA)**
C-7.1	**PAVEMENT MARKINGS PLAN (RETAIL)**
C-8	**TRASH ENCLOSURE DETAILS**
PH-0	**SITE LIGHTING**
L-1	**LANDSCAPE PLAN**
L-2	**TREE DISPOSITION PLAN**
L-3	**SPECIFICATIONS**
L-4	**IRRIGATION PLAN**
A-1	**FLOOR PLAN - RETAIL**
A-2	**EXTERIOR ELEVATIONS (RETAIL)**
A-3	**EXTERIOR ELEVATIONS (RETAIL)**
A-4	**EXTERIOR ELEVATIONS (DOLLAR STORE)**
A-5	**WAWA BUILDING**
A-6	**WAWA CANOPY**

ENGINEER'S CERTIFICATION:

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

EDUARDO L. CARCACHE, PE 31914
CKE GROUP, INC. COA-4432

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

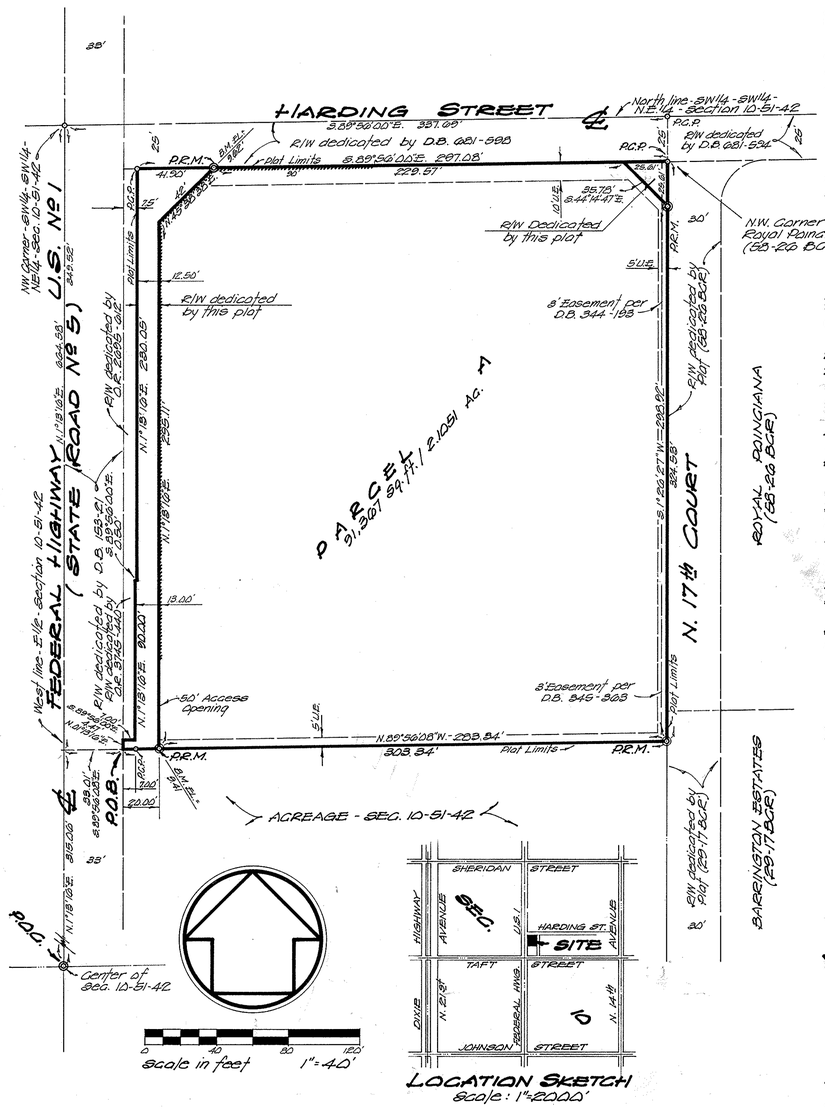
CKE GROUP INCORPORATED
engineering • architecture • planning

OR BK 16169 PG 991

This instrument prepared by:
BERRY AND GALVIN
SURVEYORS - ENGINEERS
3129 N. 29 AVE 305-923-6588
HOLLYWOOD, FLORIDA 33020

HARDING PLAZA

A PLAT OF A PORTION OF THE NE 1/4 OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



DESCRIPTION:

A parcel of land in the W1/2 of the SW1/4 of the SW1/4 of the NE1/4 of Section 10, Township 51 South, Range 42 East, described as follows:

Commencing at the center of said Section 10; thence, N.01°13'16"E. (assumed bearing) along the west line of the NE1/4 of said Section 10 also being the centerline of Federal Highway (U.S. N°1), a distance of 315.06 feet; thence, S.89°56'08"E. 33.01 feet to a line 33 feet east of and parallel with said west line and the POINT OF BEGINNING; thence, N.01°13'16"E. along said parallel line 4.47 feet; thence, S.89°56'00"E. 7.00 feet to a line 40 feet east of and parallel with said west line; thence, N.01°13'16"E. along said parallel line 90.00 feet; thence, S.89°56'00"E. 0.50 feet to a line 40.50 feet east of and parallel with said west line; thence N.01°13'16"E. along said parallel line 230.05 feet to a line 25.00 feet south of and parallel with the north line of the SW1/4 of the NE1/4 of said Section 10, also being the centerline of Harding Street; thence, S.89°56'00"E. along said parallel line 297.08 feet; thence, S.01°26'27"W. 324.53 feet; thence, N.89°56'08"W. 303.34 feet to the POINT OF BEGINNING.

Said lands lying and being in the City of Hollywood, Broward County, Florida, and containing 90,282 square feet or 2.2099 Acres, more or less.

BROWARD COUNTY PLANNING COUNCIL:

This is to certify that the Broward County Planning Council approved this plat subject to its compliance with dedication of rights-of-way for trafficways by resolution adopted this 25TH day of MAY, 1988.

By: [signature] 9/2/88
Chairperson Date:

This plat complies with the resolution of the Broward County Planning Council of the above date and is approved and accepted for record this 1 day of February, 1989.

By: [signature]
Administrator or Designee

SURVEYOR'S NOTES:

- ◎ P.R.M. ..... indicates Permanent Reference Monuments.
- ○ P.C.P. ..... indicates Permanent Control Points.
- P.O.C. ..... indicates Point of Commencement.
- P.O.B. ..... indicates Point of Beginning.
- B.M. EL.=..... indicates Benchmark Elevation.
- U.E. ..... indicates Utility Easement
- Sq. Ft. ..... indicates Square Footage
- Ac. ..... indicates Acreage
- ▬▬▬ indicates Non-Vehicular Access line.
- R/W ..... indicates Right-of-way

Right-of-way dedicated by this plat = 4895 square feet / 0.1124 Acres.
Bearings shown are based assumed meridian
There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

This plat is restricted to 25,000 square feet of Commercial use. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.

Benchmark of Origin: Broward County Benchmark N° 2845, Nail & Tab at P.I. of N. 19th Avenue and Harding Street - Elevation = 9.99

BROWARD COUNTY OFFICE OF PLANNING:

This plat is hereby approved and accepted for record.

By: [signature] 2-2-89
Director Date:

BROWARD COUNTY ENGINEERING DIVISION:

This plat is approved and accepted for record.

By: [signature] 2-2-89
Henry P. Cook Date
Director of Engineering
Fla. Reg. P.E. N° 12606

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION:

This instrument was filed for record this 3 day of February, 1989, and recorded in Plat Book 137, page 42, Record Verified.

Attest: L.A. Hester
County Administrator

By: [signature]
Deputy

BROWARD COUNTY FINANCE & ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION:

This is to certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this 16th day of August, 1988.

Attest: L.A. Hester
County Administrator

By: [signature]
Deputy

By: [signature]
Chairperson - County Commission

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That ALVIN DOPPELT, is the owner in fee simple of the lands shown and described hereon and has caused the lands to be subdivided and platted in the manner shown hereon and to be known as HARDING PLAZA, a plat of a portion of the NE1/4 of Section 10, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.

All thoroughfares and easements shown on this plat are hereby dedicated to the perpetual use of the public for proper purposes.

In Witness Whereof, ALVIN DOPPELT, has caused these presents to be signed this 26 day of MAY, 1988.

Witness: [signature]
Witness: [signature]

[signature]
ALVIN DOPPELT

ACKNOWLEDGEMENT:

STATE OF ILLINOIS } S.S.
COUNTY OF COOK }

I HEREBY CERTIFY: That on this day personally appeared before me ALVIN DOPPELT, to me well known and known to be the person described in and who executed the foregoing plat and instrument of dedication and severally acknowledged the execution thereof to be his free act and deed.

Witness my signature and official seal at the City of Chicago, Cook County, Illinois, this 26 day of MAY, 1988.

My Commission Expires:
December 30, 1990

[signature]
Notary Public - State of Illinois

VOID

CITY COMMISSION:

This is to certify that this plat was approved and accepted for record by the City Commission of Hollywood, Florida, by Resolution N° R-88-177 adopted this 8TH day of June, 1988, and that by said Resolution all thoroughfares shown on this plat were accepted in the name of said City, and all previous plats of this land are cancelled and superceded.

Attest: [signature] Approved: [signature] Approved: [signature]
City Clerk City Engineer Mayor

SURVEYOR'S CERTIFICATION:

I, JOHN A. BROTT, hereby certify that the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision.

The Survey data shown conforms to the applicable requirements of Chapter 177, Florida Statutes, and the applicable sections of 21 HH-6, Florida Administrative Code.

The Permanent Reference Monuments (P.R.M.'s) have been set where indicated and in accordance with Section 177.091 of said Chapter 177. The Permanent Control Points (P.C.P.'s) will be set within one year of the date this plat is recorded or prior to the expiration of the bond of other surety for the construction of the required improvements.

The Benchmarks shown are referenced to the National Geodetic Vertical Datum (NGVD) of 1929 in conformity with standards adopted by the National Ocean Survey for third order control.

Dated at Hollywood, Broward County, Florida, this 1st day of August, 1988.

[signature]
John A. Brott
Registered Land Surveyor N° 3805
State of Florida

PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
O.N.: (080322) AUTOCAD NO.: (071173-P) REFERENCE: (2007-159)
FIELD BOOK: 598-37,38 SJD

HARDING PLAZA II

A PORTION OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SEPTEMBER 2008

PB 179 , PG.5

CFN # 108948106,
Page1 of 2
Recorded 10/30/2009 at 09:46 AM

LEGAL DESCRIPTION:

THE EAST 143 FEET OF THE WEST 183 FEET OF THE NORTH 165 FEET OF THE SOUTH 315 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. CONTAINING 23,599 SQUARE FEET, OR 0.54 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

KNOWN ALL MEN BY THESE PRESENTS THAT ESJ HOLLYWOOD INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "HARDING PLAZA II".

ALL UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED FOR THE USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL, IN THE STATE OF FLORIDA, COUNTY OF BROWARD, THIS 17 DAY OF November 2008.

WITNESS:
1)_____
PRINT NAME: AYACHE NICOLAS
2)_____
PRINT NAME: David TELLUL

BY:_____
ARNAUD SITBON, MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE) SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ARNAUD SITBON, AS MANAGER OF ESJ HOLLYWOOD INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, TO ME WELL KNOWN TO BE PERSON DESCRIBED AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR USES AND PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL THIS
17 DAY OF November, 2008.

_____ Marine Peclet
NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

MARINE PECLET
MY COMMISSION # DD821555
EXPIRES: September 10, 2012
FloridaNotaryService.com

MY COMMISSION EXPIRES September 10, 2012

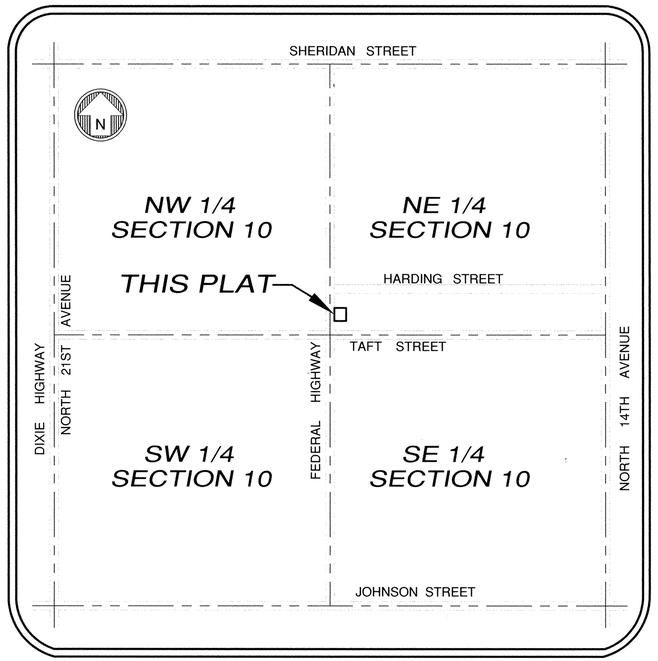
CITY OF HOLLYWOOD CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF HOLLYWOOD, FLORIDA, BY RESOLUTION NO. R-2008-346 ADOPTED THIS 5 DAY OF Nov A.D., 2008 AND THAT BY SAID RESOLUTION ALL EASEMENTS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELLED AND SUPERSEDED. UPON ADOPTION OF A RESOLUTION APPROVING THE PLAT, THE MAYOR SHALL EXECUTE THE PLAT.

"NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE."

ATTEST: _____ APPROVED: _____
CITY CLERK: PATRICIA A. CERNY CITY ENGINEER: JONATHAN VOGT

APPROVED BY: _____
MAYOR: PETER BOBER



LOCATION SKETCH

LYING IN THE NORTHEAST 1/4 OF
SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SCALE: 1" = 700'

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 26TH DAY OF JUNE 2008.

BY:_____
CHAIRPERSON

THAT THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 28 DAY OF October 2009.

BY:_____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 23 DAY OF October, 2009

BY:_____ 10/23/09
RICHARD TORNESE, P.E., DIRECTOR
PROFESSIONAL ENGINEER FLORIDA REGISTRATION NUMBER 40263

BY:_____ 10/20/09
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 13 DAY OF January, 2009.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY:_____
DEPUTY

MAYOR - COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS 30 DAY OF OCTOBER, 2009 AND RECORDED IN PLAT BOOK 179 AT PAGE 5 RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: Mary C. Williams
DEPUTY

COUNTY COMMISSIONERS BROWARD COUNTY, FLORIDA CREATED OCT 1st 1915

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 26 DAY OF OCTOBER, 2009

BY:_____
DIRECTOR/DESIGNEE

SURVEYORS' CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE PLAT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF FLORIDA STATUTES CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH ALL SURVEY SECTION OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS 16th DAY OF January, 2009 IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. THE BENCHMARKS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND CONFORM TO STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BY_____
DANIEL C. FORTIN, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS2853

FORTIN, LEAVY, SKILES, INC.,
CERTIFICATE OF AUTHORIZATION NUMBER: LB3653
180 NE 168TH STREET, NORTH MIAMI BEACH, FL 33162
305-653-4493 VOICE AND 305-651-7152 FAX

EMBOSSED SEALS

CITY OF HOLLYWOOD | CITY ENGINEER | COUNTY SURVEYOR | COUNTY ENGINEER | SURVEYOR

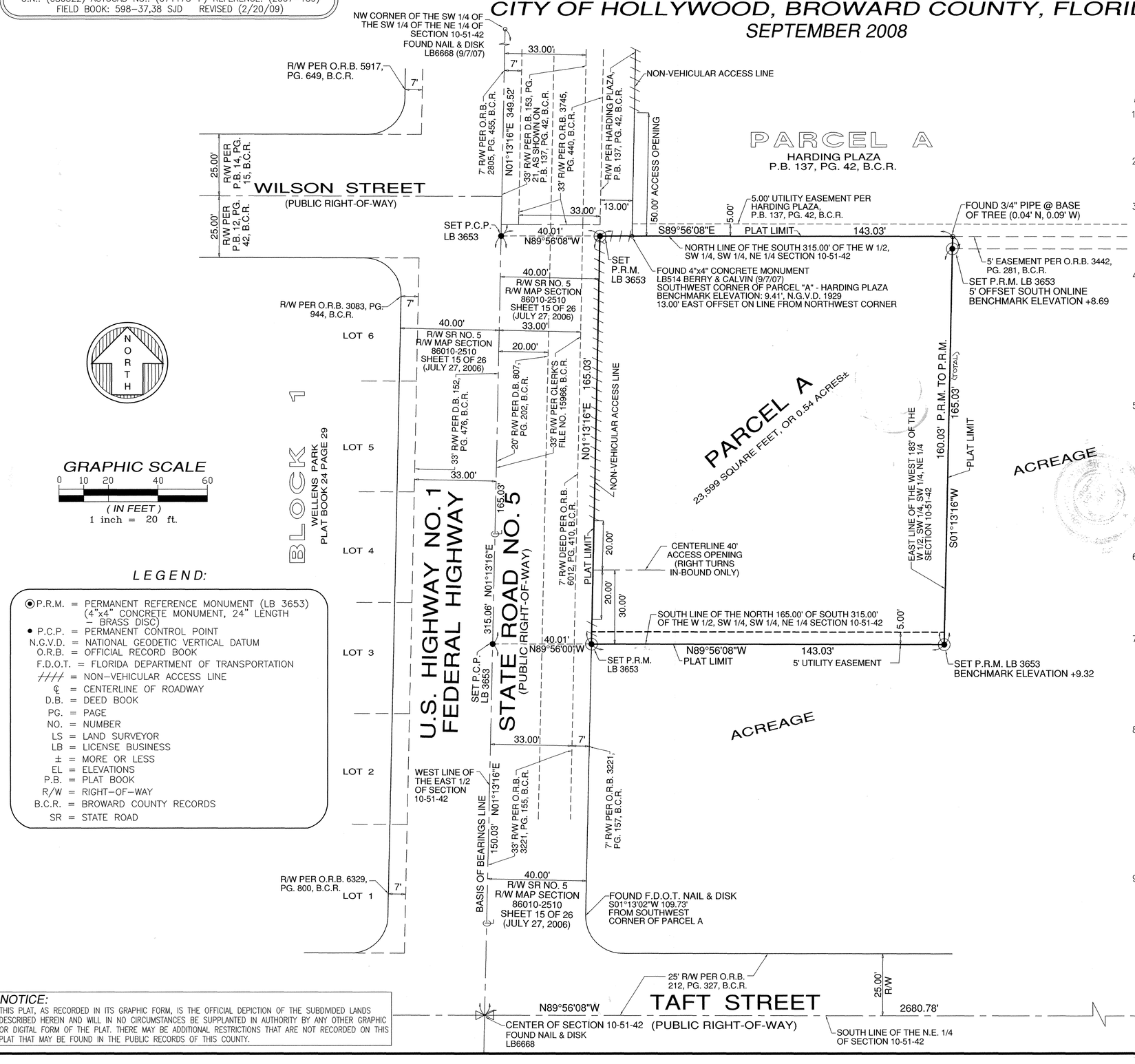
PREPARED BY:
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & SURVEYORS AND MAPPERS
180 N.E. 168th. STREET NORTH MIAMI BEACH, FLORIDA.
PH.: 305-653-4493 / FAX: 305-651-7152
O.N.: (080322) AUTOCAD NO.: (071173-P) REFERENCE: (2007-159)
FIELD BOOK: 598-37,38 SJD REVISED (2/20/09)

HARDING PLAZA II

A PORTION OF THE WEST 1/2 OF THE S.W. 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SEPTEMBER 2008

CFN #108948106



GRAPHIC SCALE
0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

LEGEND:

- ⊙P.R.M. = PERMANENT REFERENCE MONUMENT (LB 3653) (4"x4" CONCRETE MONUMENT, 24" LENGTH – BRASS DISC)
- • P.C.P. = PERMANENT CONTROL POINT
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORD BOOK
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- //// = NON-VEHICULAR ACCESS LINE
- ℄ = CENTERLINE OF ROADWAY
- D.B. = DEED BOOK
- PG. = PAGE
- NO. = NUMBER
- LS = LAND SURVEYOR
- LB = LICENSE BUSINESS
- ± = MORE OR LESS
- EL = ELEVATIONS
- P.B. = PLAT BOOK
- R/W = RIGHT-OF-WAY
- B.C.R. = BROWARD COUNTY RECORDS
- SR = STATE ROAD

NOTES:

1. THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N01°13'16"E FOR THE WEST LINE OF THE EAST 1/2 OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON PLAT BOOK 137, PAGE 42.
2. BENCHMARK ELEVATIONS, ELEVATIONS ARE RELATIVE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON CITY OF HOLLYWOOD BENCHMARK, ELEVATION 8.264, LOCATED NAIL & TAB AT THE POINT OF INTERSECTION OF HARDING STREET AND 17TH COURT.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JANUARY 6, 2014, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR
5. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY JANUARY 6, 2014, WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
6. THIS PLAT IS RESTRICTED TO 10,000 SQUARE FEET OF COMMERCIAL USE (FIRST FLOOR) AND 10,000 SQUARE FEET OF OFFICE (SECOND FLOOR). FREESTANDING BANKS AND DRIVE THRU BANK FACILITIES ARE NOT PERMITTED WITHIN THE COMMERCIAL SQUARE FOOTAGE, AND BANKS AND COMMERCIAL/RETAIL USES ARE NOT PERMITTED WITHIN THE OFFICE SQUARE FOOTAGE WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.
7. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
8. THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091 (SUBSECTION 28) FLORIDA STATUTES. ALL PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
9. ACCESS TO HARDING PLAZA P.B. 137, PG. 42 FROM HARDING PLAZA II PER RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND AS RECORDED IN O.R.B. 46038, PG. 1379.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

I:\DWG\071173-p.dwg, 4/6/2009 4:19:01 PM, djr

SOUTH BROWARD SCHOOL SITE NO.-017-1 PLAT
PLAT BOOK 14, PAGE 15

HARDING STREET
(PUBLIC RIGHT OF WAY)

U.S. HIGHWAY NO. 1
FEDERAL HIGHWAY

STATE ROAD NO. 5
(PUBLIC RIGHT OF WAY)

NORTH 17th COURT
(PUBLIC RIGHT OF WAY)

WILSON STREET
(PUBLIC RIGHT OF WAY)

PARCEL A
HARDING PLAZA
PLAT BOOK 137 PAGE 42

PARCEL A
HARDING PLAZA
PLAT BOOK 137 PAGE 42

PARCEL "A"
HARDING PLAZA II
PLAT BOOK 179, PAGE 5 & 6

WAYNE PARK
PLAT BOOK 14, PAGE 15

ROYAL POINCIANA
PLAT BOOK 58, PAGE 26

SCHOOL

#1801
1-STORY BUILDING
25,794 SQUARE FEET

#1801
1-STORY BUILDING
25,794 SQUARE FEET

ASPHALT PARKING
NOT LOCATED

ASPHALT PARKING
NOT LOCATED

MATCH LINE

NORTHWEST CORNER OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 10-54-42

NORTH LINE OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 10-54-42

WEST LINE OF THE EAST 1/2 OF SECTION 10-51-42

NORTH LINE OF THE SOUTH 315.00' OF THE W 1/2, SW 1/4, SW 1/4, NE 1/4 SECTION 10-51-42

FOUND 1/2" PIPE & CAP LB3653 (4/18/18)

FOUND REBAR & CAP CERT F 2539(8/14/17)

FOUND NAIL & DISK LB3653 (4/18/18) WITNESS CORNER 4.00' OFFSET ELEVATION +7.88

FOUND NAIL & DISK WITNESS CORNER 40.01' OFFSET LB3653 (12/22/08) ELEVATION +8.15

FOUND NAIL 0.15' NO/EAST LB3653 (11/11/08)

FOUND F.D.O.T. NAIL & DISK (11/11/08) FOUND NAIL & DISK 0.29' S06°52'25"W PSM4054 (11/11/08)

FOUND F.D.O.T. NAIL & DISK (11/11/08)

FOUND 4"x4" CONCRETE MONUMENT LB514 BERRY & CALVIN (4/18/18)

FOUND 4"x4" CONCRETE MONUMENT WITNESS CORNER 5' OFFSET STAMPED P.R.M. LB3653 (4/18/18) ELEVATION +7.09

FOUND 3/4" PIPE AT BASE OF TREE 0.11' N67°39'09"W NO I.D. (4/18/18)

FOUND NAIL & DISK REFERENCE CORNE 10' OFFSET LB3653 (4/18/18)

T.B.M. ELEV. +8.24

T.B.M. ELEV. +6.51

S 89°56'00" E 337.69'

N 45°39'38" E 42.00'

N 1°13'16" E 295.11'

S 89°56'08" E 13.00'

S 44°14'47" E 25.61'

N 89°56'08" W 153.31'

S 01°26'27" W 238.92'

S88°46'44"E 39.98'

S88°46'44"E 39.96'

229.57'

25.61'

WEST 183.0'

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

NORTH

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www.callsunshine.com

VERTICAL DATUM CONVERSION DETAIL

BENCHMARK 4.93 N.A.V.D. = 6.53 N.G.V.D.

THIS SURVEY IS IN NAVD 1988 ELEVATION DATUM

0.00	NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)	4.93
0.00	NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1929)	6.53
		1.60

BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = 0.5" CURB
- = 2.00" CURB & GUTTER
- = CHAIN LINK FENCE
- I.D. = IDENTIFICATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- 7.52 = GRADE ELEVATION
- = CONCRETE
- = ASPHALT PAVEMENT
- (11) = NUMBER OF TITLE COMMITMENT ITEM



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1
Parcel "A" of HARDING PLAZA, according to the Plat thereof, recorded in Plat Book 137, Page 42, of the Public Records of Broward County, Florida.

PARCEL 2
Parcel "A" of HARDING PLAZA II, according to the Plat thereof, recorded in Plat Book 179, Page 5 & 6, of the Public Records of Broward County, Florida.

PARCEL 3
Beneficial easement rights set forth in Reciprocal Easement Agreement and Covenant Running with the Land, by and between, HARDING HOLLYWOOD INVESTMENT, LLC, and ESJ HOLLYWOOD INVESTMENT, LLC, recorded March 9, 2009, in Official Records Book 46038, Page 1379, Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 10, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way per Old Republic National Title Insurance Company Owner & Encumbrance Property Information Report, File No. 18061451 for the searched period May 21, 1988 to May 21, 2018. Easements and/or rights of way of record per the loan policy that are plottable are shown on this "ALTA/NSPS Land Title Survey". (SEE SHEET 2)
- Bearings hereon are referred to an assumed value of N01°13'16"E for the East right-of-way line of U.S. Highway No. 1, and evidenced by one (1) set 4"x4" Concrete Monument, Stamped P.R.M. LB514 BERRY & CALVIN and one (1) 1/2" Pipe & Cap.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on City of Hollywood Bench Mark, +6.663 (Elevation +8.264 NGVD) Located by nail & tab at the point of intersection of Harding Street and 17th Court.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0569H, for Community No. 125113 , dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Net lands shown hereon containing 114,968 square feet, or 2.639 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on Warranty Deed furnished by client.
- Folio No. 514210540010 and 514210610010 per Property Appraiser's website.

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on August 14, 2017, and last updated on April 18, 2018, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on April 18, 2018.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

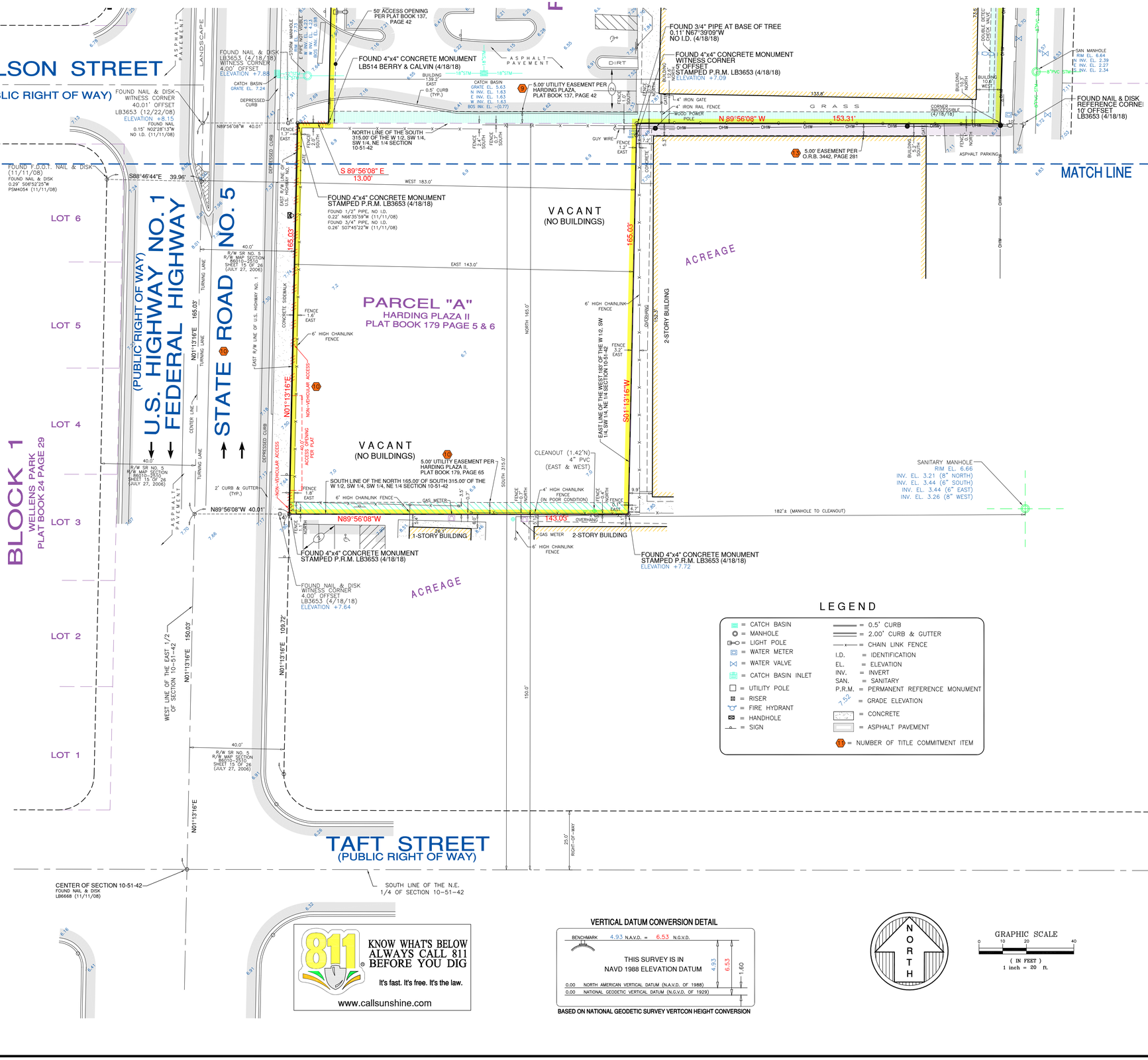
No.		Revision Description
1	180980	O.N.
2	181161	AMEND PER CITY COMMENTS (10/17/18) DWF
		AMEND PER NEW TITLE COMMENTMENT (8/16/18) DWF

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

ALTA/NSPS LAND TITLE SURVEY
HARDING PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

Original Date	8/14/17
Scale	1"=20'
Drawn By	BLS
CAD No.	071173
Plotted	10/17/18 4:22p
Ref. Dwg.	2007-159/2017-141
Field Book	FLD. SHT. RLL
Job No.	180437
Dwg. No.	2018-059-NAVD
Sheet	1 of 2

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LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
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VERTICAL DATUM CONVERSION DETAIL

BENCHMARK 4.93 N.A.V.D. = 6.53 N.G.V.D.

THIS SURVEY IS IN NAVD 1988 ELEVATION DATUM

4.93 | 6.53 | 1.60

0.00 NORTH AMERICAN VERTICAL DATUM (N.A.V.D. OF 1988)

0.00 NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. OF 1929)

BASED ON NATIONAL GEODETIC SURVEY VERTCON HEIGHT CONVERSION

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NORTH

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

– Lands shown hereon were abstracted for easements and/or rights–of–way per Old Republic National Title Insurance Company Owner & Encumbrance Property Information Report, File No. 18061451 for the searched period May 21, 1988 to May 21, 2018. Easements and/or rights of way of record per the loan policy that are plottable are shown on this "ALTA/NSPS Land Title Survey".

DOCUMENTS OF RECORD

1. Warranty Deed recorded January 25, 2007 in Official Records Book 43494, Page 1070, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location.

2. Warranty Deed recorded January 25, 2007 in Official Records Book 43494, Page 1073, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location.

3. Mortgage, Assignment of Rents and Security Agreement in favor of City National Bank of Florida recorded June 7, 2017 in Official Records Instrument No. 114428391, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location. Blanket in nature.

4. Assignment of Leases and Rents recorded June 7, 2017 in Official Records Instrument No. 114428392, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location. Blanket in nature.

5. UCC–1Financing Statement recorded June 7, 2017 in Official Records Instrument No. 114428393, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location. Blanket in nature.

6. Assignment of Agreements Affecting Real Estate recorded June 7, 2017 in Official Records Instrument No. 114428394, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location. Blanket in nature.

7. Notice of Commencement recorded February 9, 2018 in Official Records Instrument No. 114882927, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location. Blanket in nature.

8. City of Hollywood Claim of Liens recorded May 10, 2018 in Official Records Instrument No. 115067874, of the Public Records of Broward County, Florida.

Encumbers parcel but not subject to location. Blanket in nature.

9. Matters on the plat of HARDING PLAZA, according to the plat thereof, as recorded in Plat Book 137, Page 42.

Right–of–Way per plat that adjoins Parcel 1 and Easements per plat that encumber Parcel 1 are shown on survey.

10. Matters set forth on the plat of HARDING PLAZA II, according to the plat thereof, as recorded in Plat Book 179, Page 5.

Right–of–Way per plat that adjoins Parcel 2 and Easements per plat that encumber Parcel 2 are shown on survey.

11. Easement Grant from LOUIS COHEN and ROSE COHEN, to CITY OF HOLLYWOOD, recorded November 28, 1939, in Deed Book 344, Page 193.

Encumbers Parcel 1 and is shown on survey.

12. Easement Grant from B.J. OSOWSKI and HARRIET E. OSOWSKI, to CITY OF HOLLYWOOD, recorded December 20, 1939, in Deed Book 345, Page 363.

Encumbers Parcel 1 and is shown on survey.

13. Easement from S.E.M. DEVELOPMENT CORPORATION, to CITY OF HOLLYWOOD, recorded June 14, 1967, in O.R.B. 3442, Page 281.

Adjoins but does not encumber Parcels 1 and 2 and is shown on survey.

14. Hold Harmless Agreement, by and between, CITY OF HOLLYWOOD, and P. DUBUC & SONS INC., recorded February 7, 2001, in O.R.B. 31255, Page 1175; Assignment of Hold Harmless Agreement recorded August 23, 2004, in O.R.B. 38067, Page 785; Limited Release of Indemnity Agreement recorded September 29, 2005, in O.R.B. 40611, Page 1844.

Encumbers Parcel 2 but not subject to location. Building and driveway no longer exist.

15. Short Form Lease and matters contained in unrecorded lease referred to therein, by and between, HARDING HOLLYWOOD INVESTMENT, LLC, and FAMILY DOLLAR STORES OF FLORIDA, INC., recorded June 1, 2007, in O.R.B. 44119, Page 1874.

Encumbers Parcel 1 but not subject to location. Blanket in nature. Not a survey matter.

16. Assignment of Lease Agreement recorded in Official Records Instrument No. 114620026.

Encumbers parcel but not a survey matter.

17. Reciprocal Easement Agreement and Covenant Running with the Land, by and between, HARDING HOLLYWOOD INVESTMENT, LLC, and ESJ HOLLYWOOD INVESTMENT, LLC, recorded March 9, 2009, in O.R.B. 46038, Page 1379.

Benefits and encumbers parcels. Use restrictions encumber parcels but not subject to location. Blanket in nature. Not a survey matter.

18. Security/Lien Agreement Installation of Required Improvements, by and between, BROWARD COUNTY, and ESJ HOLLYWOOD INVESTMENT, LLC, recorded October 30, 2009, in O.R.B. 46633, Page 539.

Encumbers Parcel 2 but not subject to location. Blanket in nature. Not a survey matter.

19. Memorandum of Lease recorded in Official Records Book 49059, Page 1930.

Encumbers parcel but not a survey matter.

20. Matters set forth in unrecorded Lease evidenced by Memorandum of Lease, by and between HARDING HOLLYWOOD INVESTMENT, LLC, and SUBWAY REAL ESTATE, LLC, recorded January 9, 2013, in O.R.B. 49404, Page 1226.

Encumbers Parcel 1 but not subject to location. Blanket in nature. Not a survey matter.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description
2	181161	AMEND PER CITY COMMENTS (10/17/18) DWF
1	180980	AMEND PER NEW TITLE COMMITMENT (8/16/18) DWF

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

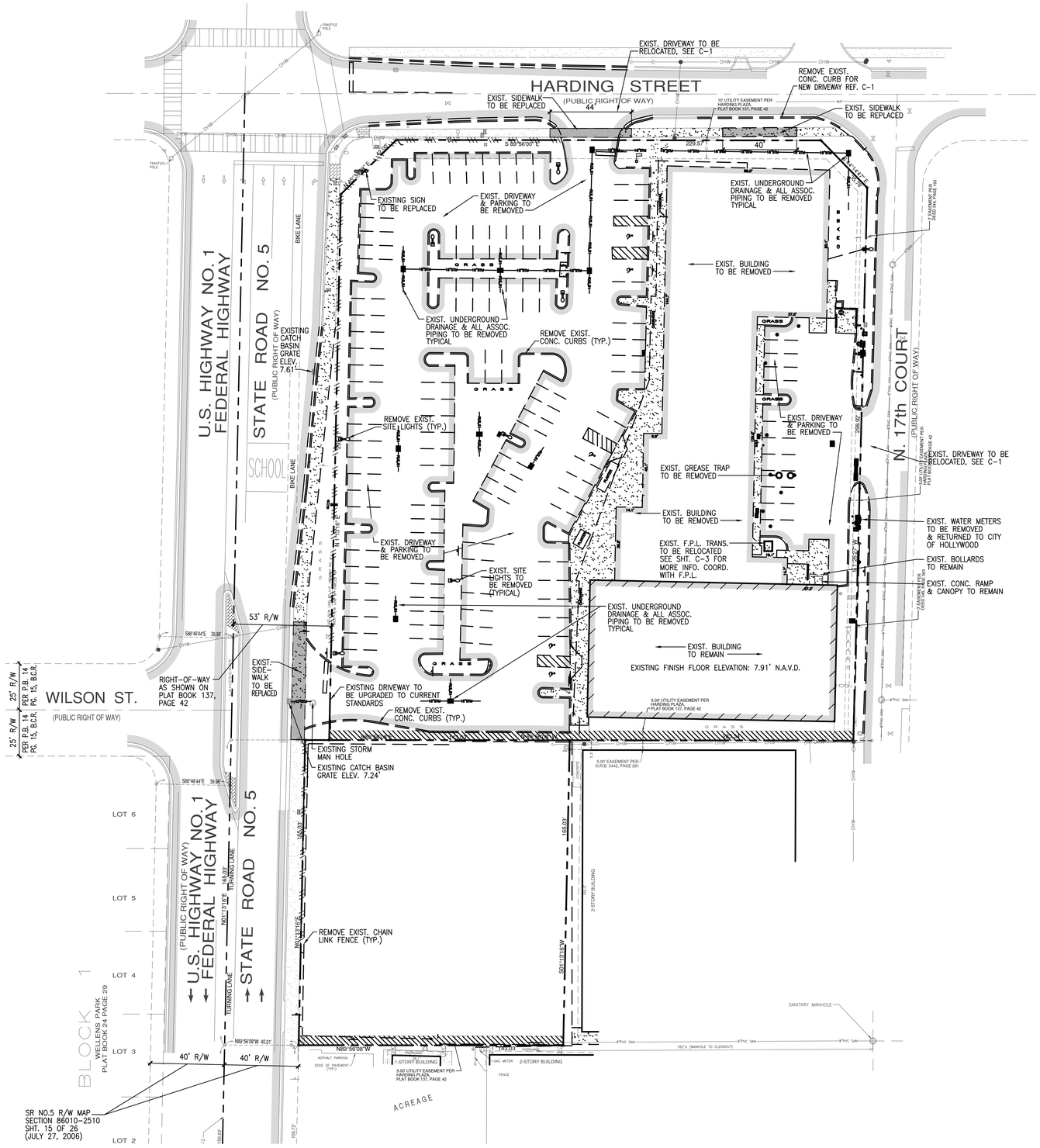
ALTA/NSPS LAND TITLE SURVEY

HARDING PLAZA II

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

Original Date	9/7/07
Scale	1"=20'
Drawn By	BLS
CAD No.	071173
Plotted	10/17/18 4:22p
Ref. Dwg.	2007-159/2017-141
Field Book	FLD. SHT RLL
Job No.	180437
Dwg. No.	2018-059-NAVD
Sheet	2 of 2

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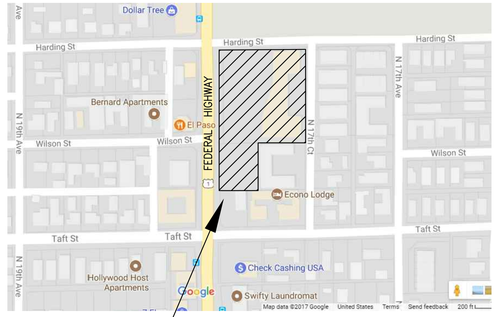


SITE DEMOLITION PLAN

1"=30'-0"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

Sunshine811
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!



JOB SITE LOCATION

LOCATION PLAN

N.T.S.

GENERAL NOTES

1. SEE SURVEY FOR DESCRIPTION OF EXISTING FEATURES WITHIN SITE.
2. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE DEMOLITION OF EXISTING ON SITE FACILITIES ABOVE AND UNDERGROUND. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL FROM THE SITE OF ALL DEMOLISHED MATERIALS, THE FILLING OF ALL DEPRESSIONS CAUSED BY DEMOLITION, AND THE GRADING OF THESE AREAS SO AS NOT TO BE OBJECTIONABLE TO VIEW. THE CONTRACTOR SHALL OBSERVE ALL RE-QUIRED SAFETY PRECAUTIONS IN THE PERFORMANCE OF HIS WORK.
3. REMOVE ALL VEGETATION, ROLL AND COMPACT AREAS BEFORE REPLACING FILL. FILL SHALL BE PLACED IN 12" LAYERS LOOSE MEASURE AND COMPACTED TO 90% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO-T180-78. FILL SHALL BE LOCALLY ACCEPTABLE AND SUITABLE FOR FILL PURPOSES. THE TOP 12" OF FILL OR CUT UNDER PAVEMENT BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO-T180-78.
4. THE CONTRACTOR SHALL BE REQUIRED TO STABILIZE SLOPED AREAS. THE CONTRACTOR SHALL GRADE AND SEED OR SOD THE AREA WITH THE PRO-VISION THAT HE SHALL MAINTAIN THE SEEDED OR SODDED AREA AS REQUIRED UNTIL SUCH TIME THAT THERE IS SUITABLE GROWTH TO ADEQUATELY PROTECT THE EMBANKMENT. THE MAXIMUM ALLOWABLE SLOPE SHALL BE 2 : 1. CONTRACTOR SHALL MATCH EXISTING GRADES AND ALL PROPERTY LINES AROUND SITE, UNLESS OTHERWISE SHOWN ON GRADING PLAN. FINISHED GRADING AND LANDSCAPING BY LANDSCAPE CONTRACTOR. GENERAL CONTRACTOR IS TO GRADE ALL LANDSCAPED AREAS TO WITHIN 4" (.33') OF FINISHED GRADES. ALL GRADES SHOWN ON GRADING PLAN ARE FINISHED GRADES.
5. DIMENSIONS, BUILDING LOCATION AND GRADING OF THIS SITE ARE BASED ON AVAILABLE INFORMATION AT TIME OF LAYOUT. DEVIATIONS MAY BE NECESSARY IN THE FIELD. ANY SUCH CHANGES OR CONFLICTS BETWEEN THIS PLAN AND FIELD CONDITIONS ARE TO BE REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
6. ALL CONSTRUCTION OF UTILITIES TO BE IN ACCORDANCE WITH LOCAL BUILDING CODES.
7. IT IS THE CONTRACTOR'S FULL RESPONSIBILITY TO FURNISH AND INSTALL WATER SERVICES AS REQUIRED. LINES TO BE INS-TALLED SHOULD BE EXTENDED FROM THE CLOSEST WATER MAIN CAP PLUGGED AT BUILDING. SEE C-3 FOR REQUIRED WATER SERVICE SIZE.
8. LOCATION OF UNDERGROUND UTILITIES, EXISTING OR PROPOSED, ARE APPROXIMATE OR SCHEMATIC. LOCATION OF EXISTING UTILITIES MUST BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.
9. GENERAL CONTRACTOR IS TO INCLUDE IN BID ALL UTILITY COSTS NECESSARY TO PROVIDE COMPLETE ELECTRICAL SERVICE, SEWER TIE-IN, TAP FEES, CONNECTION COSTS, AND WATER SERVICE AS REQUIRED BY LOCAL CODES AND UTILITY COMPANIES.
10. THE CONTRACTOR SHALL BE REQUIRED TO EXTEND AND CONNECT SANITARY SEWER TO THE EXISTING SEWER SYSTEM. IF SEWER IS NOT ADJACENT TO SITE, THE CONTRACTOR SHALL BE REQUIRED TO EXTEND THE SANITARY SEWER SERVICE TO THIS SITE IN ACCORDANCE WITH THE PLANS. SANITARY SEWER LINE TO BE CONNECTED AT A MINI-MUM 2% SLOPE USING A MINIMUM PIPE, MATCHING EXISTING PIPE MATERIAL, UNLESS OTHERWISE SPECIFIED.
11. CONCRETE SIDEWALKS TO BE 3,000 P.S.I. CONCRETE, 4" THICK, WITH 6x6 – W1.4 x W1.4 WELDED WIRE MESH REINFORCED UNLESS OTHERWISE NOTED.
12. ALL CONCRETE CURB TO BE CONSTRUCTED OF 3,000 P.S.I. CONCRETE.
13. THE CONCRETE TRASH ENCLOSURE APRON SHALL BE 6" THICK OF 3,000 P.S.I. CONCRETE REINFORCED WITH #4 BARS @ 16" O.C. EACH WAY.
14. COMMERCIAL DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE CITY, COUNTY, OR STATE HIGHWAY DEPARTMENT, WHICHEVER APPLIES.
15. ALL WORK TO BE PERFORMED THAT IS NOT COVERED BY THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE, COUNTY, OR LOCAL CODES. ALL WORK IN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND STANDARDS.
16. THE CONTRACTOR IS ADVISED THAT THE SOILS REPORT IS A PART OF THE BIDDING DOCUMENTS. IF THE SOILS REPORT IS NOT RECEIVED WITH THE BID SET, IT IS THE BIDDER'S RESPONSIBILITY TO OBTAIN AND REVIEW THE SOILS REPORT PRIOR TO SUBMITTING FINAL BID.
17. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO C.K.E. GROUP, INC. AND CITY OF HOLLYWOOD PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO ORDERING THE MATERIALS.

DEMOLITION NOTES

1. FOR TREES AND/OR LANDSCAPE REMOVAL AND/OR RELOCATION, REFER TO LANDSCAPE DRAWINGS.
2. ALL EXISTING PAVEMENT MARKINGS AND SIGNS TO BE REMOVED.
3. EXISTING ASPHALT PAVEMENT AND BASE TO BE REMOVED (DEPTH OF BASE REMOVAL BASED ON PROPOSED GRADES)
4. – – – – – – – DENOTES TO BE REMOVED
5. ——————— DENOTES TO REMAIN

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

CKE GROUP INCORPORATED
engineering • architecture • planning
• MIAMI LAKES, FLORIDA 33014 • (305) 558-4124
15500 NEW BARN ROAD • SUITE 106

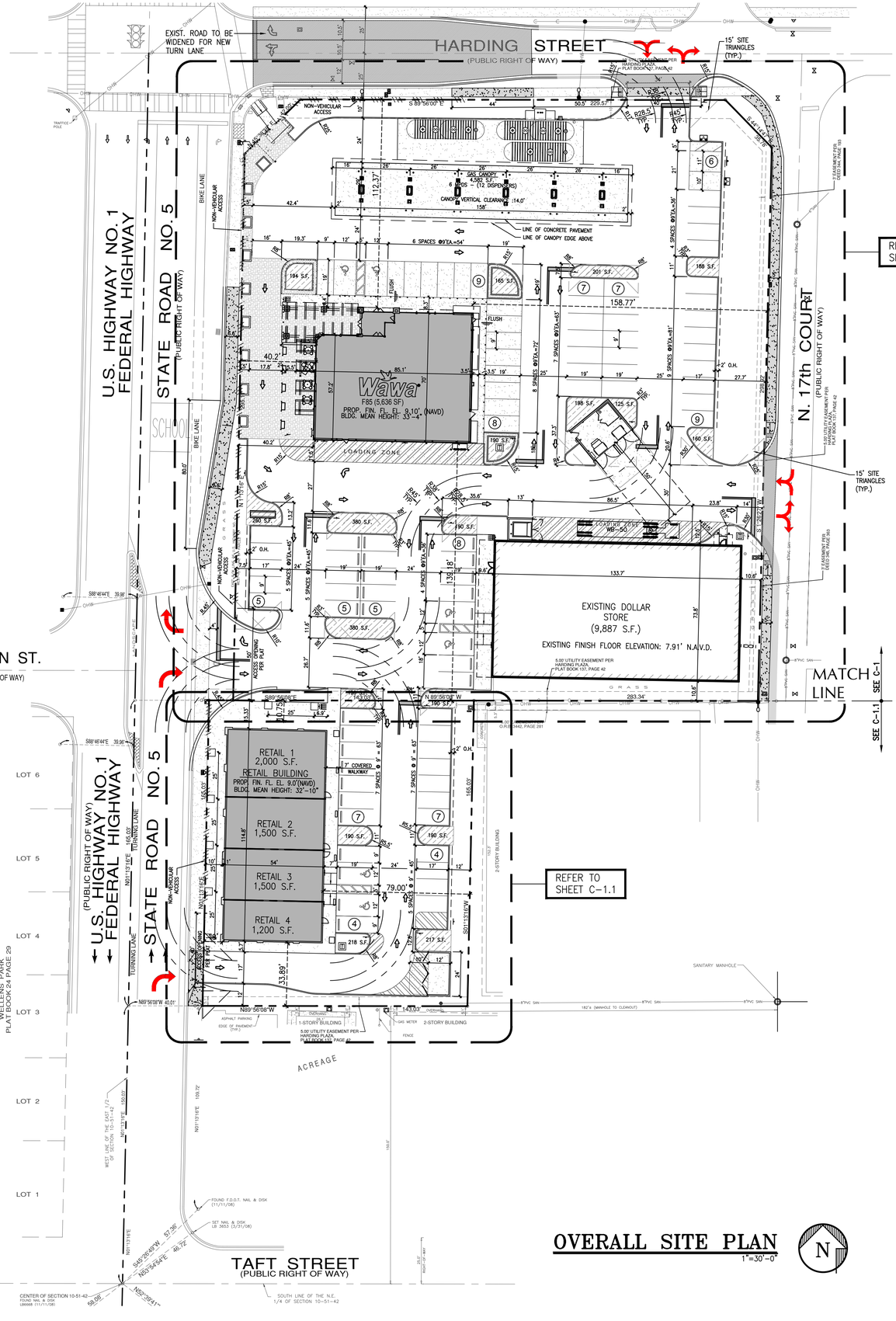
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

project no. 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

revisions
1 12-03-18
2 10-25-18

seal

SD-1



OVERALL SITE PLAN

1"=30'-0"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- EXISTING TRAFFIC SIGNAL
- (#) NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- NEW CONC. SIDEWALK OR CONC. PAVEMENT
- STANDARD DUTY ASPHALT
- STAMPED CONCRETE

COMMERCIAL GREEN BUILDING PRACTICES INCORPORATED INTO PLANS

(Per Ordinance 0-2011-06)

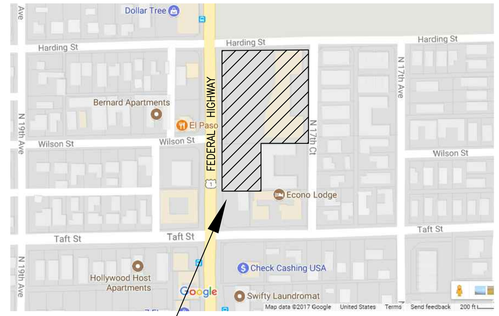
1. Energy Star Approved Roofing Materials.
2. At least 80% of plants, trees and grass per the South Florida Water Management District recommendations (latest edition). Landscape plan, reviewed and approved by a landscape architect, shall be submitted with permit application. Landscaping shall be verified by inspection prior to final certificate of occupancy.
3. Utilize LED lights for over 90% of parking lot lighting.
4. Refrigerant: All building HVAC&R systems are free of CFU's and Halons.
5. Redevelopment of existing site – Locate the building on a site that has existing hardscape or buildings that must be replaced by the new development and has existing utility connections to the site.
6. Access to public transportation – The site is located within ½ mile of existing rail node or ¼ mile of at least 1 active bus stop.
7. Sidewalks – Provide sidewalks for all paths to adjacent city streets that are minimum 4' wide with concrete or other firm, slip resistant surfaces.
8. Reduce heat island effect – Utilize a cool-roof that will have a Solar Reflectance Index equal to or greater than 78, which reduces the heat island effect.
9. Durable Exterior Materials–Building design shall include durable exterior building wall and window materials to prevent damage from high winds. The exterior surface of a minimum of 80% of walls shall be concrete or brick masonry. Windows shall have impact resistant glazing.
10. Low flow toilet fixtures. The toilets shall have a maximum water use of 1.28 gpf. Urinals shall have a maximum water use of 0.5 gpf. Calculations must be submitted with plans. System must pass all required inspections by plumbing inspector.

FUEL DELIVERY HOURS:

MONDAY THRU FRIDAY: 5 AM THRU MIDNIGHT
NO DELIVERIES DURING SCHOOL YEAR FOR SOUTH BROWARD HIGH SCHOOL FROM 6AM TO 7:30AM AND FROM 2:30PM TO 4:00PM

SATURDAY & SUNDAY: 5 AM THRU MIDNIGHT
NOTE: DELIVERY RESTRICTIONS LIFTED DURING EMERGENCY TIMES, INCLUDING HURRICANES.

NOTES:
- MAXIMUM ILLUMINATION LEVEL AT PROPERTY LINES SHALL NOT EXCEED 0.5 FOOT-CANDLE LEVEL.
- ALL LIGHTS AND LIGHTING SHALL BE DESIGNED AND ARRANGED AS NOT TO CAUSE A DIRECT GLARE INTO ADJACENT PROPERTIES.



JOB SITE LOCATION

LOCATION PLAN

N.T.S.

N

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010
PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO# 5142 10 61 0010
PARCEL "A" OF HARDING PLAZA II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 5 & 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
BENEFICIAL EASEMENTS RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND, BY AND BETWEEN, HARDING HOLLYWOOD INVESTMENTS, LLC AND ESJ HOLYWOOD INVESTMENT, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 46038, PAGE 1379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE AND CODE DATA

DESCRIPTION	***HARDING PLAZA***
CURRENT ZONING	FH-2 (Federal Highway Medium-High intensity Mixed-Use District)
CURRENT LAND USE	RAC - Regional Activity Center
CURRENT USE	Commercial Shopping Center and Vacant Land

1 GENERAL INFORMATION

DESCRIPTION			
NON-RESIDENTIAL	TYPE		GROSS BUILDING AREA
	New Retail		6,200 SF
	Existing Retail Dollar Sore		9,887 SF
	Service Station (12 fuel Dispensers) w/Convenience Store		5,636 SF 5,346 SF canopy
FAR	3.0 Allowed		0.19 Provided
TOTAL SITE AREA	114,968 (NET) SF	(2.639 Acres)	
TOTAL BUILDING	21,723 SF	18.90%	
TOTAL VEHICULAR USE AREA	62,428 SF	54.30%	
INTERIOR LANDSCAPE AREA (MINUS PERIMETER LANDSCAPE SET BACK AREA)	16,489 SF	26.41% of vehicular use area	
TOTAL OPEN SPACE AREA	30,817 SF	26.80%	

2 SETBACKS

NEW RETAIL			EXISTING RETAIL			SERVICE STATION AND CONVENIENCE STORE		
DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED	DESCRIPTION	ALLOWED MIN-MAX	PROVIDED
FRONT (WEST)	10'-0'/30'-0"	10'-0"	FRONT (WEST)	10'-0'/30'-0"	139'-9"	FRONT (WEST)	10'-0'/30'-0"	40'-0"
REAR (EAST)	0'-0"	72'-0"	REAR (EAST)	0'-0"	10'-6"	REAR (EAST)	0'-0"	158'-6"
SIDE (NORTH)	10'-0"	336'-0"	SIDE (NORTH)	0'-0"	0'-0"	SIDE (NORTH)	0'-0"	112'-0"/34' canopy
SIDE (SOUTH)	0'-0"	38'-8"	SIDE (SOUTH)	0'-0"	240'-5"	SIDE (SOUTH)	0'-0"	303'-9"/138'-9"

3 MINIMUM ACTIVE USES

FRONTAGE	REQUIRED	PROVIDED
Federal Highway (489.5 FT)	60%	186.8' (38.16%)

4 HEIGHTS PROVIDED

NEW RETAIL			EXISTING RETAIL DOLLAR STORE			SERVICE STATION AND CONVENIENCE STORE		
DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED	DESCRIPTION	ALLOWED MAXIMUM	PROVIDED
HEIGHT	140'-0"	32'-7"	HEIGHT	140'-0"	24'-0"	HEIGHT	140'-0"	33'-4"

5 PARKING DATA

DESCRIPTION	MINIMUM 3 PER 1000 SF / MAXIMUM 5 PER 1000 SF	REQUIRED MINIMUM	REQUIRED MAXIMUM
NEW RETAIL	Standard parking spaces for 6,200 SF	19 sp	31 sp
EXISTING RETAIL DOLLAR STORE	Standard parking spaces for 9,887 SF	30 sp	49 sp
SERVICE STATION/CONVENIENCE STORE	Standard parking spaces for 5,636 sf	17 SP	28 SP
		66 sp	108 sp
TOTAL STANDARD PARKING SPACES		PROVIDED 87 SPACE INCLUDING 2 AT AIR HOSES	

6 PROJECT SUMMARY

SUMMARY OF REQUESTS: VARIANCES, MODIFICATIONS AND SPECIAL EXCEPTION				
SPECIAL EXCEPTION	SERVICE STATION (WAWA)			
VARIANCE		REQUIRED	PROVIDED	
	10 FT PERIPHERAL LANDSCAPE BUFFER	10'-0"	5 FT	
	WHEEL STOPS (Wawa)	ALL Parking	Bollards at spaces next to building only	

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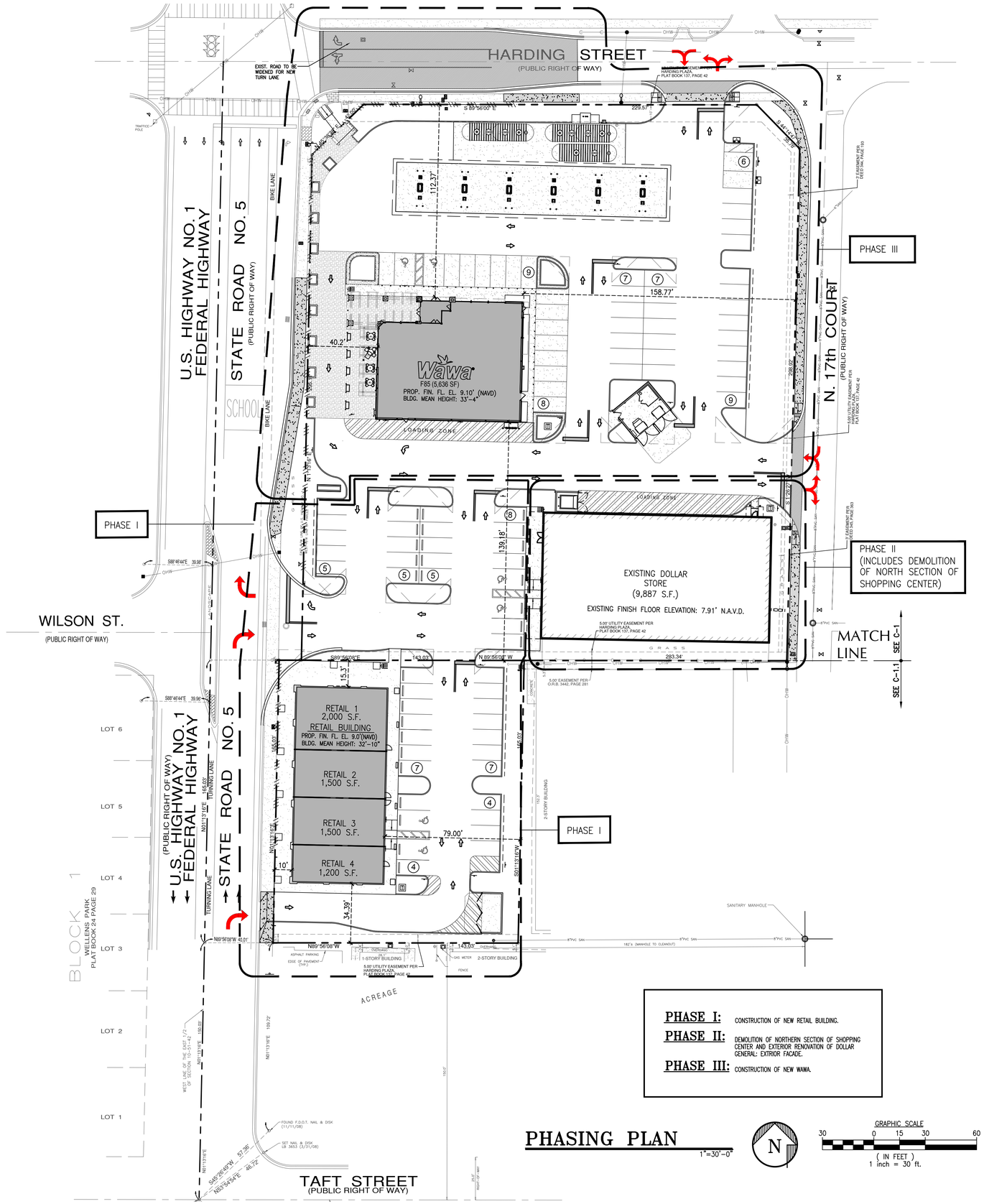
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

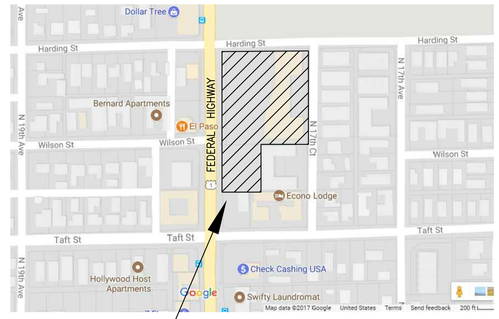
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△1 12-19-18
△2 12-03-18
△3 10-25-18
△4 08-16-18
△5 07-06-18

project no: 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

C-0





JOB SITE LOCATION

LOCATION PLAN
N.T.S.

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010

PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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PHASE I: CONSTRUCTION OF NEW RETAIL BUILDING.

PHASE II: DEMOLITION OF NORTHERN SECTION OF SHOPPING CENTER AND EXTERIOR RENOVATION OF DOLLAR GENERAL: EXTRIOR FACADE.

PHASE III: CONSTRUCTION OF NEW WAWA.

PHASING PLAN
1"=30'-0"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

MEETING DATES:
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FINAL TAC - SEPTEMBER 4, 2018

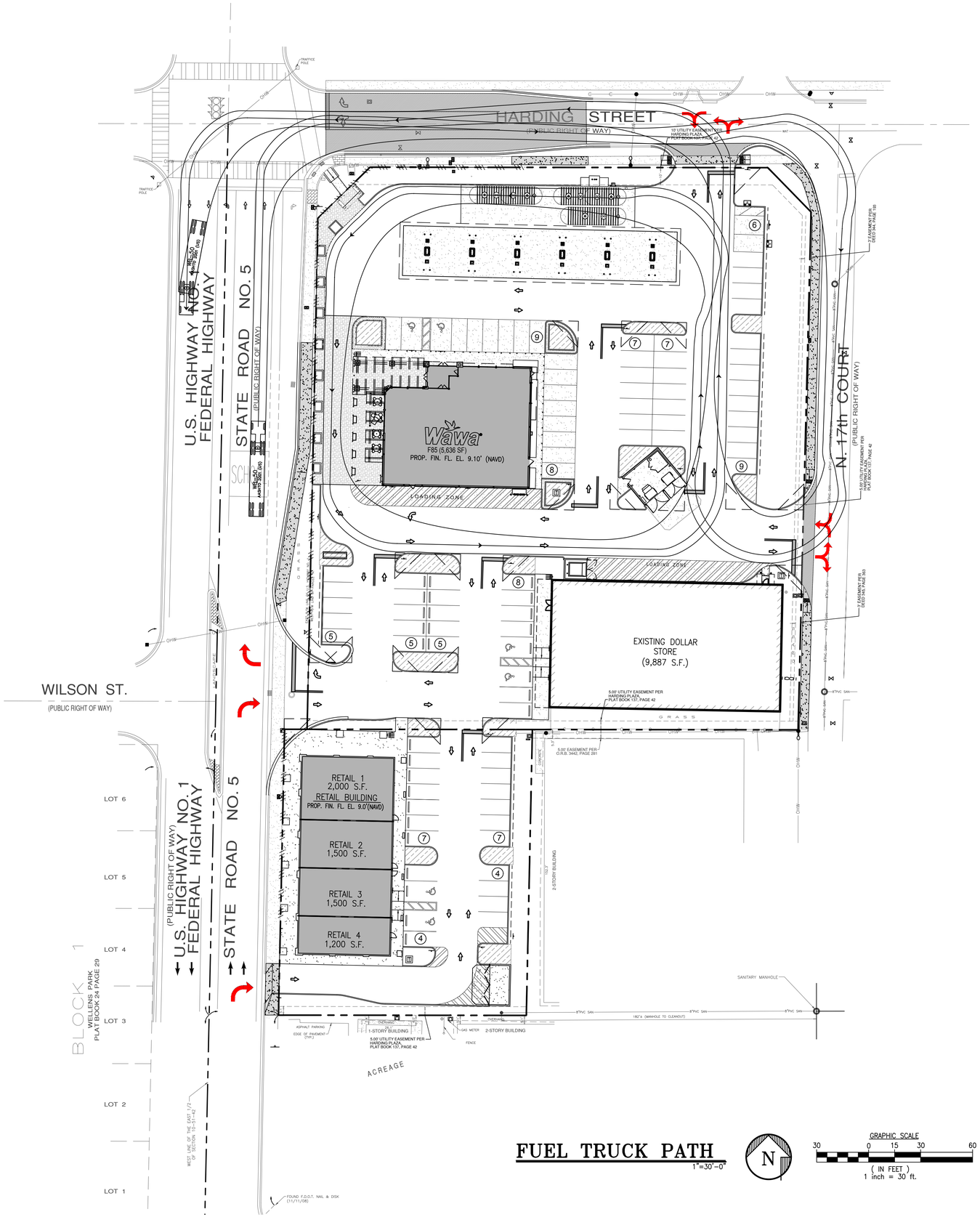
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HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

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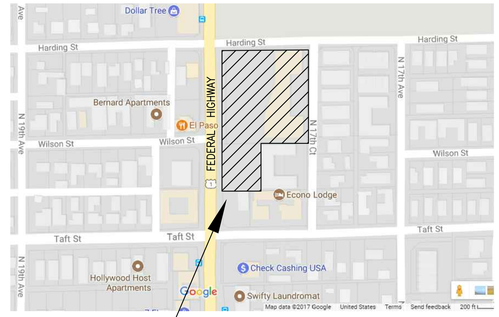
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FUEL TRUCK PATH

1"=30'-0"

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.



JOB SITE LOCATION

LOCATION PLAN

N.T.S.

FUEL DELIVERY HOURS:

MONDAY THRU FRIDAY: 5 AM THRU MIDNIGHT
NO DELIVERIES DURING SCHOOL YEAR FOR SOUTH BROWARD
HIGH SCHOOL FROM 6AM TO 7:30AM AND FROM 2:30PM TO 4:00PM

SATURDAY & SUNDAY: 5 AM THRU MIDNIGHT
NOTE: DELIVERY RESTRICTIONS LIFTED DURING EMERGENCY TIMES, INCLUDING HURRICANES.

MEETING DATES:
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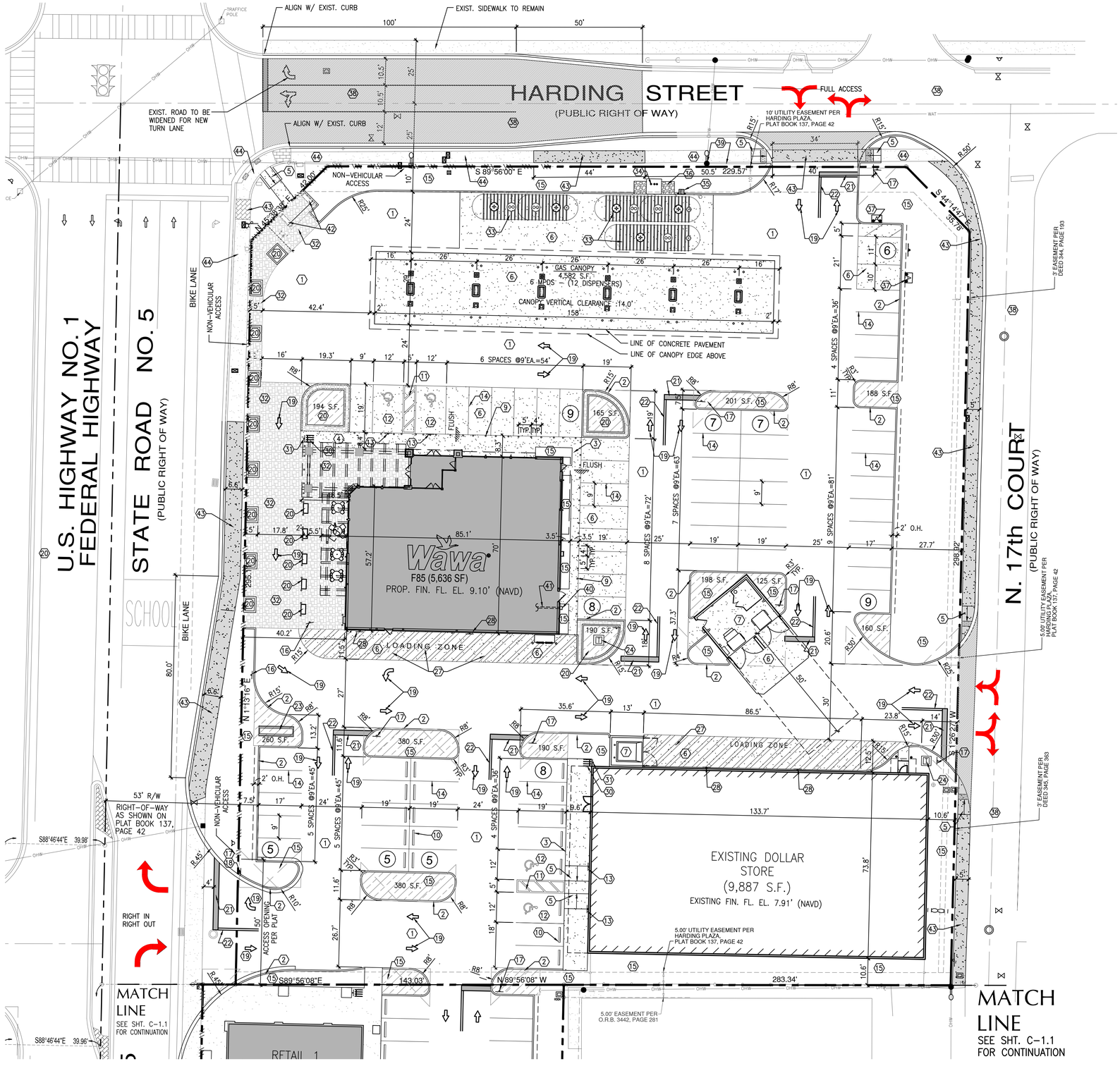
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HARDING PLAZA REDEVELOPMENT
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HOLLYWOOD, FLORIDA

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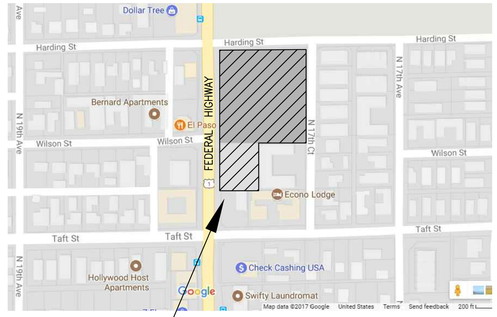
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SITE PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



JOB SITE LOCATION

LOCATION PLAN

N.T.S.

FUEL DELIVERY HOURS:

MONDAY THRU FRIDAY: 5 AM THRU MIDNIGHT
NO DELIVERIES DURING SCHOOL YEAR FOR SOUTH BROWARD HIGH SCHOOL FROM 6AM TO 7:30AM AND FROM 2:30PM TO 4:00PM

SATURDAY & SUNDAY: 5 AM THRU MIDNIGHT
NOTE: DELIVERY RESTRICTIONS LIFTED DURING EMERGENCY TIMES, INCLUDING HURRICANES.

NOTES:
- MAXIMUM ILLUMINATION LEVEL AT PROPERTY LINES SHALL NOT EXCEED 0.5 FOOT-CANDLE LEVEL.
- ALL LIGHTS AND LIGHTING SHALL BE DESIGNED AND ARRANGED AS NOT TO CAUSE A DIRECT GLARE INTO ADJACENT PROPERTIES.

LEGAL DESCRIPTION:

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CONSTRUCTION NOTES:

1. ASPHALT PAVEMENT AS PER DETAIL.
2. 6" P.C.C. TYPE 'D' CURB AS PER DETAIL
3. P.C.C. CURB EDGE SIDEWALK AS PER DETAIL. (FLUSH WITH PAVEMENT)
4. CONCRETE SIDEWALK AS PER DETAIL
5. P.C.C. HANDICAP RAMP – MAX SLOPE 1:12
6. 6" CONCRETE PAVEMENT COLOR: GRAY WITH A MIN. SOLAR REFLECTANCE OF 0.30
7. TRASH & RECYCLE ENCLOSURE REFER TO ARCH. DWGS.
8. METAL HALIDE PARKING LIGHT REFER TO PH-1.
9. STEEL BOLLARDS AS PER DETAIL.
10. YELLOW POLYMER WHEEL STOP AS PER DETAIL
11. 6" WHITE STRIPES AT 60° (PER FDOT INDEX No.17346)
12. HANDICAP PARKING AS PER DETAIL.
13. HANDICAP SIGN 7'-0" A.F.P. (TO BE POSTED ON WALL WHERE POSSIBLE)
14. 4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
15. LANDSCAPE AREA.
16. STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
17. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
18. STANDARD F.D.O.T. "RIGHT TURN ONLY" SIGN. R3-5R
19. TRAFFIC ARROWS PAINTED WHITE
20. PLANTERS
21. 24" WHITE STOP BAR (THERMOPLASTIC)
22. 6" DOUBLE YELLOW SOLID STRIPES (THERMOPLASTIC)
23. FUEL PRICING SIGN
24. TRANSFORMER PAD
25. 6" WHITE STRIPE (THERMOPLASTIC)
26. 6" YELLOW STRIPE (THERMOPLASTIC)
27. 18" YELLOW STRIPE-45° @ 4' O.C. W/24" HIGH LETTERS
28. "NO PARKING-LOADING ZONE" SIGN
29. BUILDING SIGN
30. BICYCLE RACK BY HUNTCO MODEL BR-5 OR APPROVED EQUAL FINISH: POWER COATED RED, SUPPLIED AND INSTALLED BY G.C.
31. 'BICYCLE PARKING' SIGN
32. STAMPED CONCRETE
33. UNDERGROUND FUEL TANKS.
34. 6'x6' VENT STACK PAD.
35. 'E' STOP WITH (2) BOLLARDS
36. 5' WIDE ROCK BED
37. 4'x3' AIR MACHINE PAD W/ (2) BOLLARDS.
38. FULL ROAD WIDTH PAVEMENT RESURFACING AT HARDING ST. & N. 17th COURT
39. EXISTING POLE AND GUY WIRE
40. PROVIDE 2-GANG JUNCTION BOX WITH BLANK PLATE FOR FUTURE VEHICLE CHARGING STATION.
41. PROVIDE 3/4"ø CONDUIT FROM FOR FUTURE VEHICLE CHARGING STATION.
42. BENCHES – SEE DETAIL ON SHEET C-4
43. PROVIDE NEW CONC. SIDEWALK AS SHOWN.
44. EXISTING CONC. SIDEWALK

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- EXISTING TRAFFIC SIGNAL
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PAVEMENT TO BE RESURFACED
- NEW CONC. SIDEWALK
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT (REFER TO SHT. C-2 FOR H.D. ASPHALT)
- STAMPED CONCRETE
- SHOWS MINIMUM 190 S.F. REQUIRED LANDSCAPING

NOTES

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH CITY OF HOLLYWOOD ENGINEERING STANDARDS/MUTCD.
2. PAVEMENT MARKING MATERIAL = PAINT (UNLESS OTHERWISE NOTED) ALL MARKINGS TO RECEIVE TWO (2) COATS OF PAINT. SECONT COAT JUST BEFORE OPENING.
3. ALL SIGNS BY SEPARATE PERMIT.
4. ALL RADII AND DIMENSIONS ARE FROM FACE OF CURB/EDGE OF PAVEMENT.
5. ALL RADII TO BE 3' TYPICAL UNLESS OTHERWISE NOTED.

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

12-03-18
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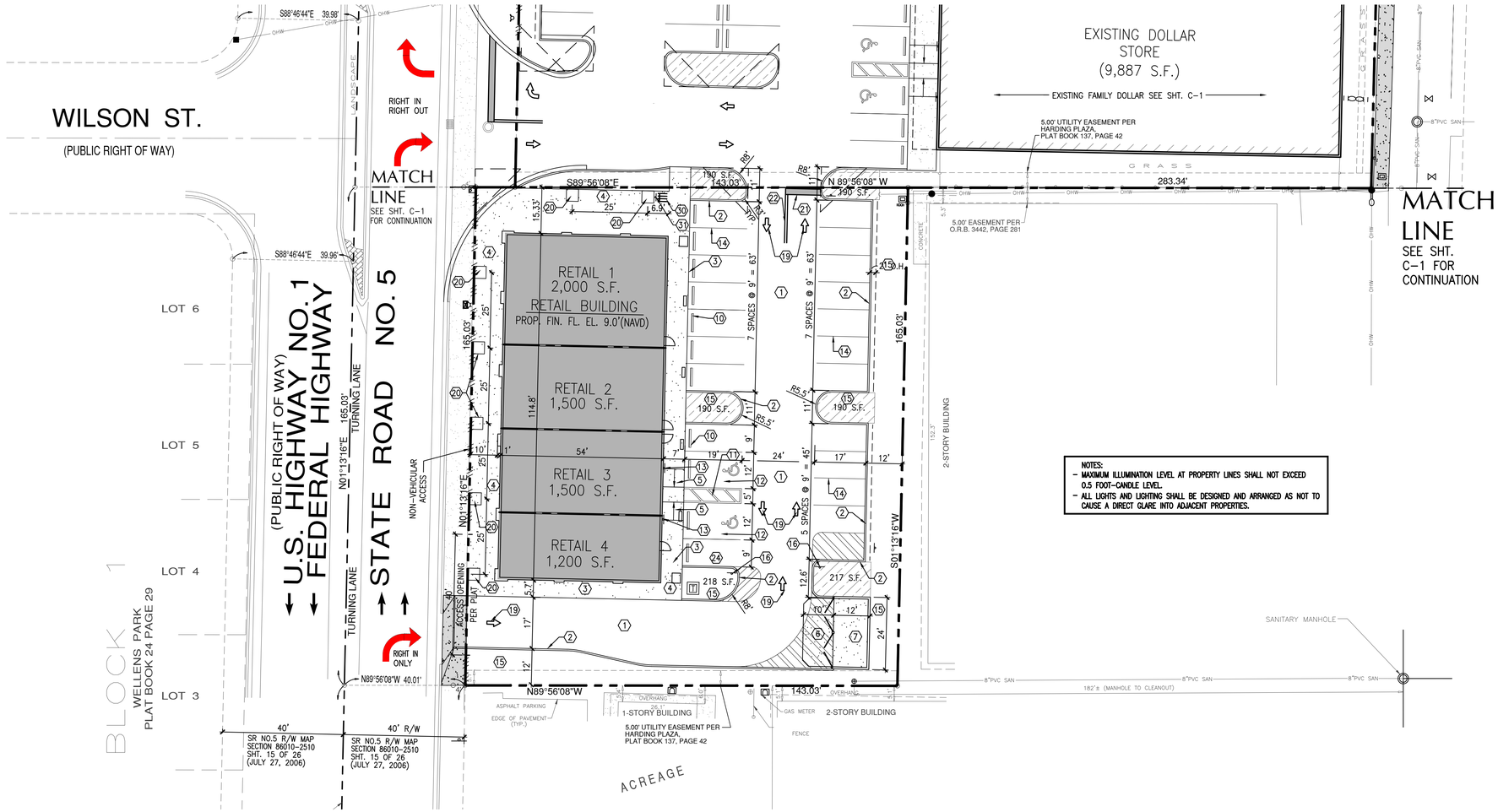
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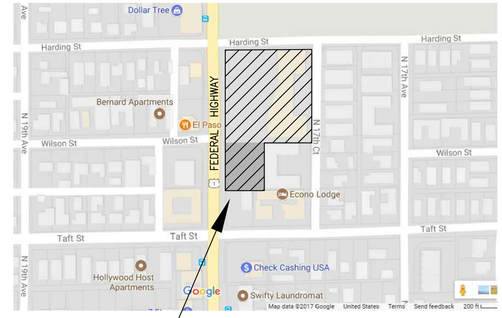
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HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA





LOCATION PLAN
N.T.S.

LEGAL DESCRIPTION:

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SITE PLAN
1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- EXISTING TRAFFIC SIGNAL
- (#) NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PAVEMENT TO BE RESURFACED
- NEW CONC. SIDEWALK
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT (REFER TO SHT. C-2 FOR H.D. ASPHALT)
- STAMPED CONCRETE
- SHOWS MINIMUM 190 S.F. REQUIRED LANDSCAPING

NOTES

1. ALL PAVEMENT MARKINGS ARE TO COMPLY WITH MIAMI-DADE COUNTY ENGINEERING STANDARDS/MUTCD.
2. PAVEMENT MARKING MATERIAL = PAINT (UNLESS OTHERWISE NOTED) ALL MARKINGS TO RECEIVE TWO (2) COATS OF PAINT. SECONT COAT JUST BEFORE OPENING.
3. ALL SIGNS BY SEPARATE PERMIT.
4. ALL RADII AND DIMENSIONS ARE FROM FACE OF CURB/EDGE OF PAVEMENT.
5. ALL RADII TO BE 3' TYPICAL UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

1. ASPHALT PAVEMENT AS PER DETAIL.
1A. HEAVY DUTY ASPHALT PAVEMENT AS PER DETAIL
2. 6" P.C.C. TYPE 'D' CURB AS PER DETAIL
3. P.C.C. CURB EDGE SIDEWALK AS PER DETAIL.
4. CONCRETE SIDEWALK AS PER DETAIL
5. P.C.C. HANDICAP RAMP - MAX SLOPE 1:12
6. 6" THICK P.C.C. PAD W/ 6"x6" -10/10 W.W.M. OVER CRUSHED AGGREGATE OR GRAVEL BASE. CONSTRUCTION JOINTS AT 10 FEET ON CENTER. (COLOR BLACK)
7. TRASH & RECYCLE ENCLOSURE REFER TO ARCH. DWGS.
8. METAL HALIDE PARKING LIGHT REFER TO SE-1.1 & SE-1.2
9. STEEL BOLLARDS AS PER DETAIL.
10. YELLOW POLYMER WHEEL STOP AS PER DETAIL
11. 6" WHITE STRIPES AT 60° (PER FDOT INDEX No.17346)
12. HANDICAP PARKING AS PER DETAIL.
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20. PLANTERS
21. 24" WHITE STOP BAR (THERMOPLASTIC)
22. 6" DOUBLE YELLOW SOLID STRIPES (THERMOPLASTIC)
23. NOT USED
24. TRANSFORMER PAD
25. 6" WHITE STRIPE (THERMOPLASTIC)
26. 6" YELLOW STRIPE (THERMOPLASTIC)
27. 18" YELLOW STRIPE-45° @ 4' O.C. W/24" HIGH LETTERS
28. "NO PARKING-LOADING ZONE" SIGN
29. BUILDING SIGN
30. BICYCLE RACK BY HUNTCO MODEL BR-5 OR APPROVED EQUAL FINISH: POWER COATED RED, SUPPLIED AND INSTALLED BY G.C.
31. 'BICYCLE PARKING' SIGN

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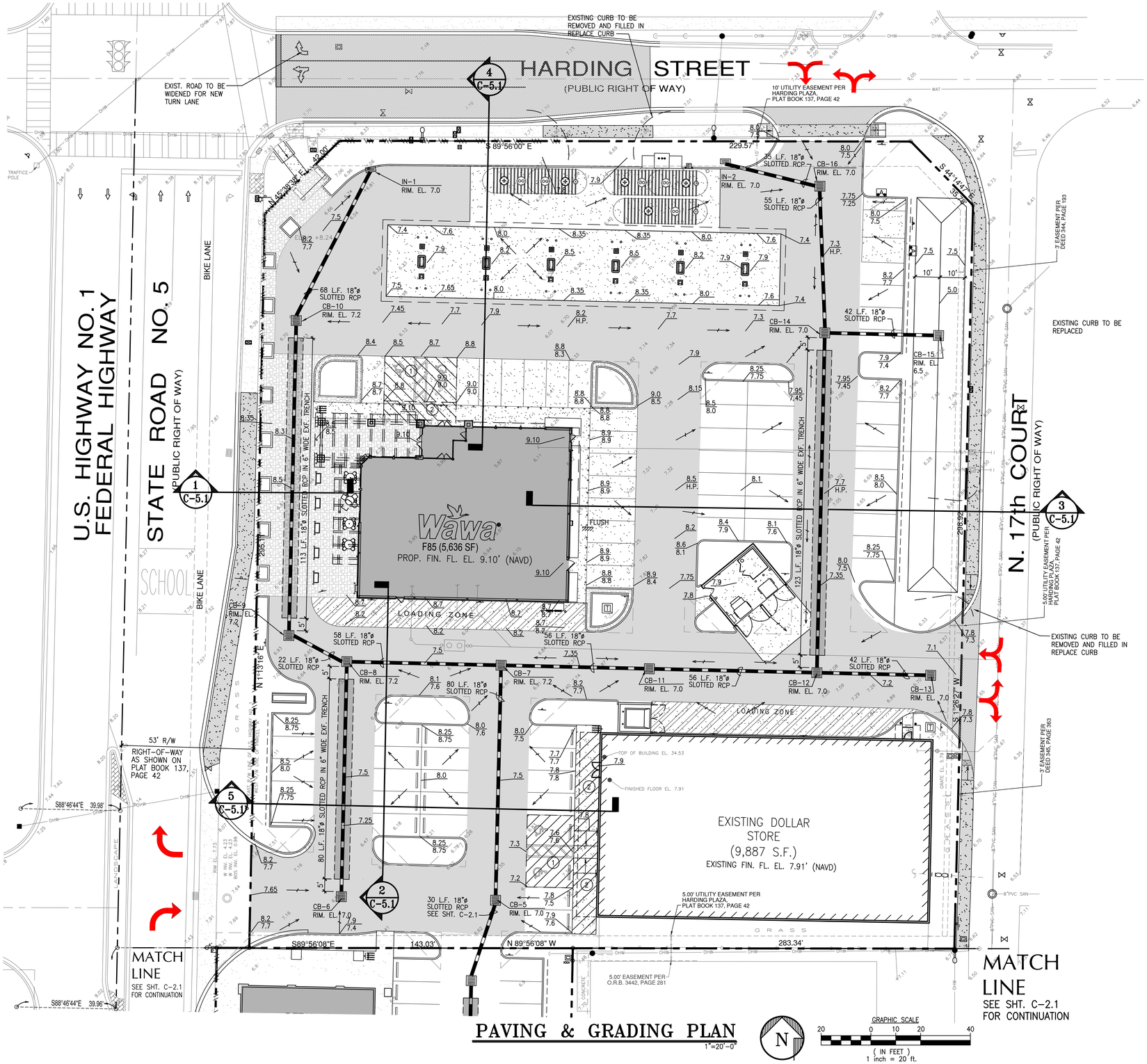
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HARDING PLAZA REDEVELOPMENT
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HOLLYWOOD, FLORIDA

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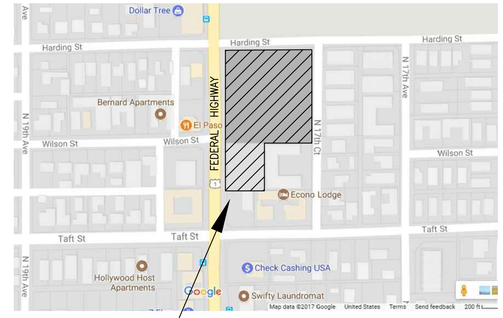
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PAVING & GRADING PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



JOB SITE LOCATION

LOCATION PLAN

N.T.S.

N

LEGAL DESCRIPTION:

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PROPOSED DRAINAGE SCHEDULE

STRUCTURE #	TYPE	GRATE EL.	INVERT ELEVATIONS N	S	E	W
CB-1	"P"	7.2'				
CB-2	"P"	7.2'				
CB-3	"P"	7.0'				
CB-4	"P"	7.0'				
CB-5	"P"	7.0'				
CB-6	"P"	7.0'				
CB-7	"P"	7.2'				
CB-8	"P"	7.2'				
CB-9	"P"	7.2'				
CB-10	"P"	7.2'				
CB-11	"P"	7.0'				
CB-12	"P"	7.0'				
CB-13	"P"	7.0'				
CB-14	"P"	7.0'				
CB-15	"P"	6.5'				
CB-16	"P"	7.0'				
IN-1	"P"	7.0'				
IN-2	"P"	7.0'				

* PROVIDE POLLUTION RETARDANT BAFFLES AT ALL EXFILTRATION TRENCHES

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- EXISTING TRAFFIC SIGNAL
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PAVEMENT TO BE RESURFACED
- NEW CONC. SIDEWALK
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT (REFER TO SHT. C-2 FOR H.D. ASPHALT)
- STAMPED CONCRETE
- SHOWS MINIMUM 190 S.F. REQUIRED LANDSCAPING

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

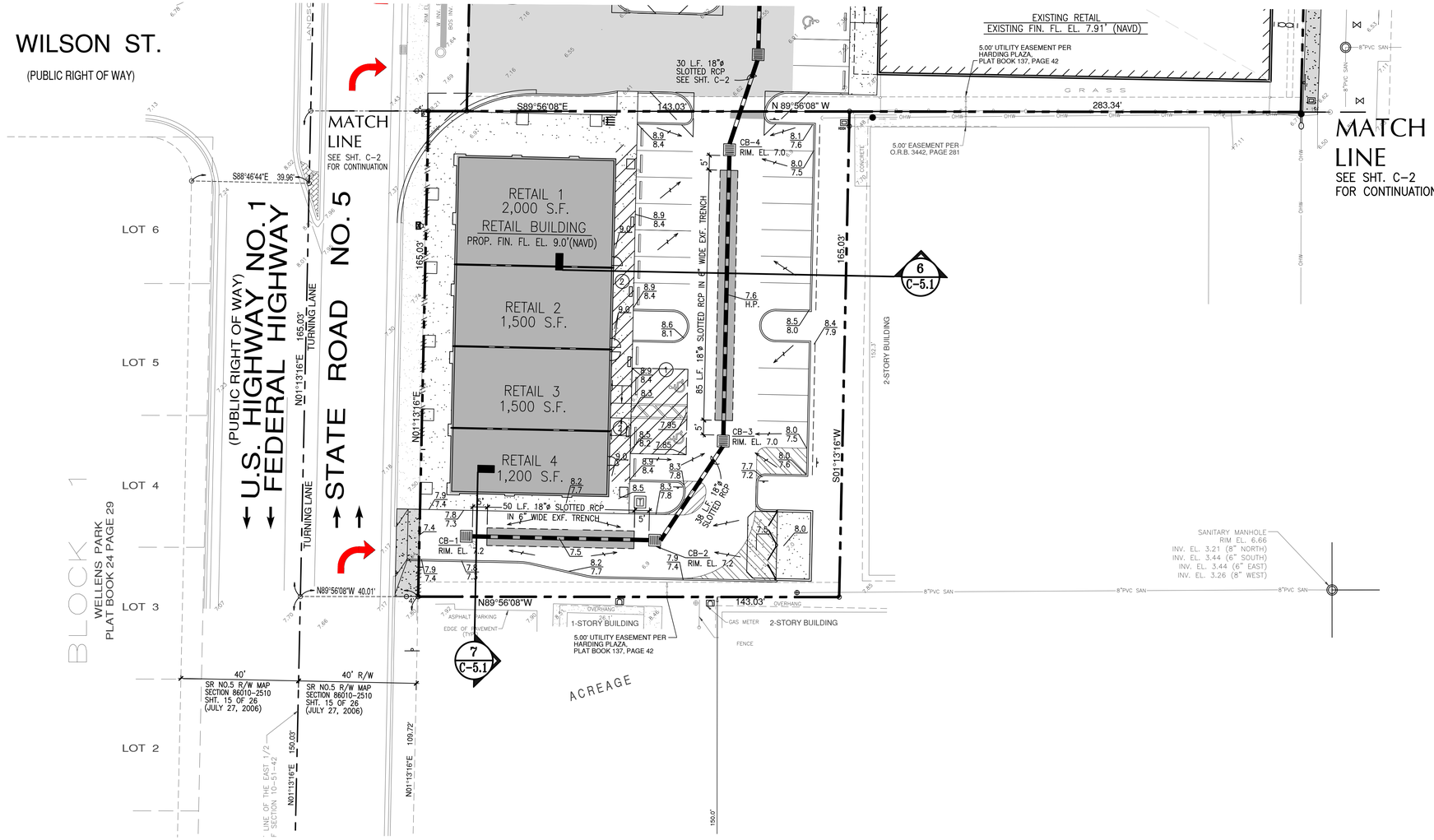
CK GROUP
INCORPORATED
engineering • architecture • planning
• MIAMI LAKES, FLORIDA 33014 • [305] 558-4124
15500 NEW BARN ROAD • SUITE 106

HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

revisions seal
6 10-25-18
5 10-16-18
4 10-01-18
3 08-16-18
2 07-06-18
1 12-03-18

project no: 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

C-2

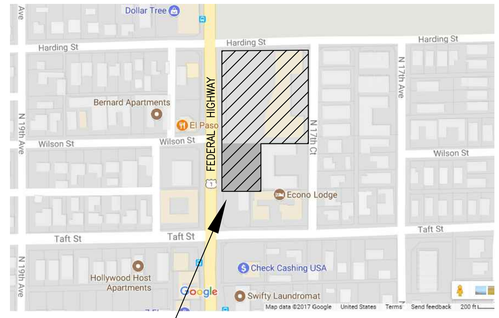


PAVING & GRADING PLAN

1"=20'-0"

N

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



LOCATION PLAN

N.T.S.

N

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010
PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO# 5142 10 61 0010
PARCEL "A" OF HARDING PLAZA II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 5 & 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
BENEFICIAL EASEMENTS RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND, BY AND BETWEEN, HARDING HOLLYWOOD INVESTMENTS, LLC AND ESJ HOLYWOOD INVESTMENT, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 46038, PAGE 1379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- EXISTING TRAFFIC SIGNAL
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PAVEMENT TO BE RESURFACED
- NEW CONC. SIDEWALK
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT (REFER TO SHT. C-2 FOR H.D. ASPHALT)
- STAMPED CONCRETE
- SHOWS MINIMUM 190 S.F. REQUIRED LANDSCAPING

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
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CK GROUP INCORPORATED
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15500 NEW BARN ROAD • SUITE 106

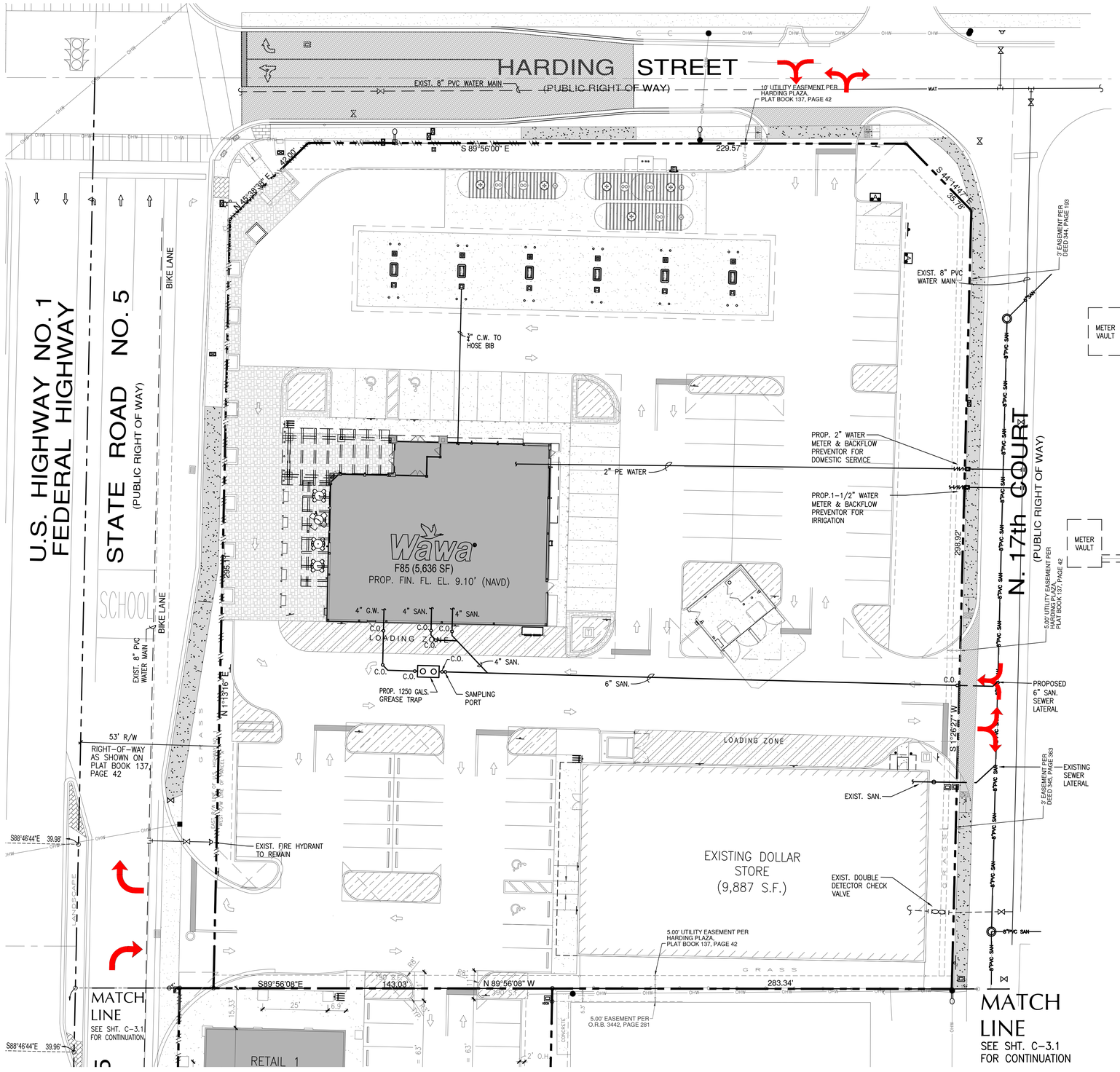
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

project no: 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

revisions
3 12-03-18
2 10-16-18
1 10-01-18

seal

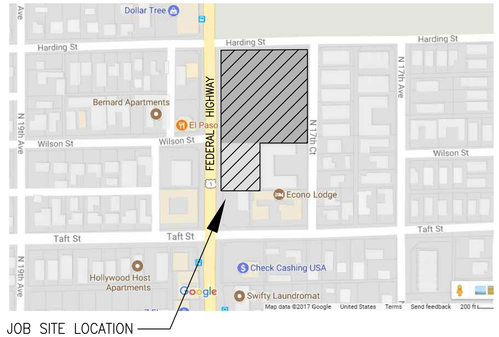
C-2.1



SITE UTILITY PLAN

1"=20'-0"

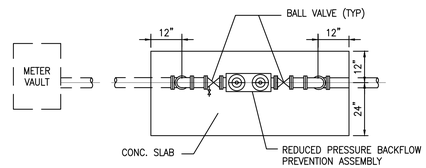
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



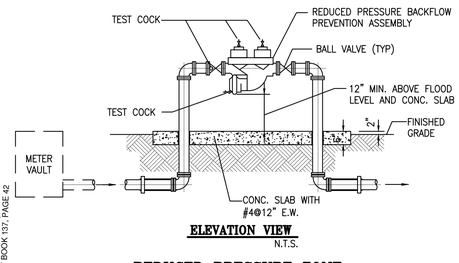
JOB SITE LOCATION

LOCATION PLAN

N.T.S.



PLAN VIEW
N.T.S.



ELEVATION VIEW
N.T.S.

REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR WATER SERVICE 3/4" THRU 2"

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010
PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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PROPOSED WATER AND SEWER DEMAND TABLE

	USE	SIZE	DEMAND	TOTAL
WATER	WAWA	5,636 S.F.	10 GALS/100 S.F.	564 GALS PER DAY
	NEW RETAIL	6,200 S.F.	10 GALS/100 S.F.	620 GALS PER DAY
	EXIST. DOLLAR STORE	9,887 S.F.	10 GALS/100 S.F.	989 GALS PER DAY
	TOTAL			2,173 GALS PER DAY
SEWER	WAWA	5,636 S.F.	10 GALS/100 S.F.	564 GALS PER DAY
	NEW RETAIL	6,200 S.F.	10 GALS/100 S.F.	620 GALS PER DAY
	EXIST. DOLLAR STORE	9,887 S.F.	10 GALS/100 S.F.	989 GALS PER DAY
	TOTAL			2,173 GALS PER DAY

GENERAL NOTES:

1. ALL HYDRANTS TO FALL WITHIN 2 FEET OF CURB, STEAMER CONNECTION TO FACE ROADWAY.
2. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
3. BUILDING ADDRESS SHALL BE CLEARLY VISIBLE FROM ROADWAY.
4. ALL CLEAN-OUTS IN DRIVEWAYS TO HAVE TRAFFIC BEARING CAPS (USG #7605 VALVE BOX).
5. ON-SITE SANITARY SEWER TO BE PRIVATELY MAINTAINED.
6. CONTRACTOR TO VERIFY INVERTS AND EXACT LOCATION OF UTILITIES PRIOR TO COMMENCING WITH WORK.
7. MINIMUM SLOPE OF SANITARY WASTE = 1%.
8. CONTRACTOR TO PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION OF SEWER LINE AND AT INTERVALS NOT TO EXCEED 70FT.
9. NO SOLVENT WELD SHALL BE USED.
10. REFER TO CITY OF HOLLYWOOD PUBLIC WORKS STANDARD DETAILS FOR ADDITIONAL DETAILS.
11. REFER TO SHEET CE-1 FOR SITE LIGHTING.
12. CLEANOUTS AT SIDEWALK TO BE FLUSH WITH TOP OF SIDEWALK

NOTE:
GENERAL CONTRACTOR TO COORDINATE REMOVAL, DISCONNECT AND RELOCATION OF ALL POLES AND UTILITIES WITH PROPER UTILITY COMPANIES (FP&L, GAS, AT&T, ETC.).

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

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15500 NEW BARN ROAD • SUITE 106

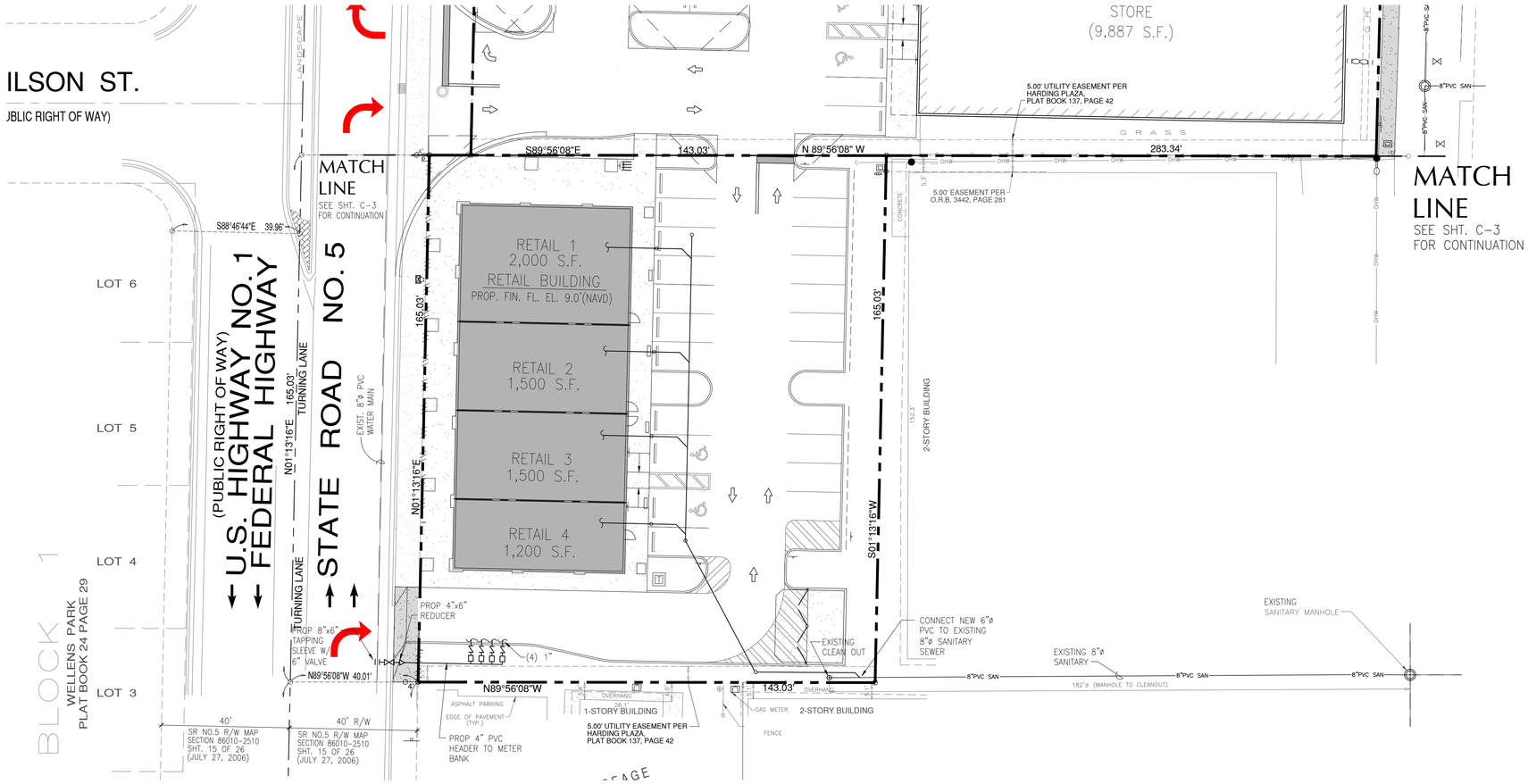
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

revisions
△ 10-25-18
△ 10-16-18
△ 10-01-18
△ 08-16-18
△ 07-06-18
△ 12-03-18

seal

project no: 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

C-3

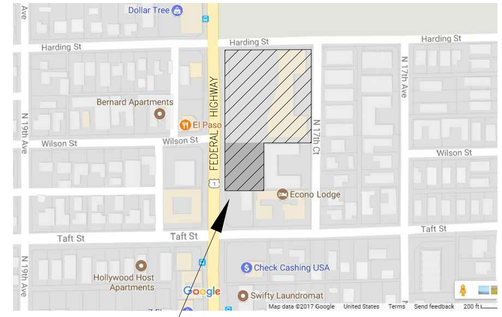


SITE UTILITY PLAN

1"=20'-0"

N

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



JOB SITE LOCATION

LOCATION PLAN

N.T.S.

N

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010

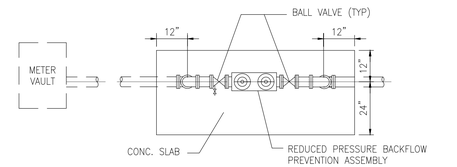
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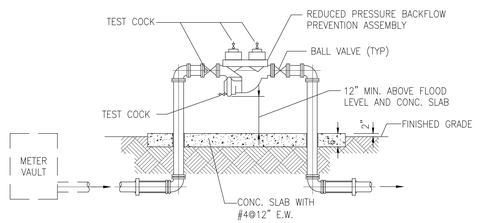
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PLAN VIEW
N.T.S.



ELEVATION VIEW
N.T.S.

REDUCED PRESSURE ZONE BACKFLOW PREVENTER
FOR WATER SERVICE 3/4" THRU 2"

GENERAL NOTES:

1. ALL HYDRANTS TO FALL WITHIN 2 FEET OF CURB, STEAMER CONNECTION TO FACE ROADWAY.
2. LANDSCAPING SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER / STANDPIPE WYES.
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8. CONTRACTOR TO PROVIDE CLEANOUTS AT EACH CHANGE OF DIRECTION OF SEWER LINE AND AT INTERVALS NOT TO EXCEED 70FT.
9. NO SOLVENT WELD SHALL BE USED.
10. REFER TO CITY OF HOLLYWOOD PUBLIC WORKS STANDARD DETAILS FOR ADDITIONAL DETAILS.
11. REFER TO SHEET PH-1 FOR SITE LIGHTING.
12. CLEANOUTS AT SIDEWALK TO BE FLUSH WITH TOP OF SIDEWALK

NOTE:
GENERAL CONTRACTOR TO COORDINATE REMOVAL, DISCONNECT AND RELOCATION OF ALL POLES AND UTILITIES WITH PROPER UTILITY COMPANIES (FP&L, GAS, AT&T, ETC.).

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15500 NEW BARN ROAD • SUITE 106

HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

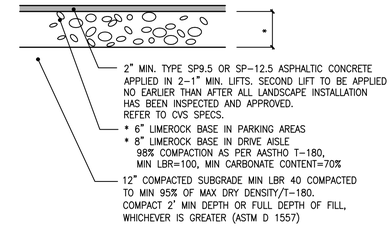
project no: 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

revisions
3 12-03-18
2 10-16-18
1 10-01-18

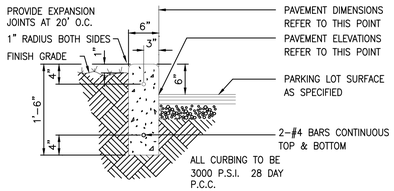
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MEETING DATES:
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FINAL TAC - SEPTEMBER 4, 2018

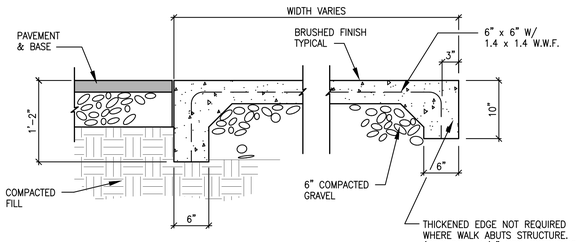
C-3.1



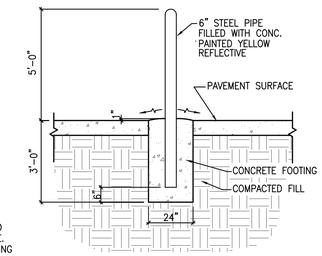
1 PAVEMENT DETAIL
NOT TO SCALE



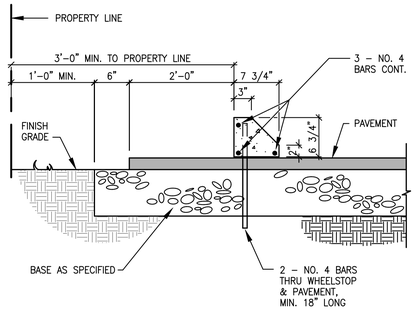
2 6" CONCRETE CURB (TYPE "D")
NOT TO SCALE



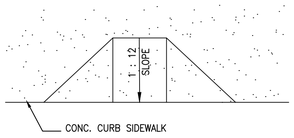
3 BRUSHED CONCRETE WALK
NOT TO SCALE



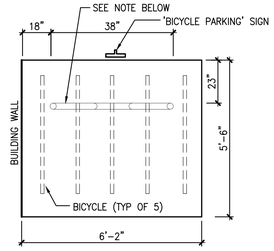
9 STEEL BOLLARD DETAIL
NOT TO SCALE



10 PRECAST CONCRETE WHEELSTOP
NOT TO SCALE

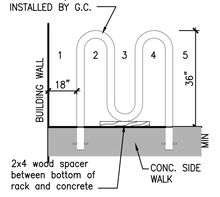


5 HANDICAP RAMP DETAIL
NOT TO SCALE



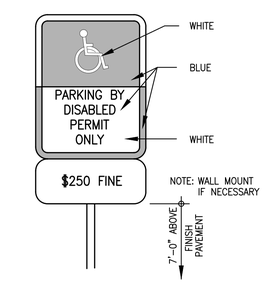
PLAN VIEW

BICYCLE RACK BY HUNTCO MODEL BR-5 OR APPROVED EQUAL FINISH: POWER COATED RED, SUPPLIED AND INSTALLED BY G.C.

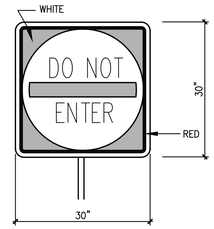


FRONT ELEVATION

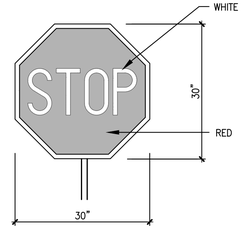
32 BIKE RACK DETAIL
NOT TO SCALE



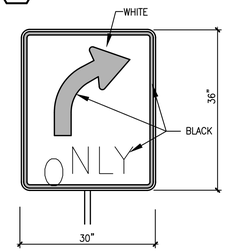
13 HANDICAP PARKING SIGN
NOT TO SCALE



R5-1

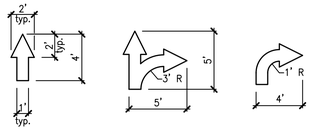


R1-1

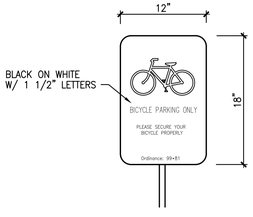


R3-5R

16 17 18 STANDARD F.D.O.T. SIGNAGE DETAILS
NOT TO SCALE



19 PAINTED ARROWS
NOT TO SCALE



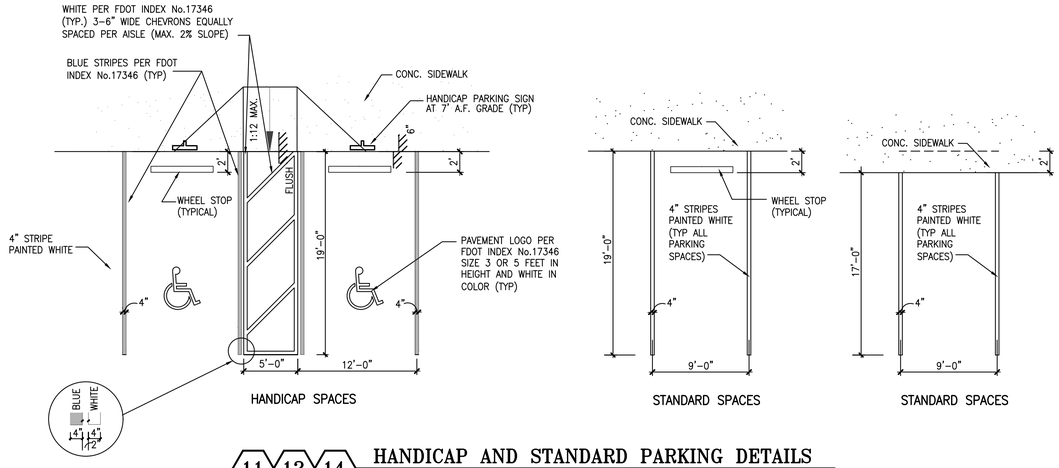
33 BICYCLE PARKING SIGN
NOT TO SCALE



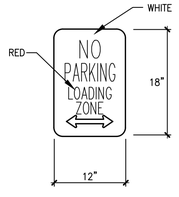
KEYSTONE RIDGE DESIGNS

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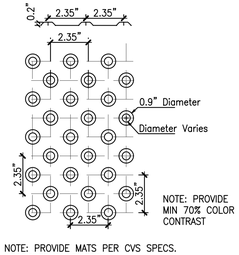
42 BENCH DETAIL
NOT TO SCALE



11 12 14 HANDICAP AND STANDARD PARKING DETAILS
NOT TO SCALE



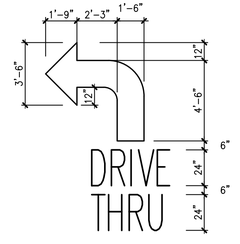
R7-6
'NO PARKING LOADING ZONE' SIGN
28 NOT TO SCALE



NOTE: PROVIDE MIN 70% COLOR CONTRAST

NOTE: PROVIDE MATS PER CVS SPECS.
APPROVED SUPPLIERS:
ADA SOLUTIONS (800) 372-0519
PROF. PAVEMENT PRODUCTS (888) 717-7771

DETECTABLE WARNING SURFACE DETAIL
23 NOT TO SCALE



NOTES:
1. LETTERS TO BE ELONGATED HELVETICA MEDIUM.
2. PAINT COLOR TO BE WHITE FOR LETTERS AND ARROWS.

20 PAVEMENT MARKING DETAIL
NOT TO SCALE

GENERAL NOTES

1. ALL SIGNS SHALL BE ERECTED IN ACCORDANCE WITH ALL LOCAL CODES AND SOIL CONDITIONS.
2. DESIGNS ARE PER 175 MPH WIND LOADS (VERIFY LOCAL WIND AND SOIL CONDITIONS).

MEETING DATES:
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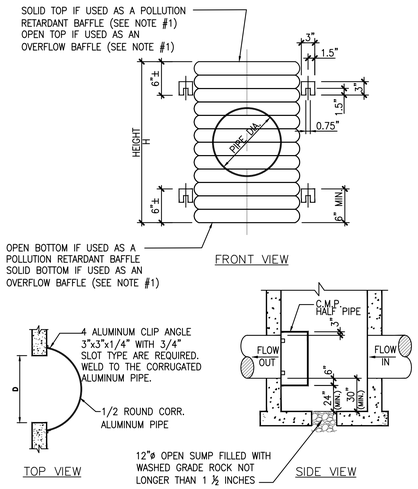
CK GROUP
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engineering • architecture • planning
15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4124

HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

project no: 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

revisions seal

C-4



STANDARD DIMENSIONS			
PIPE DIA.	D (INCHES)	T (GAUGE)	H (INCHES MIN)
10"	15"	16	15"
15"	24"	16	21"
18"	30"	16	27"
24"	36"	16	33"
30"	42"	14	39"
36"	48"	14	45"
42"	54"	14	51"

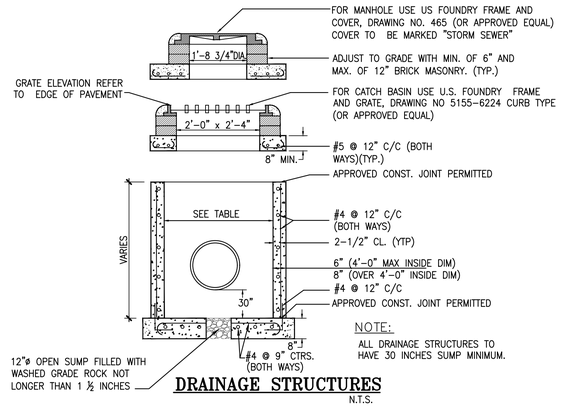
NOTES:

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 DETAIL

NOT TO SCALE

(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)



NOTE:
ALL DRAINAGE STRUCTURES TO HAVE 30 INCHES SUMP MINIMUM.

DRAINAGE STRUCTURES

N.T.S.

TABLE OF INSIDE DIMENSIONS FOR RECTANGULAR STRUCTURES		
STRUCTURE TYPE	INLET	MANHOLE
B	3'-0" X 3'-0"	3'-0" X 3'-0"
C	3'-0" X 4'-0"	3'-0" X 4'-0"
D	3'-0" X 5'-0"	3'-0" X 5'-0"
F	4'-0" X 4'-0"	4'-0" X 4'-0"
G	4'-0" X 5'-0"	4'-0" X 5'-0"
H	5'-0" X 6'-0"	5'-0" X 6'-0"
J	6'-0" X 6'-0"	6'-0" X 6'-0"
K	4'-0" X 6'-0"	4'-0" X 6'-0"
L	3'-0" X 6'-0"	3'-0" X 6'-0"
M	5'-0" X 5'-0"	5'-0" X 5'-0"

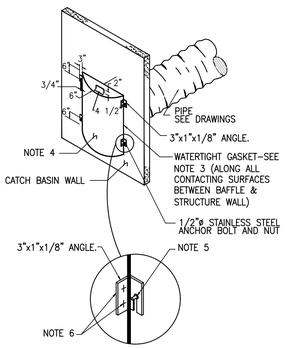
DRAINAGE STRUCTURES SECTION DETAILS

NOT TO SCALE

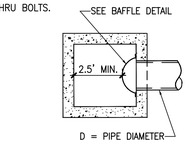
(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)

NOTE:

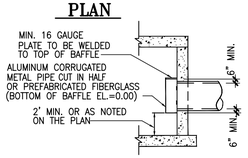
1.-CONTRACTOR TO VERIFY THAT BAFFLE WILL FIT STRUCTURE I.D.
2.-DEBRIS BAFFLE REQUIRED AT CATCH BASINS CONNECTED DIRECTLY TO PROPOSED DRAIN FIELD.
3.-PROVIDE NEOPRENE GASKET SIDES AND TOP
4.-SECTION OF A.C.M.P. CUT IN HALF OR EQUIVALENT PREFABRICATED FIBERGLASS. BAFFLE DIAMETER TO BE AS PER TABLE 1
5.-1/2" GALVANIZED LAG BOLT IN LEAD SHIELD
6.-WELD OR 2-1/4" THRU BOLTS.



BRACKET DETAIL



PLAN



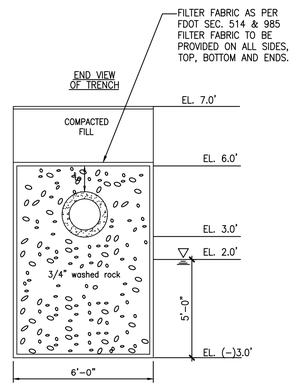
ELEVATION

TABLE 1	
D	BAFFLE DIA.
10"	15"
15"	24"
18"	30"
24"	36"
30"	48"
36"	54"

POLLUTION RETARDANT BASIN DEBRIS BAFFLE DETAIL

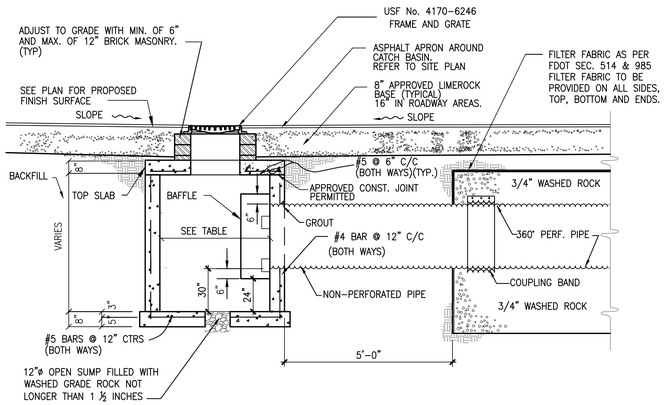
NOT TO SCALE

(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)



EXFILTRATION TRENCH

NOT TO SCALE



CATCH BASIN W/ EXFILTRATION TRENCH

NOT TO SCALE

(PER CITY OF HOLLYWOOD-UTILITIES DEPT. STANDARD DETAIL)

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

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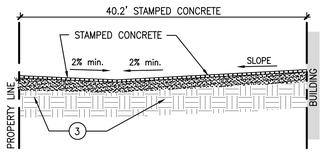
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014

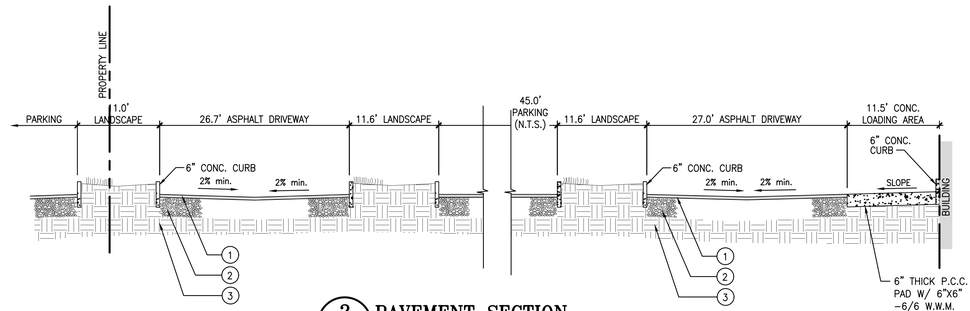
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date: 05-14-18
drawn by: A.V.

revisions seal

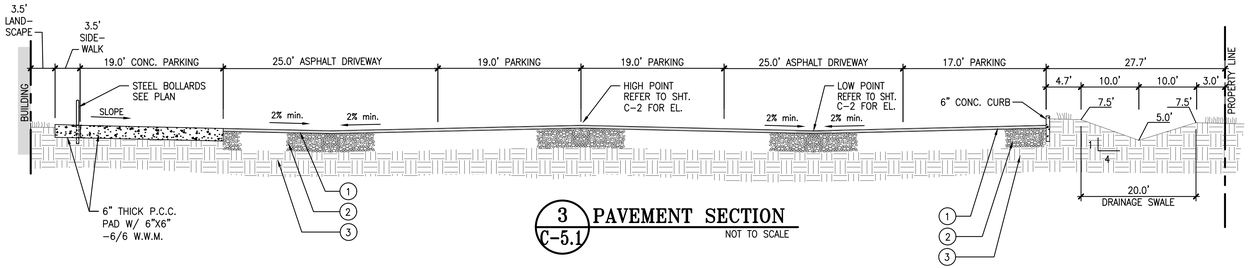
C-5



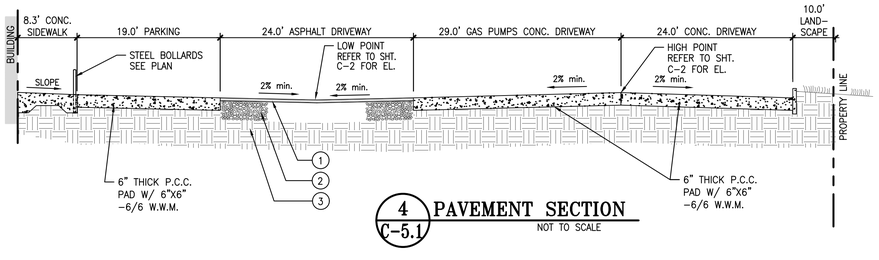
1 C-5.1 PAVEMENT SECTION
NOT TO SCALE



2 C-5.1 PAVEMENT SECTION
NOT TO SCALE



3 C-5.1 PAVEMENT SECTION
NOT TO SCALE

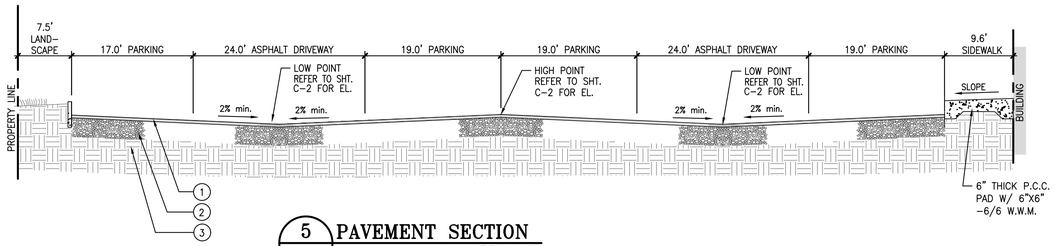


4 C-5.1 PAVEMENT SECTION
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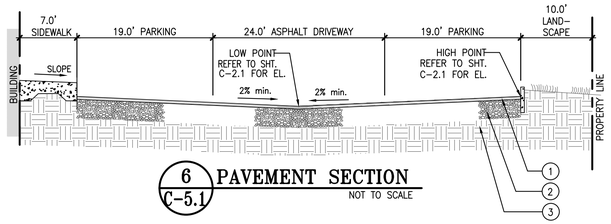
LEGEND

1. 1 1/2" TYPE S-III ASPHALTIC CONCRETE AT PARKING
   2" TYPE S-III ASPHALTIC CONCRETE AT DRIVES
2. 6" LIMEROCK BASE AT PARKING – 98% COMPACTION AS PER AASHTO T-180; MIN LBR=100; MIN CARBONATE CONTENT = 70%.
   8" LIMEROCK BASE AT DRIVES – 98% COMPACTION AS PER AASHTO T-180; MIN LBR=100; MIN CARBONATE CONTENT = 70%.
3. 12" SUBGRADE – MIN LBR=40 – 98% COMPACTION, DRY DENSITY, AS PER AASHTO T-180

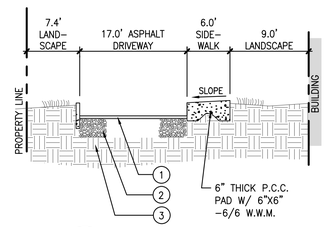
NOTE:
REFER TO SOILS REPORT FOR DETAILED SPECS.



5 C-5.1 PAVEMENT SECTION
NOT TO SCALE



6 C-5.1 PAVEMENT SECTION
NOT TO SCALE



7 C-5.1 PAVEMENT SECTION
NOT TO SCALE

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HOLLYWOOD, FLORIDA

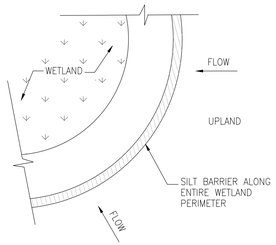
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date: 05-14-18
drawn by: A.V.

revisions
10-16-18

seal

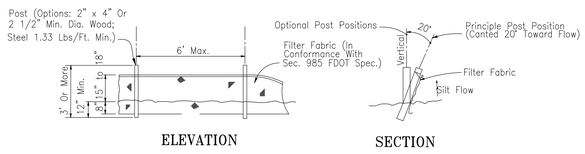
MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

C-5.1



SILT BARRIER

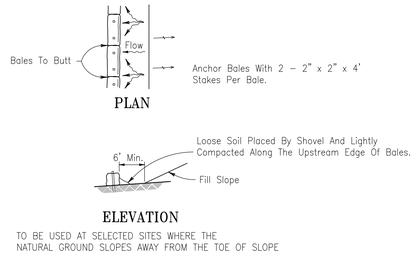
Figure 1



Note: Silt Fence to be paid for under the contract unit price for Staked Silt Fence (LF).

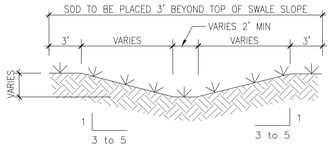
TYPE III SILT FENCE

Figure 2



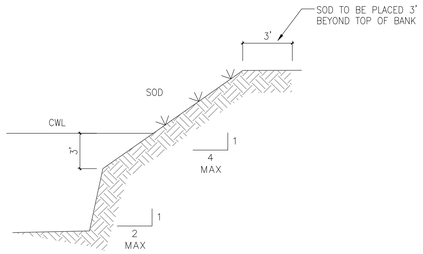
TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES



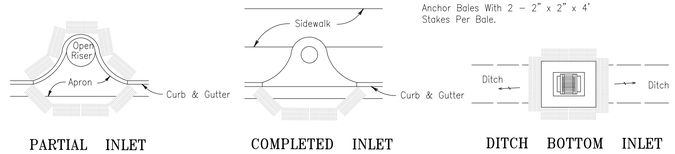
TYPICAL SWALE SECTION

Figure 4



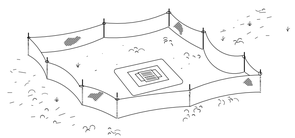
TYPICAL RETENTION/DETENTION POND SECTION

Figure 5



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

Figure 6

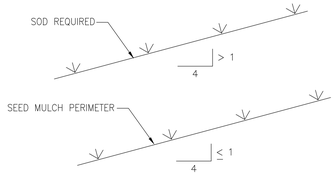


Type III Silt Fence Protection Around Ditch Bottom Inlets.

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

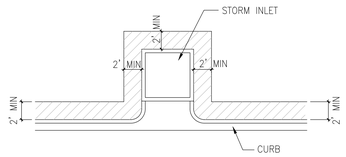
SILT FENCE APPLICATIONS

Figure 7



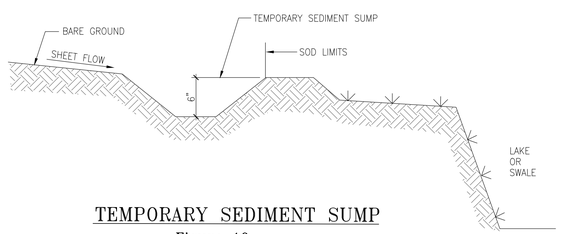
GRASS SLOPES

Figure 8



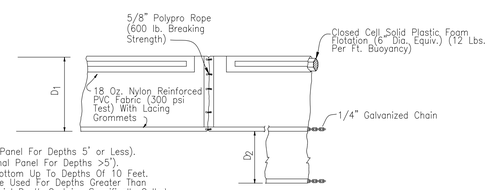
SOD ALONG CURB AND AROUND INLET

Figure 9



TEMPORARY SEDIMENT SUMP

Figure 10



D_1 =5" Std. (Single Panel For Depths 5" or Less).
D_2 =5" Std. (Additional Panel For Depths >5").
Curtain To Reach Bottom Up To Depths Of 10 Feet.
Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

STORMWATER POLLUTION PREVENTION DETAILS

NOT TO SCALE

Best Management Practices

This plan has been prepared to ensure compliance with appropriate conditions of the Miami-Dade County Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C.. The plan addresses the following areas:

1. Protection of preserved/conserved wetland habitats during construction.

2. Protection of preserved/conserved upland habitats during construction.

3. General erosion control.

4. Protection of surface water quality during and after construction.

5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation when the techniques should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMP(s). The contractor shall provide pollution prevention and erosion control measures as specified in FDOT Index #100 and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.

1.2 Preserved wetlands shall be protected prior to the start of site-work construction. Protection shall consist of a slip barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay bales as shown in Figure 3.

1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.

1.4 Silt barriers used for wetland protection shall remain in place for the duration of any site-work or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be designed and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

2.1 Barricades shall be placed around all protected (preserved) habitats including mesic and uplands during development.

2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential lake slop cave-ins. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.

3.2 Cleared site development areas not continually scheduled for construction activities shall be covered with hay or over-seeded and periodically watered sufficient to stabilize the temporary groundcover.

3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.

3.4 All gross slopes constructed steeper than 4H:1V shall be sodded as soon as practical after their construction as shown in Figure 8.

3.5 Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.

3.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed, as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.

4.2 Where practical stormwater shall be covered by swales. Swales shall be constructed as shown in Figure 5.

4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:

a. In general erosion shall be controlled at the furthest practical upstream location.

b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until sodding around inlets is complete.

4.4 Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide broad dikes, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.

4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to anchor the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 5 CONTROL OF WIND EROSION

5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:

a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.

b. As soon a practical after completion of construction, bare earth areas shall be vegetated.

c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet.

NOTES

1. THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

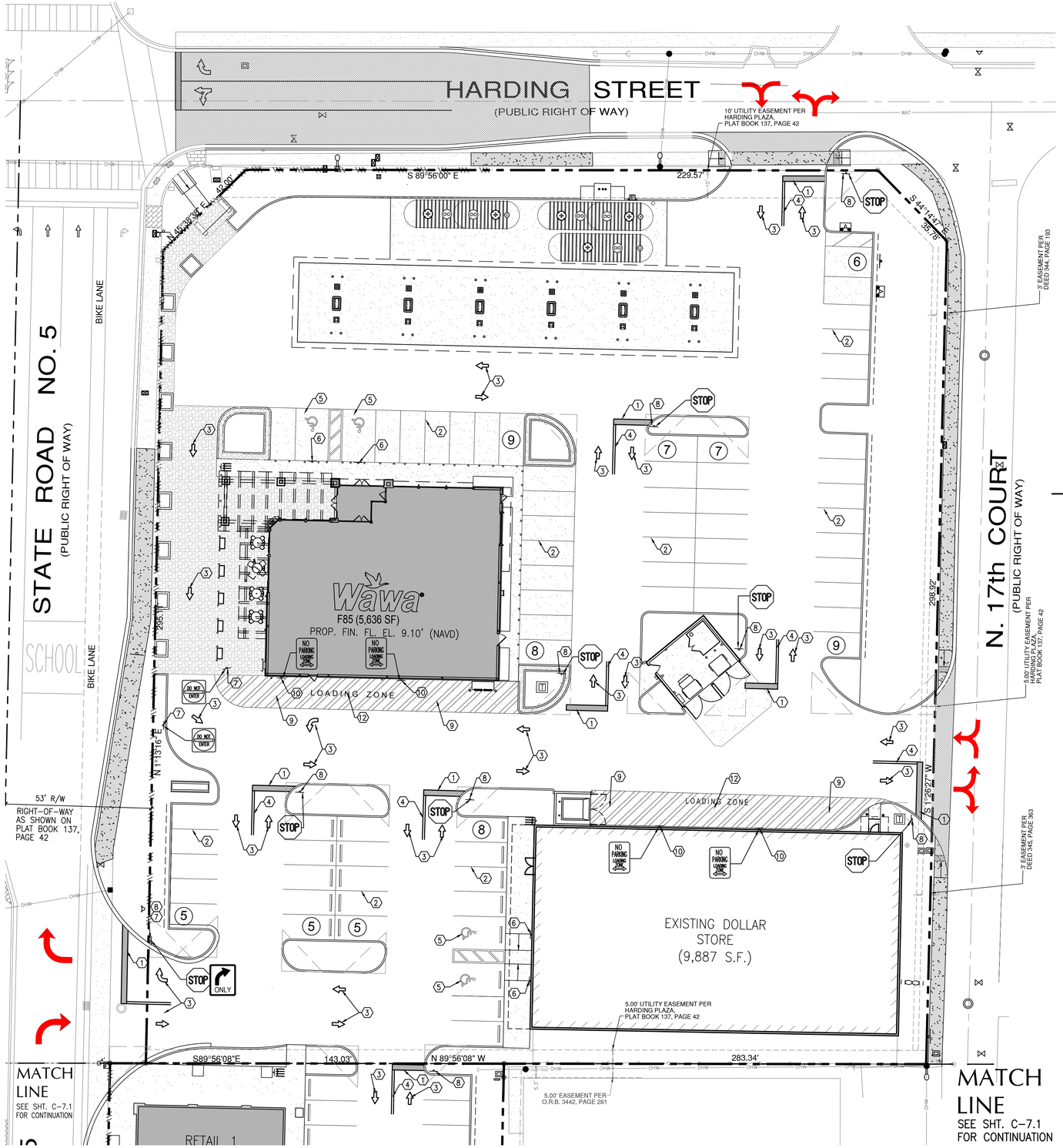
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HARDING PLAZA REDEVELOPMENT
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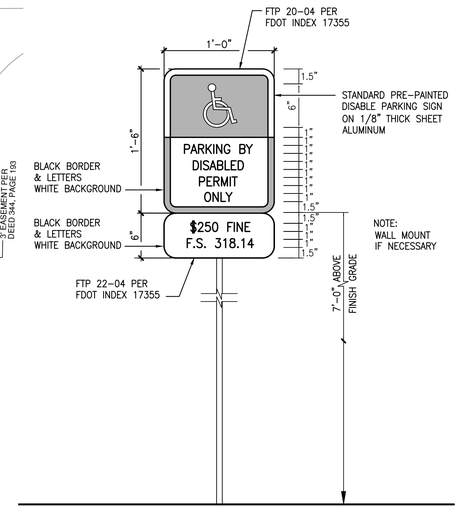
MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018



PAVEMENT MARKINGS PLAN

1"=20'-0"

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20' ft.

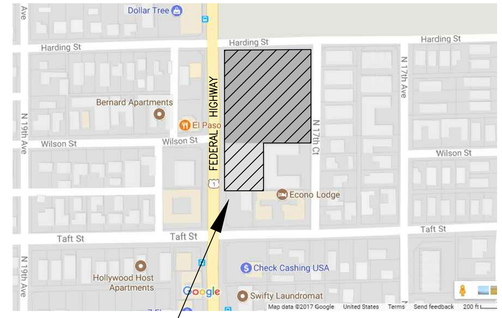


HANDICAP PARKING SIGN
(FTP 20-04 PER FDOT INDEX 17355)
NOT TO SCALE
(FTP 22-04 SUPPLEMENTAL PANEL PER FDOT INDEX 17355)

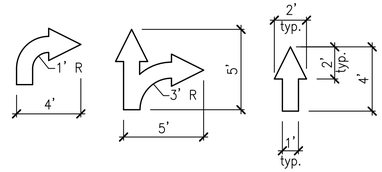
CONSTRUCTION NOTES:

1. 24" STOP BAR WHITE (THERMOPLASTIC)
2. 2-4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
3. TRAFFIC ARROWS PAINTED WHITE.
4. 2-4" YELLOW STRIPES (THERMOPLASTIC)
5. HANDICAP PARKING AS PER DETAIL.
6. HANDICAP SIGN 7'-0" A.F.P.
7. STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
8. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
9. 18" YELLOW STRIPES @ 45° AT 4' c/c (THERMOPLASTIC)
10. 'NO PARKING - LOADING ZONE' SIGN
11. STD. F.D.O.T. HIGH INTENSITY "RIGHT TURN ONLY" SIGN (R3-5R) (36"x30")
12. PAVEMENT MARKING, THERMOPLASTIC 24" HIGH WHITE LETTERS: 'LOADING AREA'
13. PAVEMENT MARKING REFER TO DETAIL THIS SHEET.

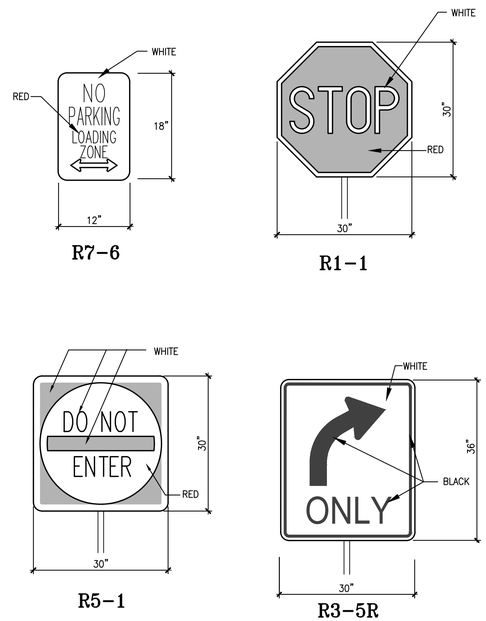
NOTE:
REFER TO SHT. C-7.1 FOR ADDITIONAL DETAILS



LOCATION PLAN
N.T.S.



PAINTED ARROWS
PER F.D.O.T. INDEX 17346 NOT TO SCALE



STANDARD F.D.O.T. & MUTCD SIGNAGE DETAILS
SCALE: N.T.S.

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

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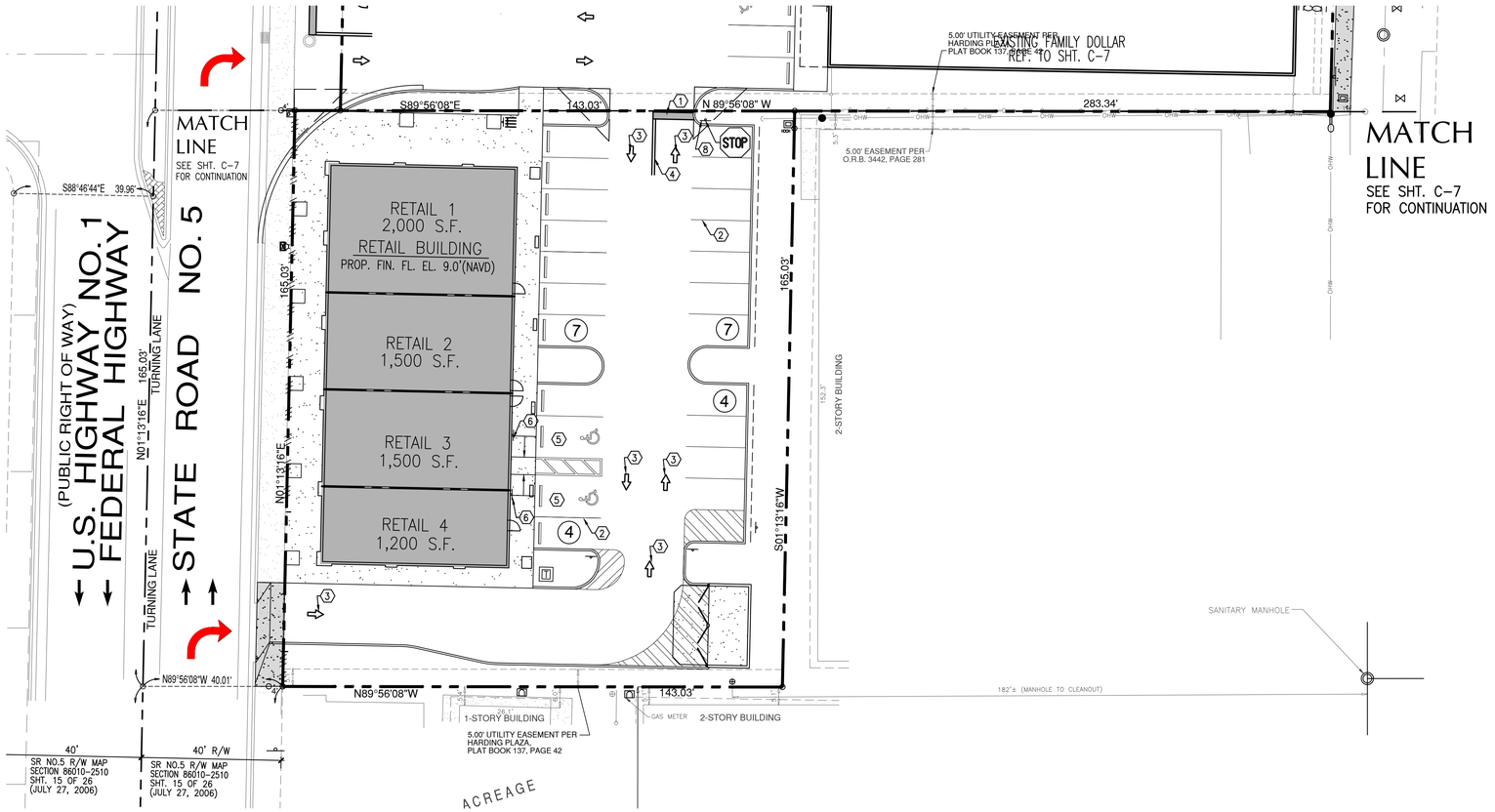
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

15500 NEW BARN ROAD • SUITE 106

project no. 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.

revisions seal
3 12-03-18
2 10-25-18
1 10-16-18
A 10-01-18
07-06-18

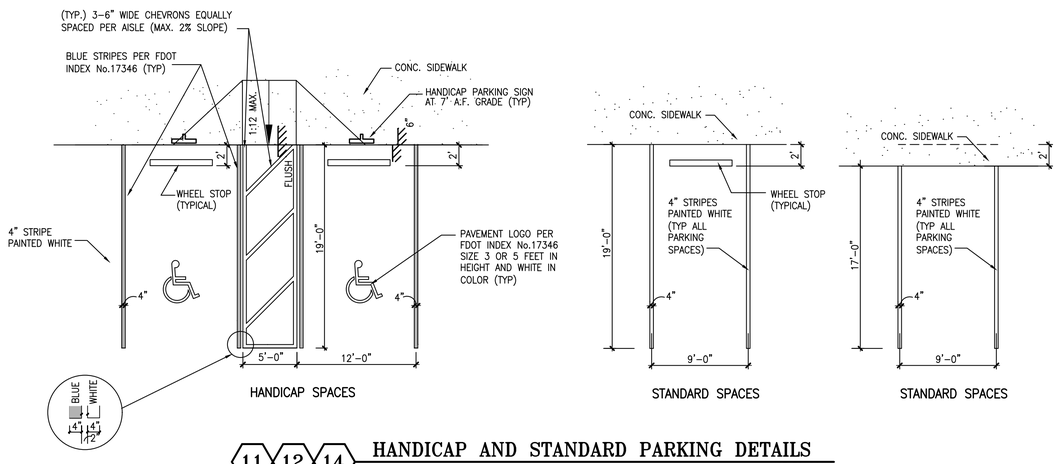
C-7



PAVEMENT MARKINGS PLAN

1"=20'-0"

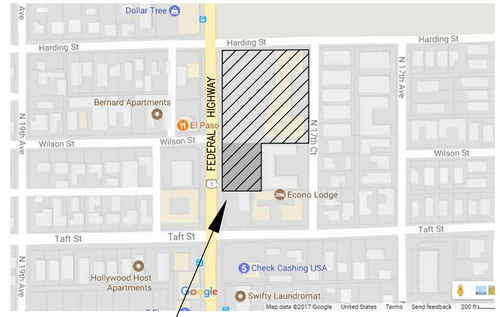
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



11 12 14 HANDICAP AND STANDARD PARKING DETAILS

NOT TO SCALE

NOTE:
REFER TO SHT. C-7 FOR ADDITIONAL DETAILS



JOB SITE LOCATION

LOCATION PLAN

N.T.S.

CONSTRUCTION NOTES:

1. 24" STOP BAR WHITE (THERMOPLASTIC)
2. 2-4" WHITE STRIPES (TYPICAL AT PARKING SPACES)
3. TRAFFIC ARROWS PAINTED WHITE.
4. 2-4" YELLOW STRIPES (THERMOPLASTIC)
5. HANDICAP PARKING AS PER DETAIL.
6. HANDICAP SIGN 7'-0" A.F.P.
7. STANDARD F.D.O.T. "DO NOT ENTER" SIGN (R5-1)
8. STANDARD F.D.O.T. HIGH INTENSITY "STOP" SIGN. R1-1 (30"x30")
9. NOT USED.
10. NOT USED.
11. STD. F.D.O.T. HIGH INTENSITY "RIGHT TURN ONLY" SIGN (R3-5R) (36"x30")
12. NOT USED.

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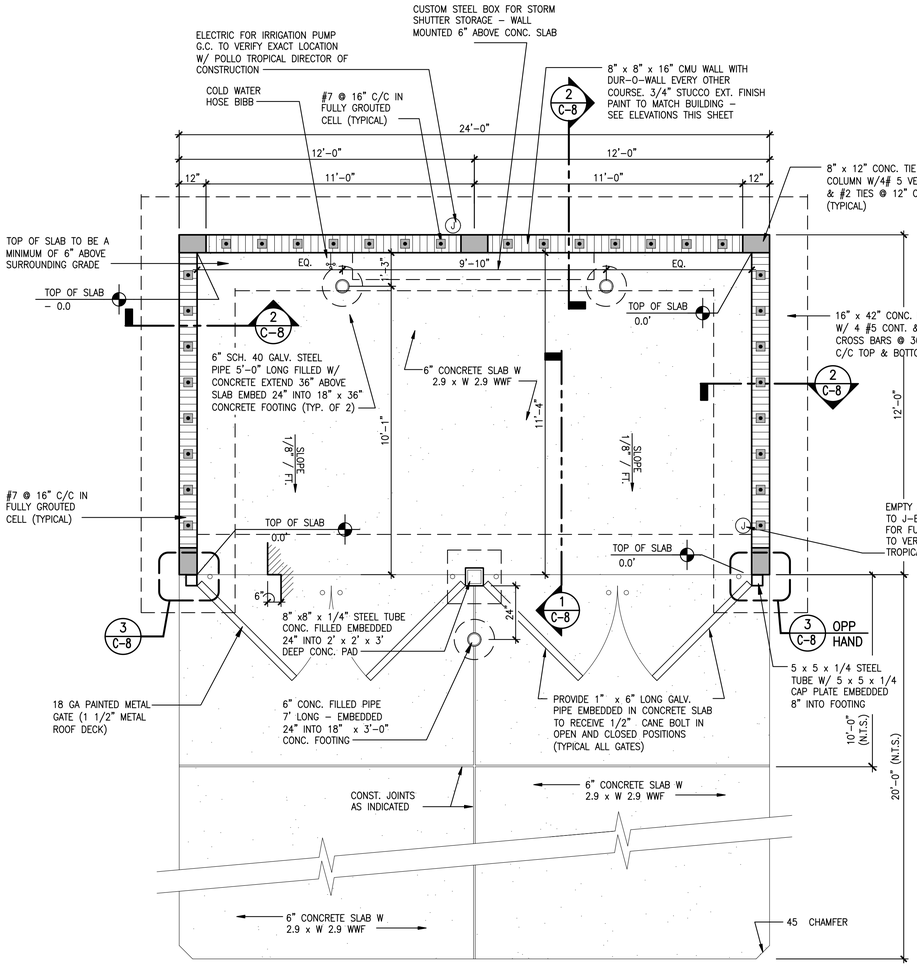
HARDING PLAZA REDEVELOPMENT
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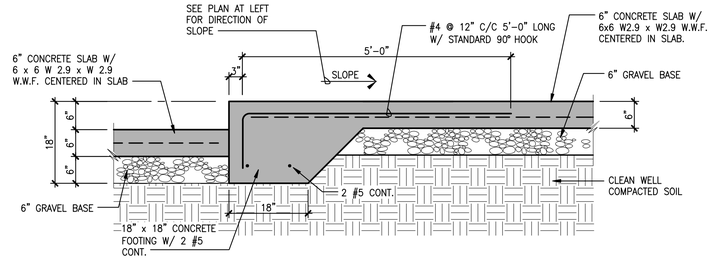
revisions seal
10-16-18
10-01-18

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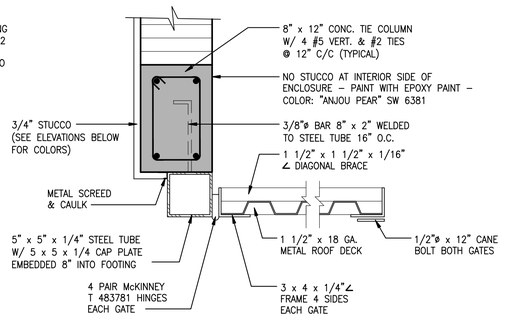
C-7.1





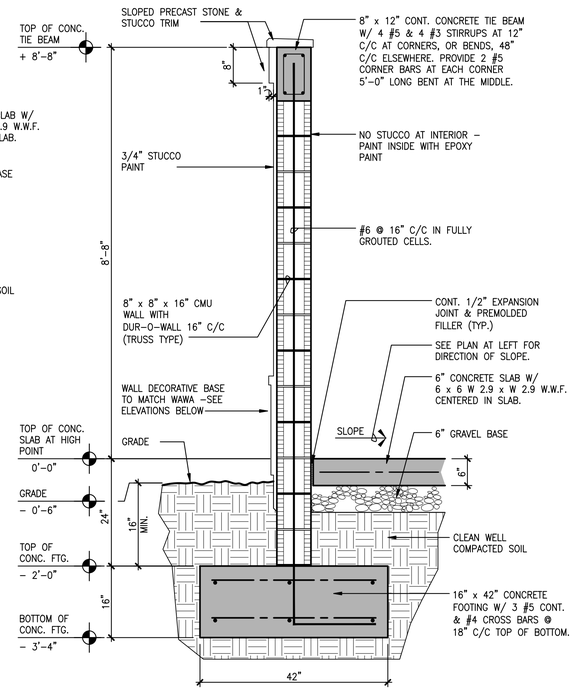
1 C-8 SECTION AT SLAB FOOTING

SCALE: 3/4" = 1'-0"



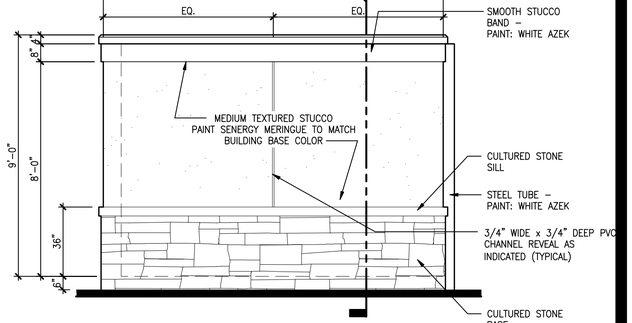
3 C-8 JAMB & GATE DETAIL

SCALE: 1 1/2" = 1'-0"



2 C-8 SECTION THRU TYPICAL WALL

SCALE: 3/4" = 1'-0"



LEFT SIDE ELEVATION

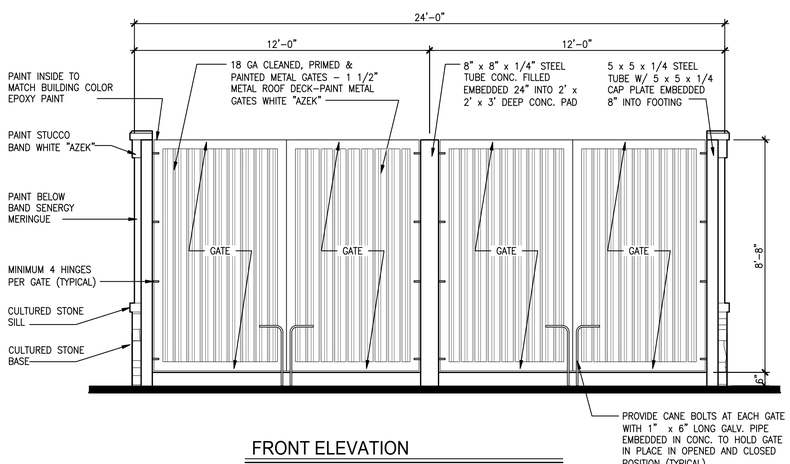
SCALE: 3/8" = 1'-0"

IMPORTANT NOTE:

PRIOR TO THE START OF CONSTRUCTION VERIFY THE TOP OF SLAB ELEVATIONS WITH THE LATEST CIVIL ENGINEERING DRAWINGS. CONTACT CKE GROUP FOR ADJUSTMENT SHOULD THERE BE ANY DISCREPANCY.

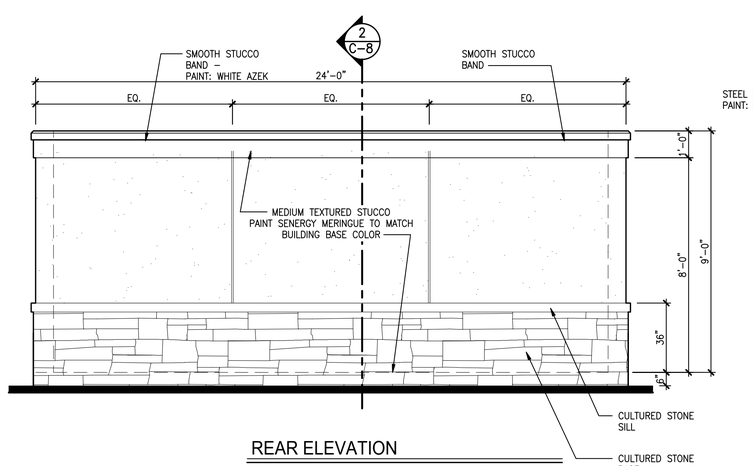
TRASH & RECYCLING ENCLOSURE PLAN

SCALE: 3/8" = 1'-0"



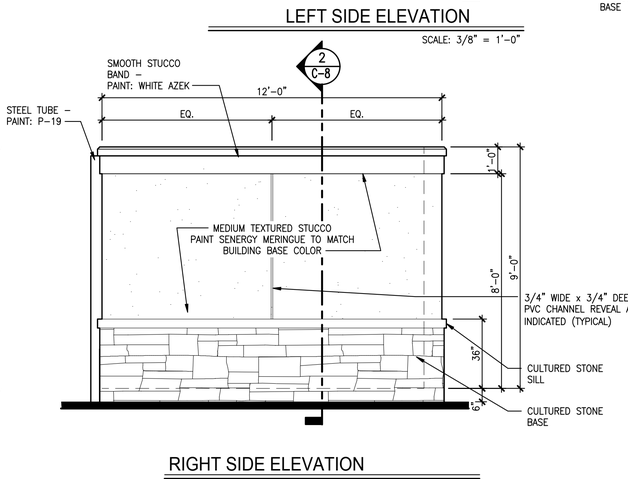
FRONT ELEVATION

SCALE: 3/8" = 1'-0"



REAR ELEVATION

SCALE: 3/8" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

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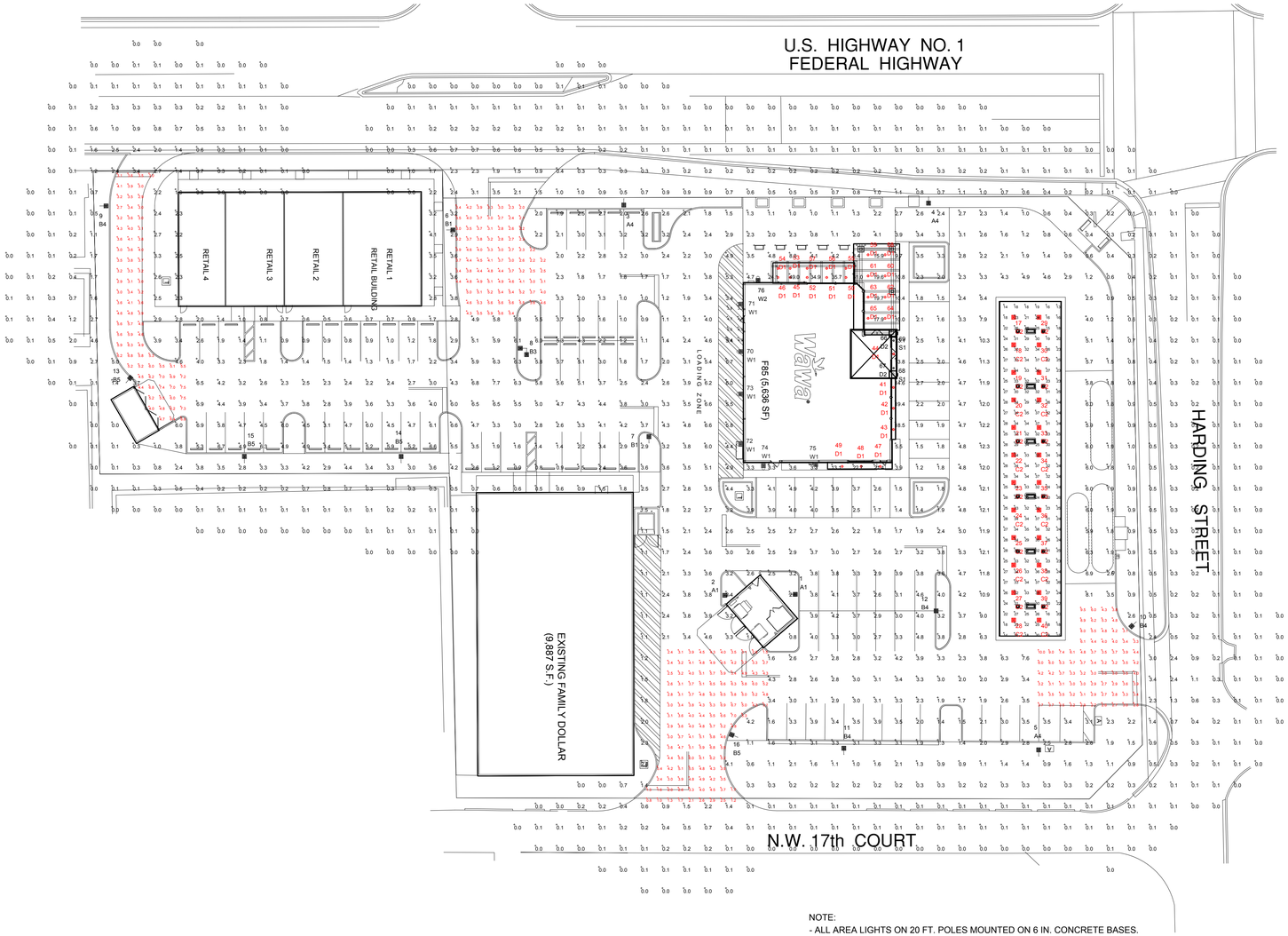
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HOLLYWOOD, FLORIDA

project no: 1581
scale: AS SHOWN
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drawn by: A.V.

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C-8



NOTE:
- ALL AREA LIGHTS ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES. CONCRETE BASES TO BE LOCATED 5 FT. BEHIND CURB.

SITE LIGHTING PLAN

1"=30'-0"

N

LUM NO.	LABEL	MTG. HT.
1	A1	20.5
2	A1	20.5
3	A4	20.5
4	A4	20.5
5	A4	20.5
6	B1	20.5
7	B1	20.5
8	B3	20.5
9	B4	20.5
10	B4	20.5
11	B4	20.5
12	B4	20.5
13	B5	20.5
14	B5	20.5
15	B5	20.5
16	B5	20.5
17	C2	18.21
18	C2	18.21
19	C2	18.21
20	C2	18.21
21	C2	18.21
22	C2	18.21
23	C2	18.21
24	C2	18.21
25	C2	18.21
26	C2	18.21
27	C2	18.21
28	C2	18.21
29	C2	16.21
30	C2	16.21
31	C2	16.21
32	C2	16.21
33	C2	16.21
34	C2	16.21
35	C2	16.21
36	C2	16.21
37	C2	16.21
38	C2	16.21

LUM NO.	LABEL	MTG. HT.
39	C2	16.21
40	C2	16.21
41	D1	9
42	D1	9
43	D1	9
44	D1	13.5
45	D1	9
46	D1	9
47	D1	9
48	D1	9
49	D1	9
50	D1	9
51	D1	9
52	D1	9
53	D1	9
54	D1	9
55	D1	9
56	D1	9
57	D1	9
58	D1	13.5
59	D1	13.5
60	D1	13.5
61	D1	13.5
62	D1	13.5
63	D1	13.5
64	D1	13.5
65	D1	13.5
66	D2	13.5
67	D2	13.5
68	S1	9
69	S1	9
70	W1	15
71	W1	15
72	W1	15
73	W1	15
74	W1	15
75	W1	15
76	W2	15

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	27.66	38	13	2.13	2.92
DELIVERY	4.49	5.4	3.3	1.36	1.64
ENTRANCES & EXITS	4.19	10.0	0.8	5.24	12.50
PARKING	3.43	12.3	0.8	4.29	15.38
UNDEFINED	1.21	49.0	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	DESCRIPTION
	2	A1	SINGLE	12019	1.010	B3-U0-G3	134.2	268.4	Cree Lighting	ARE-EDG-3M-DA-06-E-UL-WH-700-57K
	3	A4	SINGLE	8891	1.010	B1-U0-G2	134	402	CREE, INC.	ARE-EDG-3MB-DA-06-E-UL-WH-700-57K
	2	B1	SINGLE	12678	1.010	B3-U0-G2	134	268	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-WH-700-57K
	1	B3	2 @ 90 DEGREES	12678	1.010	B3-U0-G2	134	268	Cree Inc.	ARE-EDG-4M-DA-06-E-UL-WH-700-57K
	4	B4	SINGLE	9549	1.010	B1-U0-G2	134	536	CREE, INC.	ARE-EDG-4MB-DA-06-E-UL-WH-700-57K
	4	B5	SINGLE	16153	1.010	B2-U0-G3	202	808	CREE, INC.	ARE-EDG-4MB-DA-12-E-UL-WH-525-57K
	24	C2	SINGLE	8924	1.010	B3-U0-G1	92	2208	CREE, INC.	CAN-304-SL-RD-04-E-UL-WH-700-57K
	25	D1	SINGLE	1652	1.010	B2-U0-G0	27.2	680	Cree Inc	KR6-20L-35K-120V + KR6T-SSGC-FF
	2	D2	SINGLE	880	1.000	B1-U0-G0	19.5	39	USA ILLUMINATION	DL2 3230-10-2-LRTA4-8320-C1-30-NC-120V-W
	2	S1	SINGLE	2011	1.000	B0-U5-G2	46.9	93.8	SCOTT ARCHITECTURAL LIGHTING	WC1 SCOTT S9131-L23-35K-BS
	6	W1	SINGLE	4210	1.010	B1-U0-G1	43	258	CREE, INC.	SEC-EDG-3M-WM-04-E-UL-WH-350-57K
	1	W2	SINGLE	6216	1.010	B2-U0-G2	70	70	CREE, INC.	SEC-EDG-4M-WM-04-E-UL-WH-525-57K

NOTES:
- MAXIMUM ILLUMINATION LEVEL AT PROPERTY LINES SHALL NOT EXCEED 0.5 FOOT-CANDLE LEVEL.
- ALL LIGHTS AND LIGHTING SHALL BE DESIGNED AND ARRANGED AS NOT TO CAUSE A DIRECT GLARE INTO ADJACENT PROPERTIES.

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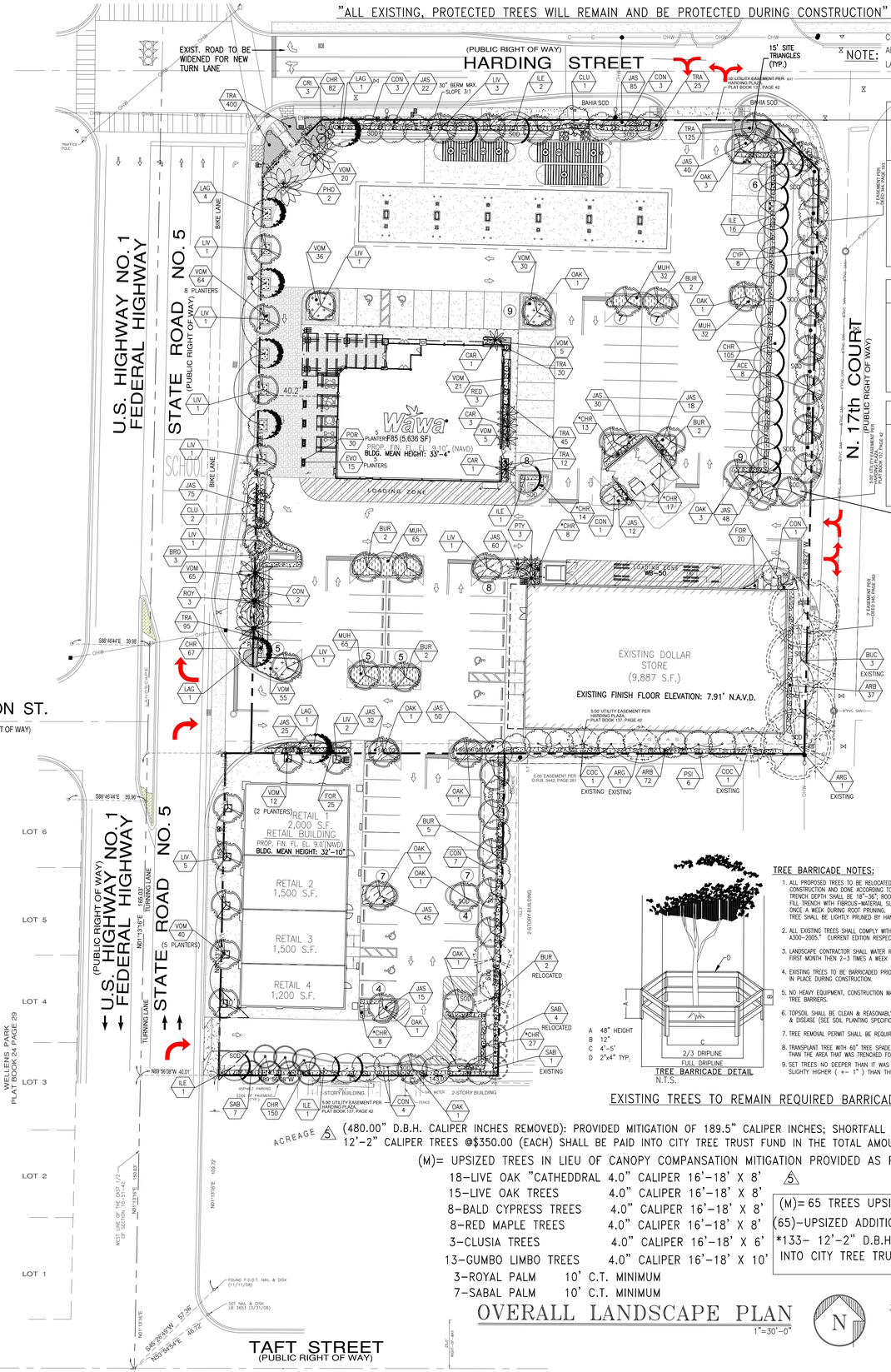
HARDING PLAZA REDEVELOPMENT
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HOLLYWOOD, FLORIDA

revisions seal
10-16-18

project no: 1581
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drawn by: A.V.

PH-0

"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)


(PUBLIC RIGHT OF WAY)
HARDING STREET
EXIST. ROAD TO BE WIDENED FOR NEW TURN LANE
15' SITE TRIANGLES (TYP.)
30" BERM MAX. SLOPE 3:1
BAHIA SOD
U.S. HIGHWAY NO. 1
FEDERAL HIGHWAY
STATE ROAD NO. 5
(PUBLIC RIGHT OF WAY)
BIKE LANE
8 PLANTERS
SCHOOL
LOADING ZONE
Wawa
PROP. FIN. FL. EL. 9.10' (NAVD)
BLDG. MEAN HEIGHT: 33'-4"
5 PLANTERS
FBS (5,636 SF)
N. 17th COURT
(PUBLIC RIGHT OF WAY)
ASPHALT PAVEMENT PER PLAT BOOK 137, PAGE 42
WB-50
EXISTING DOLLAR STORE (9,887 S.F.)
EXISTING FINISH FLOOR ELEVATION: 7.91' N.A.V.D.
WILSON ST.
(PUBLIC RIGHT OF WAY)
S88°48'44"E 39.98'
RETAIL 2,000 S.F. RETAIL BUILDING
PROP. FIN. FL. EL. 9.07'(NAVD)
BLDG. MEAN HEIGHT: 32'-10"
RETAIL 2 1,500 S.F.
RETAIL 3 1,500 S.F.
RETAIL 4 1,200 S.F.
2-STORY BUILDING
ASPHALT PARKING
EDGE OF PAVEMENT (TYP.)
METER
FENCE
N01°13'19"E 165.03'
TURNING LANE
N89°56'08"W 40.01'
S89°56'08"E 40.01'
S45°26'49"W 57.36'
N89°54'54"E 46.72'
TAFT STREET
(PUBLIC RIGHT OF WAY)
BLOCK 1
WELLENS PARK
PLAT BOOK 24 PAGE 29
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
WEST LINE OF THE EAST 1/2 OF SECTION 19-51-42
N01°13'19"E 165.03'
N01°13'19"E 100.02'
FOUND F.D.O.T. NAIL & DISK (11/11/08)
SET NAIL & DISK LB 3653 (5/31/06)
5.00' UTILITY EASEMENT PER HARDING PLAZA PLAT BOOK 137, PAGE 42
5.00' EASEMENT PER O.R.B. 3442, PAGE 281
3' EASEMENT PER DEED 94, PAGE 193
3' EASEMENT PER DEED 94, PAGE 260
EXISTING EXISTING
EXISTING
EXISTING



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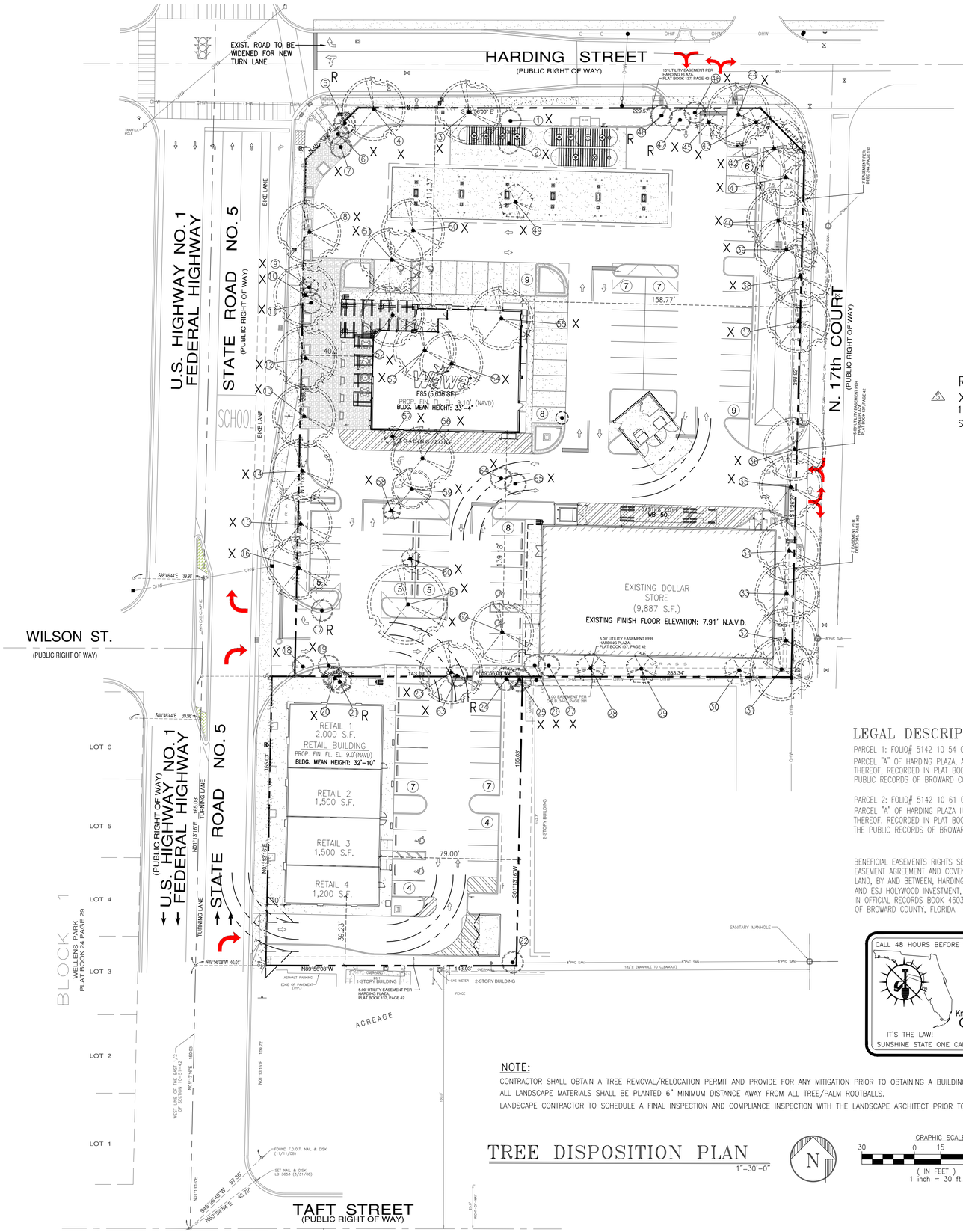
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project no: 1581
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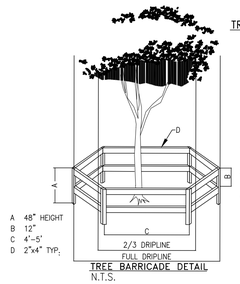
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HARDING PLAZA REDEVELOPMENT
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"ALL EXISTING, PROTECTED TREES WILL REMAIN AND BE PROTECTED DURING CONSTRUCTION" (BY GENERAL CONTRACTOR)



TREE BARRICADE DETAIL
N.T.S.

TREE BARRICADE NOTES:

1. ALL PROPOSED TREES TO BE RELOCATED SHALL BE ROOT PRUNED 8 WEEKS PRIOR TO CONSTRUCTION AND DONE ACCORDING TO GOOD NURSERY PRACTICE AS REQUIRED. TRENCH DEPTH SHALL BE 18"-36"; ROOT BALL SHALL BE A MINIMUM OF 60" WHEN ROOT PRUNED. FILL TRENCH WITH FIBROUS-MATERIAL SUCH AS LEAVES OR WOOD SHAVINGS. WATERING SHALL BE ONCE A WEEK DURING ROOT PRUNING. TORN ROOTS SHALL BE TRIMMED TO SOLID WOOD. RELOCATED TREE SHALL BE LIGHTLY PRUNED BY HAND.
2. ALL EXISTING TREES SHALL COMPLY WITH THE "AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-2005." CURRENT EDITION RESPECTIVELY.
3. LANDSCAPE CONTRACTOR SHALL WATER RELOCATED TREES WITH TEMPORARY IRRIGATION EVERYDAY FOR THE FIRST MONTH THEN 2-3 TIMES A WEEK UNTIL SYSTEM IS FULLY AUTOMATIC OWNER TO SUPPLY WATER ON SITE.
4. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
5. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
6. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
7. TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.
8. TRANSPLANT TREE WITH 60" TREE SPADE OR TREE CRANE, TRANSPLANTING HOLE SHALL BE AT LEAST 1/3 BIGGER THAN THE AREA THAT WAS TRENCHED FOR TRANSPLANTING.
9. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH , OR SLIGHTY HIGHER (+- 1") THAN THE FINISHED GRADE.

EXISTING TREES TO REMAIN REQUIRED BARRICADES

SEE SHEET L-1 LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

R = TO BE RELOCATED

X = TO BE REMOVED (480.00" D.B.H. CALIPER INCHES)- OWNER TO PROVIDE 480.00" D.B.H. CALIPER INCHES SHORTFALL REQUIRED MITIGATION; 189.5" PROVIDED MITIGATION; SHORTFALL OF 133 TREES 12' HGT. 2" CAL. TREES @$350.00 TOTALING $46,550.00 SHALL BE PAID INTO CITY TREE TRUST FUND. SEE L-1 LANDSCAPE PLAN FOR MITIGATION PROVIDED ON SITE.

EXISTING LANDSCAPE MATERIALS

	KEY	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS	CONDITION
X	①	SAB	1	SABAL PALMETTO / CABBAGE PALM	14'-16' X 15'	(1) TO BE REMOVED (11".0 CALIPER)	FAIR
X	②	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	(1) TO BE REMOVED (10".0 CALIPER)	POOR/DECAY
X	③	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	26'-28' X 32'	(1) TO BE REMOVED (10.5" CALIPER)	GOOD
X	④	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	28'-30' X 45'	(1) TO BE REMOVED (18.5" CALIPER)	FAIR/HATRACKED
R	⑤	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	EXISTING TO BE RELOCATED (10".0 CALIPER)	GOOD
X	⑥	SAB	1	SABAL PALMETTO / CABBAGE PALM	14'-16' X 15'	(1) TO BE REMOVED (6".0 CALIPER)	POOR
X	⑦	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	(1) TO BE REMOVED (9".0 CALIPER)	POOR
X	⑧	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	36'-38' X 40'	(1) TO BE REMOVED (19".0 CALIPER)	GOOD
X	⑨	ARG	1	TABEBUIA ARGENTEA / YELLOW TRUMPET	6'-8' X 5'	(1) TO BE REMOVED (2.5 CALIPER)	POOR
X	⑩	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	36'-38' X 40'	(1) TO BE REMOVED (17".0 CALIPER)	POOR
X	⑪	SAB	1	SABAL PALMETTO / CABBAGE PALM	6' X 8'	(1) TO BE REMOVED (14".0 CALIPER)	POOR
X	⑫	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	34'-36' X 38'	(1) TO BE REMOVED (10".0 CALIPER)	GOOD
X	⑬	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	38'-40' X 42'	(1) TO BE REMOVED (19.5" CALIPER)	GOOD
X	⑭	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	38'-40' X 44'	(1) TO BE REMOVED (17.5" CALIPER)	GOOD
X	⑮	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	36'-38' X 40'	(1) TO BE REMOVED (20".0 CALIPER)	GOOD
X	⑯	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	38'-40' X 42'	(1) TO BE REMOVED (21.5" CALIPER)	GOOD
R	⑰	SAB	1	SABAL PALMETTO / CABBAGE PALM	14'-16' X 15'	EXISTING TO BE RELOCATED (8".0 CALIPER)	GOOD
X	⑱	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	(1) TO BE REMOVED (8".0 CALIPER)	POOR
X	⑲	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	(1) TO BE REMOVED (10".0 CALIPER)	POOR/DECAY
X	⑳	BUR	1	BURSERA SIMARUBA / GUMBO LIMBO	10'-12' X 7'	(1) TO BE REMOVED (3".0 CALIPER)	FAIR
R	㉑	BUR	1	BURSERA SIMARUBA / GUMBO LIMBO	12'-14' X 8'	EXISTING TO BE RELOCATED (5".0 CALIPER)	GOOD
	㉒	SAB	1	SABAL PALMETTO / CABBAGE PALM	14'-16' X 8'	EXISTING TO REMAIN (12.5" CALIPER)	GOOD
X	㉓	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	38'-40' X 36'	(1) TO BE REMOVED (16".0 CALIPER)	FAIR
R	㉔	BUR	1	BURSERA SIMARUBA / GUMBO LIMBO	14'-16' X 12'	EXISTING TO BE RELOCATED (3.5" CALIPER)	GOOD
X	㉕	BUR	1	BURSERA SIMARUBA / GUMBO LIMBO	16'-18' X 8'	(1) TO BE REMOVED (3.5" CALIPER)	FAIR
X	㉖	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	(1) TO BE REMOVED (9".0 CALIPER)	POOR/DECAY
X	㉗	SAB	1	SABAL PALMETTO / CABBAGE PALM	18'-20' X 15'	EXISTING TO REMAIN (10.5" CALIPER)	POOR/DECAY
	㉘	COC	1	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	16'-18' X 16'	EXISTING TO REMAIN (4.0" CALIPER)	FAIR
	㉙	ARG	1	TABEBUIA ARGENTEA / YELLOW TRUMPET	16'-18' X 20'	EXISTING TO REMAIN (6.0" CALIPER)	GOOD
	㉚	COC	1	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	20'-22' X 20'	EXISTING TO REMAIN (8.0" CALIPER)	FAIR
	㉛	ARG	1	TABEBUIA ARGENTEA / YELLOW TRUMPET	20'-22' X 25'	EXISTING TO REMAIN (8.0" CALIPER)	FAIR
	㉜	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	38'-40' X 36'	EXISTING TO REMAIN (12.5" CALIPER)	FAIR
	㉝	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	34'-36' X 36'	EXISTING TO REMAIN (12.5" CALIPER)	FAIR
	㉞	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	38'-40' X 36'	EXISTING TO REMAIN (13.0" CALIPER)	FAIR
X	㉟	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	36'-38' X 36'	(1) TO BE REMOVED (13".0 CALIPER)	FAIR/DAMAGES
X	㊱	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	36'-38' X 36'	(1) TO BE REMOVED (12.5" CALIPER)	GOOD
X	㊲	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	36'-38' X 36'	(1) TO BE REMOVED (12.5" CALIPER)	POOR/DECAY
X	㊳	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	36'-38' X 36'	(1) TO BE REMOVED (10.5" CALIPER)	FAIR
X	㊴	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	36'-38' X 36'	(1) TO BE REMOVED (14.0" CALIPER)	FAIR
X	㊵	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	36'-38' X 36'	(1) TO BE REMOVED (11.5" CALIPER)	FAIR
X	㊶	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	40'-42' X 40'	(1) TO BE REMOVED (14.0" CALIPER)	FAIR
X	㊷	BUC	1	BUCIDA BUCERAS / BLACK OLIVE	40'-42' X 40'	(1) TO BE REMOVED (12.5" CALIPER)	FAIR
X	㊸	BOT	1	CALLISTEMON VIMINALIS/WEEPING BOTLEBRUSH	10'-12" X 8'	(1) TO BE REMOVED (3.0" CALIPER)	POOR
X	㊹	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	40'-42' X 45'	(1) TO BE REMOVED (19.5" CALIPER)	GOOD
X	㊺	BOT	1	CALLISTEMON VIMINALIS/WEEPING BOTLEBRUSH	10'-12" X 8'	(1) TO BE REMOVED (2.5" CALIPER)	POOR
X	㊻	QUE	1	COCOS PLUMOSA / QUEEN PALM	0	(1) TO BE REMOVED (0" CALIPER)	DEAD STUMP
R	㊼	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	EXISTING TO BE RELOCATED (9.5" CALIPER)	GOOD
R	㊽	SAB	1	SABAL PALMETTO / CABBAGE PALM	14'-16' X 15'	EXISTING TO BE RELOCATED (10".0 CALIPER)	GOOD
X	㊾	ARG	1	TABEBUIA ARGENTEA / YELLOW TRUMPET	14'-16' X 12'	(1) TO BE REMOVED (5.5" CALIPER)	FAIR
X	㊿	SWI	1	SWIETENIA MAHOGANI / MAHOGANY	34'-36' X 40'	(1) TO BE REMOVED (22.5" CALIPER)	FAIR
X	51	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	34'-36' X 38'	(1) TO BE REMOVED (14".0 CALIPER)	GOOD
X	52	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	34'-36' X 38'	(1) TO BE REMOVED (13".0 CALIPER)	GOOD
X	53	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	34'-36' X 38'	(1) TO BE REMOVED (12".0 CALIPER)	GOOD
X	54	SWI	1	SWIETENIA MAHOGANI / MAHOGANY	38'-40' X 45'	(1) TO BE REMOVED (12.5" CALIPER)	POOR/DAMAGES
X	55	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	32'-34' X 38'	(1) TO BE REMOVED (10".0 CALIPER)	GOOD
X	56	SWI	1	SWIETENIA MAHOGANI / MAHOGANY	38'-40' X 45'	(1) TO BE REMOVED (22.5" CALIPER)	FAIR
X	57	BOT	1	CALLISTEMON VIMINALIS/WEEPING BOTLEBRUSH	4' X 4'	(1) TO BE REMOVED (2.5" CALIPER)	POOR
X	58	BOT	1	CALLISTEMON VIMINALIS/WEEPING BOTLEBRUSH	6'-8' X 4'	(1) TO BE REMOVED (2.5" CALIPER)	POOR
X	59	BUR	1	BURSERA SIMARUBA / GUMBO LIMBO	14'-16' X 8'	(1) TO BE REMOVED (8.5" CALIPER)	FAIR
X	60	BOT	1	CALLISTEMON VIMINALIS/WEEPING BOTLEBRUSH	8'-10' X 4'	(1) TO BE REMOVED (2.5" CALIPER)	POOR
X	61	SWI	1	SWIETENIA MAHOGANI / MAHOGANY	40'-42' X 48'	(1) TO BE REMOVED (28.5" CALIPER)	GOOD
X	62	LIV	1	QUERCUS VIRGINIANA / LIVE OAK	36'-38' X 40'	(1) TO BE REMOVED (19".0 CALIPER)	GOOD
X	63	SAB	1	SABAL PALMETTO / CABBAGE PALM	10'-12" X 8'	(1) TO BE REMOVED (14".0 CALIPER)	FAIR
X	64	SAB	1	SABAL PALMETTO / CABBAGE PALM	18'-20" X 12'	(1) TO BE REMOVED (9".0 CALIPER)	FAIR
X	65	SAB	1	SABAL PALMETTO / CABBAGE PALM	16'-18' X 15'	(1) TO BE REMOVED (10.5" CALIPER)	POOR

LEGAL DESCRIPTION:

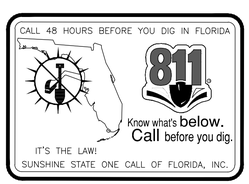
PARCEL 1: FOLIO# 5142 10 54 0010

PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO# 5142 10 61 0010

PARCEL "A" OF HARDING PLAZA II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 5 & 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

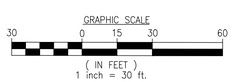
BENEFICIAL EASEMENTS RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND, BY AND BETWEEN, HARDING HOLLYWOOD INVESTMENTS, LLC AND ESJ HOLYWOOD INVESTMENT, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 46038, PAGE 1379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



NOTE:

CONTRACTOR SHALL OBTAIN A TREE REMOVAL/RELOCATION PERMIT AND PROVIDE FOR ANY MITIGATION PRIOR TO OBTAINING A BUILDING PERMIT.
ALL LANDSCAPE MATERIALS SHALL BE PLANTED 6" MINIMUM DISTANCE AWAY FROM ALL TREE/PALM ROOTBALLS.
LANDSCAPE CONTRACTOR TO SCHEDULE A FINAL INSPECTION AND COMPLIANCE INSPECTION WITH THE LANDSCAPE ARCHITECT PRIOR TO C.O.

TREE DISPOSITION PLAN
1"=30'-0"



RICHARD BARTLETT LANDSCAPE,INC.
14417 STIRRUP LANE
WELLINGTON, FL 33414
TEL:(561) 793-0443
LANDSCAPE ARCHITECTURE LC26000352
MICHAEL E. RAWLS RLA#0001633
EMAIL-planmaker@bellsouth.net

SEAL

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HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

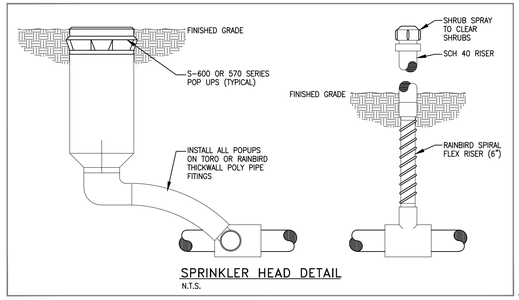
MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

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scale: AS SHOWN
date: 05-14-18
drawn by: RICK BARTLETT

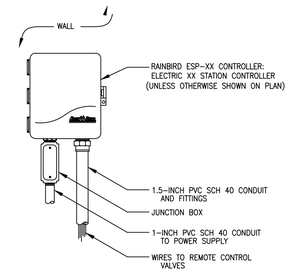
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△4 10-01-18
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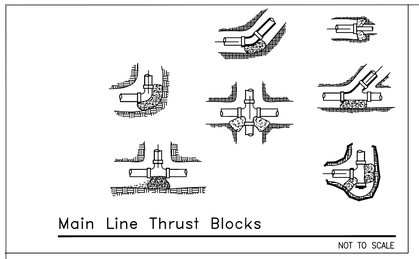


SPRINKLER HEAD DETAIL
N.T.S.



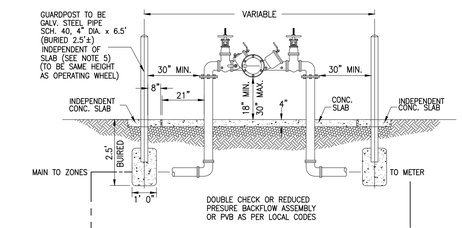
Time Controller

NOT TO SCALE



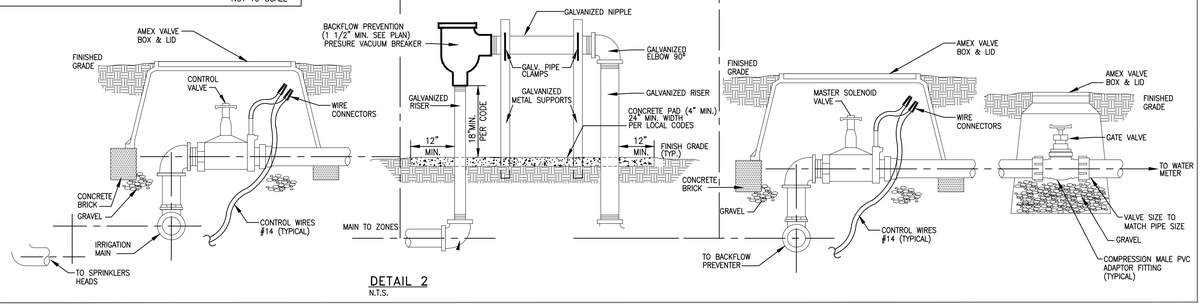
Main Line Thrust Blocks

NOT TO SCALE



NOTE:

1. THE ASSEMBLY MUST BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCE OF 18" MIN.–30" MAX. FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE ON THE APPROVED LIST OF FOUNDATION FOR CROSS CONNECTION CONTROL UNIVERSITY OF CALIFORNIA. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION OF U.S.C. APPROVAL.
3. ALL BACKFLOW PREVENTION ASSEMBLIES 3" AND SMALLER SHALL BE FACTORY ASSEMBLED INCLUDING SHUT OFF VALVE AS REQUIRED BY U.S.C. FOUNDATION FOR CROSS CONNECTION CONTROL STANDARDS. ON DEVICES 4" AND LARGER SHUT OFF VALVE MAY BE REMOVED FOR SHIPPING AND FIELD REINSTALLED.
4. BACKFLOW PREVENTION ASSEMBLIES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY CITY AND OR COUNTY PUBLIC UTILITIES. LOCATIONS INSIDE BUILDING OR WITH OTHERWISE RESTRICTED ACCESS WILL NOT BE APPROVED.
5. GUARDPOSTS OR PROTECTIVE ENCLOSURE MAY BE REQUIRED DEPENDING ON SITE CONDITIONS, BY GENERAL CONTRACTOR IF REQUIRED.
6. INSTALL ADJUSTABLE PIPE SUPPORTS WHERE INDICATED. SUPPORT (TYP.) WILL NOT BE REQUIRED ON INSTALLATIONS 2" AND SMALLER.



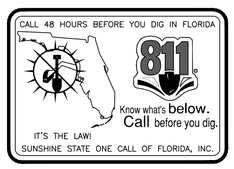
DETAIL 2
N.T.S.

IRRIGATION SPECIFICATIONS

1. HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION & SHALL BE PAINTED FLAT BLACK; IF APPROVED.
2. ALL MAINS AND SLEEVES MUST BE PVC SCH 40 AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
3. ALL LATERALS MUST BE PVC SCH 160 AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
4. PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME.
   PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V–A–1.:

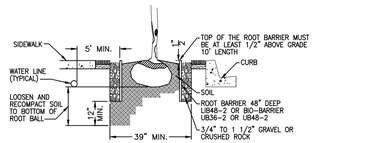
PIPE SIZE (INCHES)	DEPTH OF COVER (INCHES)
1/2–2 1/2	18"–24"
3–5	24"–30"
6 AND LARGER	30"–36"

5. CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE.
6. IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING RUST FREE WATER.
7. IRRIGATION CONTRACTOR TO PROVIDE 35 PSI AT ALL HEADS.
8. HEADS TO BE INSTALLED IN PLANTERS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
9. IRRIGATION CONTRACTOR TO FURNISH CONTROLLER TIME CLOCK TO BE LOCATED IN MECHANICAL ROOM OR APPROVED LOCATION; SEE DETAIL.
10. BUILDING CONTRACTOR TO SUPPLY ELECTRICAL HOOK UP.
11. ALL WORK MUST BE DONE AS PER LOCAL CODES,
    CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F) PART V–A–1.", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES.
    WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) .
12. SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR.
13. SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
14. IRRIGATION CONTRACTOR TO USE #14 DIRECT BURIAL LOW VOLTAGE WIRE AND INSTALLED UNDER SIDE OF MAIN LINES, TO INSURE PROTECTION AND LOCATING OF SAME, SLEEVED UNDER PAVEMENT AND WALKS, SPLICED ONLY AT VALVE LOCATIONS. ALL SPLICES SHALL BE MADE WATER PROOF, CONTROL WIRES SHALL BE COLOR CODED. ONE EXTRA WIRE SHALL BE RAN WITH EACH ZONE VALVE. IF K–RAINS NOT REQUIRED SEE PLAN FOR VALVE LOCATIONS.
15. ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
16. IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
17. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP–UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC.. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.



IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	AREA	GPM
	TORO SPRY NOZZLES 570 W/ 6" & 12" SPRINKLER BODY	–	–
●	FULL – 15' F	15' RAD	4.00
◕	270° – 15' 270°	15' RAD	3.00
◓	HALF – 15' H	15' RAD	2.00
◢	QUARTER – 15' Q	15' RAD	1.00
▭	SIDE STRIP – 4' SST	4'x30'	1.45
▬	SIDE STRIP – 9' SST	9'x18'	1.20
▬	CENTER STRIP – 4' CST	4'x30'	1.20
▬	END STRIP – 4' EST	4'x15'	0.60
▲	TORO SERIES S700 GEAR DRIVEN ROTARY SPRINKLER	43' RAD	2.77
◿	TORO MODEL NO. 304–00–03 STREAM ROTOR SPRINKLER	28' RAD	1.36
◠	TORO MODEL NO. 308–00–03 STREAM ROTOR SPRINKLER	28' RAD	2.72
◔	TORO MODEL NO. 311–00–03 STREAM ROTOR SPRINKLER	28' RAD	3.39
⊣M⊢	WATER METER & BACKFLOW PREVENTER (SIZE AS SHOWN)		
⊕	CASED IN WELL (SIZE AS SHOWN – SEE IRRIGATION PLAN)		
– – –	MAIN TO BE PVC SCH. 40 (SIZE AS SHOWN)		
⬡	K–RAIN ZONING VALVE (X–ZONES) (IF SHOWN)		
⋈	TORO SERIES 252 LOW VOLTAGE AUTOMATIC VALVE (SIZE AS SHOWN)		
○	RUST CONTROL DEVICE (IF SHOWN)		
⊖	TIMER CONTROL AS SHOWN ON PLAN		
—	TORO RAIN SENSOR DEVICE MODEL # 850–74		

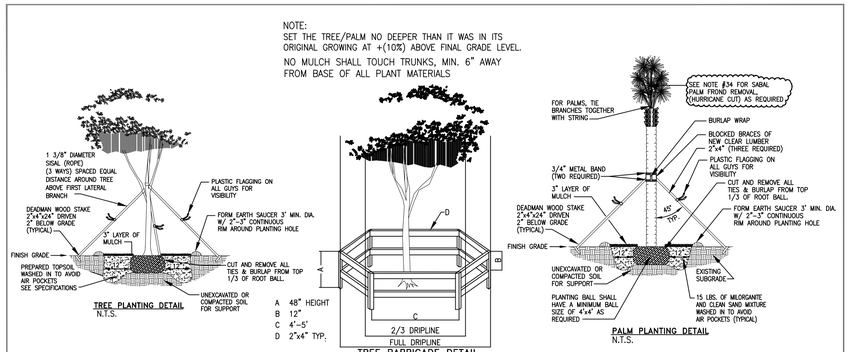


ROOT BARRIER DETAIL (TYPICAL)
N.T.S.
INJECTION MOLDED, RECYCLED POLYPROPYLENE ROOT BARRIER WITH DOUBLE TOP EDGE

NOTE: A ROOT BARRIER SYSTEM SHALL BE INSTALLED IN SITUATIONS WHERE A TREE OR PALM IS PLANTED WITHIN 10' OF A PAVED SURFACE OR INFRASTRUCTURE.
MINIMUM ROOT BARRIER REQUIREMENTS:
1) PANEL 0.085 THICK POLYPROPYLENE
2) ZIPPER JOIN SYSTEM
3) ROUNDED EDGES
4) 24" DEPTH
5) ANTI–LIFT PADS

NOTE: BIO BARRIERS SHALL BE INSTALLED WHERE TREES ARE IN THE VICINITY OF UNDERGROUND LINES, FIELD VERIFY AS REQUIRED.

NOTE:
SET THE TREE/PALM NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING AT +(10%) ABOVE FINAL GRADE LEVEL.
NO MULCH SHALL TOUCH TRUNKS, MIN.. 6" AWAY FROM BASE OF ALL PLANT MATERIALS



PLANTING DETAILS
N.T.S.

LANDSCAPE SPECIFICATIONS

1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY, COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
   THE LANDSCAPE PLANS SHALL NOT BE UTILIZED FOR STAKING, LAYOUT OR LOCATIONS OF ANY SITE STRUCTURE OR FEATURE INCLUDING BUT NOT LIMITED TO BUILDINGS, SIGNS, SIDEWALKS, EASEMENTS, UTILITIES OR ROADWAYS.
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTINE FLORATAM SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH / FLORIMULCH & SHALL BE A MIN. OF 1'–0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE).
8. ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN (LIRIO CAN TREES NOT ACCEPTABLE), UNLESS OTHERWISE SHOWN.
10. LANDSCAPER TO FURNISH ALL MATERIALS AND LABOR INCLUDING PLANTS, MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMITS, ETC., NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE BY OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECTS OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIALS ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWEST FROND); GAL (GALLON CAN); 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD); HVY (INDICATES HEAVY); MIN (INDICATES MINIMUM).
22. SUBSTITUTION: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZES SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION AND APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. SET TREES NO DEEPER THAN IT WAS IN ITS ORIGINAL GROWING WITH THE ROOT BALLS EVEN WITH, OR SLIGHTLY HIGHER (+–1") THAN THE FINISHED GRADE.
25. DELIVERY RECEIPTS FOR TOPSOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.
26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD BY WEIGHT OR "MILORGANITE". NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS.
    INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING. DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING RATE:
    5 LBS. OR 14.5 CUPS / PALMS
    3 LBS. OR 8.70 CUPS / 12'–16' MATERIAL
    2 LBS. OR 5.80 CUPS / 8'–12' MATERIAL
    0.69 LBS. OR 2.00 CUPS / 6'–8' MATERIAL
    0.19 LBS. OR 1/2 CUP / 3 GAL. MATERIAL
    0.10 LBS. OR 1/4 CUP / 1 GAL. MATERIAL
    FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY, AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
    SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB. PER 3 GAL. CONTAINER, 1/4 LB. PER 1 GAL. CONTAINER) AND GROUNDCOVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5–10–10 AT A RATE OF 20 LBS. PER 1000 S.F.. A 14–14–14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). SUPERFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER 1 GAL. PLANTS, 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURERS RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COPOLYMER, POTASSIUM, ACRYLATE PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY, USING THE FOLLOWING AMOUNTS:
    1 PAC PER TREE – 36" BALL SIZE
    2 PACS PER TREE – OVER 36" BALL SIZE
    1 PAC PER 20 GAL. CONTAINER
    0.5 PACS PER 7–10 GAL. CONTAINER
    0.25 PACS PER 3 GAL. CONTAINER
    0.12 PACS PER 1 GAL. CONTAINER
28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SOIL SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONES, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS.
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIAL. PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
32. SITE PREPARATION: IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKS, STONES, AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
33. MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITIONS AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATIONS. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS SHALL BE REPAIRED PROMPTLY.
34. CONTRACTOR TO REMOVE ALL REMAINING FRONDS ON NEWLY PLANTED SABAL PALMS WITH THE EXCEPTION OF THE CENTER BUD TO INSURE BETTER SURVIVABILITY AND LESS WATER STRESS PROBLEMS OF THE PALM, THUS GIVING HIGHER SURVIVOR RATE OF THE SAME. NOTE: OTHER PALM SPECIES TIE BRANCHES TOGETHER WITH BIODEGRADABLE TWINE TO A TIGHT BUNDLE AROUND BUD FOR PROTECTION AS REQUIRED).
35. ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE ATTAINED PRIOR TO ANY REMOVAL, RELOCATION, OR INSTALLATION OF PLANT MATERIALS INDICATED WITHIN THE PLANS OR PLAN DOCUMENTS.
36. A SIGHT VISIBILITY TRIANGLE SHALL BE PROVIDED. THE SIGHT VISIBILITY TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS–VISIBILITY FOR VEHICULAR, PEDESTRIAN, AND BICYCLE TRAFFIC AT LEVEL BETWEEN 30" & 8 FT MEASURED FROM GRADE LEVEL AT ALL ENTRANCES, EXITS, AND INTERSECTIONS.

RICHARD BARTLETT LANDSCAPE,INC.
14291 TIRRELL LANE
WELLINGTON, FL 33414
TEL:(561) 795–0443
LANDSCAPE ARCHITECTURE LC26000352
MICHAEL E. RAWLS RLA#0001633
EMAIL–plantmaker@bellsouth.net

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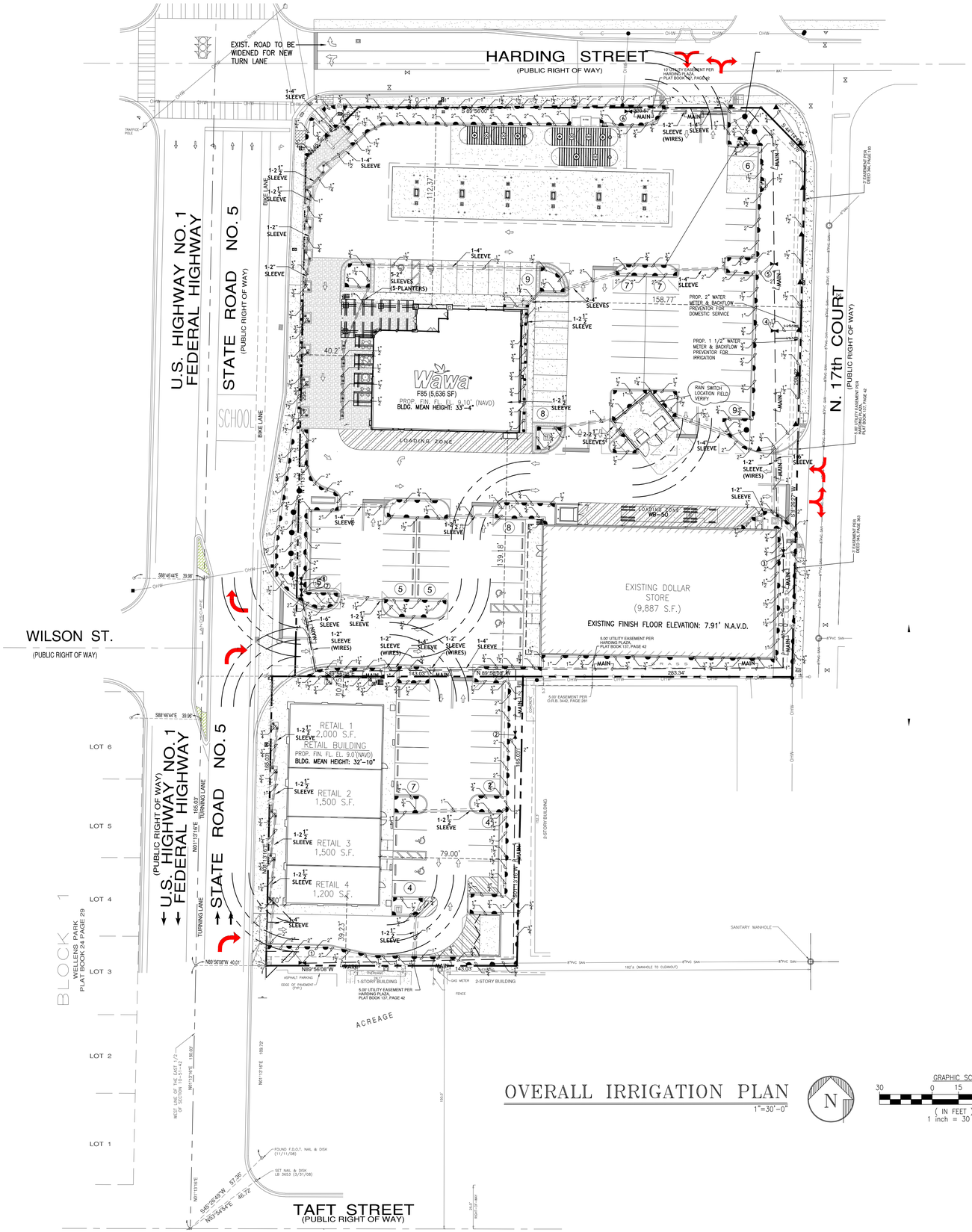
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(305) 558–4124
MIAMI LAKES, FLORIDA 33014

HOLLYWOOD RETAIL SITE
FEDERAL HIGHWAY & WILSON ST.
HOLLYWOOD, FLORIDA

RBL#18–03–2098
project no:
scale: AS SHOWN
date: 10–12–17
drawn by: AY
RICK BARTLETT
revisions seal

15500 NEW BARN ROAD SUITE 106

L–3



OVERALL IRRIGATION PLAN

1"=30'-0"

N

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION:

PARCEL 1: FOLIO# 5142 10 54 0010

PARCEL "A" OF HARDING PLAZA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 137, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2: FOLIO# 5142 10 61 0010

PARCEL "A" OF HARDING PLAZA II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGE 5 & 6, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

BENEFICIAL EASEMENTS RIGHTS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT AND COVENANT RUNNING WITH THE LAND, BY AND BETWEEN, HARDING HOLLYWOOD INVESTMENTS, LLC AND ESJ HOLYWOOD INVESTMENT, LLC RECORDED MARCH 9, 2009 IN OFFICIAL RECORDS BOOK 46038, PAGE 1379, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: ZONE RUN TIME ACTIVITY SHALL BE 25 MINUTES FOR THE FIRST 30 DAYS (EXCEPT FRIDAYS) FOR THE ESTABLISHMENT OF THE PLANT MATERIALS, AFTER THE ESTABLISHMENT OF PLANT MATERIAL THE ZONES SHALL RUN A MAXIMUM OF 20 MINUTES EACH ZONE TWICE WEEKLY OR AS DIRECTED BY THE "SOUTH FLORIDA WATER MANAGEMENT DISTRICT" RESTRICTION REQUIREMENTS.

IRRIGATION LEGEND

TORO SPRY NOZZLES 570 W/ 6" AND 12" SPRINKLER BODIES

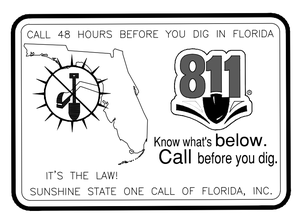
SYMBOL	MODEL NUMBER	AREA	GPM	PRECIPITATION
	CENTER STRIP – 4' CST	4'x30'	1.20	.68 IN/H
	HALF – 15' H	15' RAD	2.00	1.29 IN/H
	QUARTER – 15' Q	15' RAD	1.00	1.17 IN/H
	END STRIP – 4' EST	4'x15'	0.60	.34 IN/H
	TORO SERIES S700 GEAR DRIVEN ROTARY SPRINKLER	42' RAD	3.50	1.93 IN/H
	SIDE STRIP – 4' SST	4'x30'	1.45	.75 IN/H
	FULL – 15' F	15' RAD	4.00	1.95 IN/H
	500 SERIES STREAM BUBBLER	10' RAD	2.30	1.98 IN/H
	TORO SERIES LOW VOLTAGE CONTROL VALVES 1 1/2" & 2" W/ DIRECT BURIAL #14 WIRE AS REQUIRED			
	2 1/2" SCH. 40 PVC MAIN LINE AS SHOWN			
	RAIN ESP RAINBIRD 12 STATION TIME CONTROLLER RAIN SWITCH READY 110/24 VOLT			
	TORO RAIN SWITCH MODEL # 850-74			
	1 1/2" WATER METER & PVB BACKFLOW PREVENTER (FIELD VERIFY, BY OWNER)			

SEE DETAIL #2 ON SPECIFICATION SHEET

ZONE	1	2	3	4	5	6	7	8	9	10	11	12	
# HEADS	28	40	43	9	54	53	35	52	---	---	---	---	
G. P. M.	63.00	75.00	73.00	31.50	84.70	95.00	79.80	89.60	---	---	---	---	

NOTES:

1. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC.. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
2. GENERAL CONTRACTOR TO SUPPLY & INSTALL SLEEVES AS SHOWN & PROVIDE ELECTRICAL HOOK UP AS REQUIRED; SEE SHEET L-1 MASTER PLAN FOR SLEEVE LOCATIONS.
3. CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH "FLORIDA BUILDING CODE APPENDIX (F)", INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) .
4. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PBC V-A-1.:
   PIPE SIZE (INCHES) DEPTH OF COVER (INCHES)
   1/2-2 1/2 18"-24"
   3-5 24"-30"
   6 AND LARGER 30"-36"
5. HEADS TO BE INSTALLED IN PLANTERS AND BED AREAS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION. ALL RISERS SHALL BE PAINTED FLAT BLACK IF APPROVED.
6. IRRIGATION CONTRACTOR TO INSTALL BUBBLERS TO EACH TREE/PALM, VERIFY LOCATIONS AS REQUIRED.
7. CONTRACTOR TO PRESSURE TEST WATER SERVICE UP TO EACH ZONE VALVE IN THE IRRIGATION SYSTEM; MAIN LINE SHALL BE LEFT EXPOSED FOR VISUAL OBSERVATION PRIOR TO BACKFILL AND REQUIRED APPROVAL BY CITY OF HOLLYWOOD; CALL CITY OF HOLLYWOOD FOR REQUIRED INSPECTIONS.
8. A FINAL INSPECTION OF ALL IRRIGATION ZONES SHALL BE REQUIRED PRIOR TO A FINAL C/O.



MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

RICHARD BARTLETT LANDSCAPE,INC.
14417 STIRRUP LANE
WELLINGTON, FL 33414
TEL:(561) 795-0443
LANDSCAPE ARCHITECTURE LC26000352
MICHAEL E. RAWLS RLA#0001633
EMAIL-planmaker@bellsouth.net

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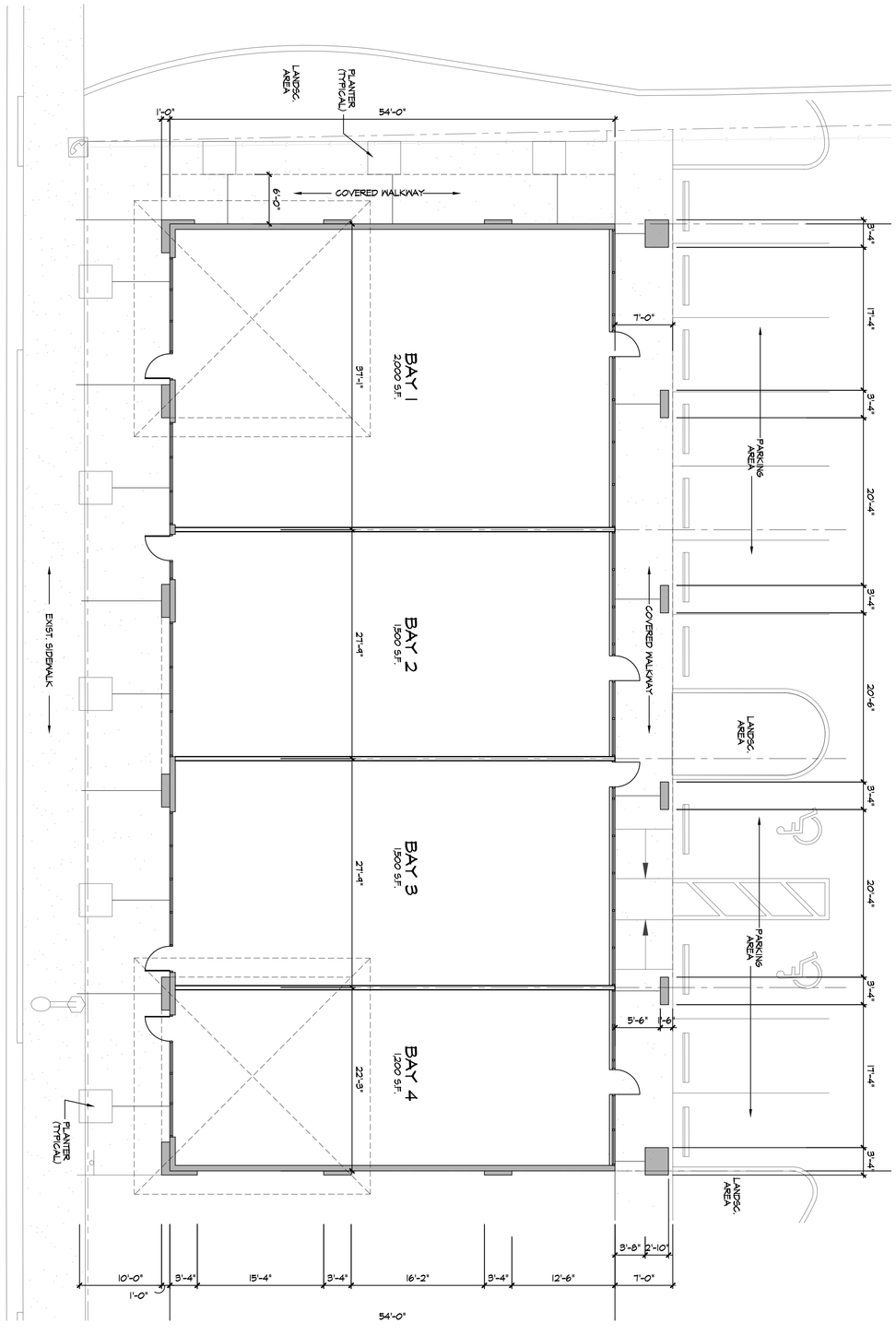
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

15500 NEW BARN ROAD • SUITE 106 • MIAMI LAKES, FLORIDA 33014 • (305) 558-4121

revisions	seal
12-03-18	
10-01-18	
08-16-18	
07-06-18	

RBL#18-03-2098
project NO: 1581
scale: AS SHOWN
date: 05-14-18
drawn by: A.V.
RICK BARTLETT

L-4



FLOOR PLAN

1/8" = 1'-0"

NOTES:

1) HVAC AND MECHANICAL EQUIPMENT WILL BE LOCATED IN THE ROOF AND WILL BE SCREENED BY A 36" PARAPET WALL.
2) ADDRESS WILL BE PROVIDED AT THE BUILDING - SEE ELEVATIONS ON SHEET A-3 FOR LOCATION.

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

A-1

project no: 1518
scale: AS SHOWN
date: 09-20-17
drawn by: L.V.

4 10/14/18 (TAC COMMENTS)
3 08/16/18 (TAC COMMENTS)
revisions **seal**

HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

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WEST ELEVATION
STATE ROAD No.5
1/8" = 1'-0"

FINISHES SCHEDULE			
MARK	DESCRIPTION	COLOR/CAT No.	NOTES
11	ALUMINUM COPING	PREFINISHED WHITE	
2	EIFS CORNISE / BAND	WHITE	MATCH NATURAL WICKER
3	STUCCO	SENERGY MERINGUE	
4	PAINTED STUCCO	BM NATURAL WICKER	
5	PAINTED STUCCO	LIGHT YELLOW	MATCH WOODLAND CREAM
6	STONE BASE	CULTURED STONE	SOUTHWEST BLEND
7	STOREFRONT DOOR	BRUSH ALUM FRAMES	
8	STOREFRONT WINDOW	BRUSH ALUM FRAMES	
9	WALL SCONCE	T.B.D.	
10	ALUMINUM CANOPY	MAPES CANOPY	MATCH METAL ROOF
11	PAINTED STUCCO	WHITE	
12	EIFS/STUCCO TRIM	WHITE	
13	DECORATIVE LOUVERS	WHITE	
14	METAL ROOF	ATLAS INT. STANDING SEAM	COPPERTONE #23

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT

SOUTH ELEVATION
1/8" = 1'-0"

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

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HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

project no: 1516
scale: AS SHOWN
date: 04-20-17
drawn by: L.V.

revisions
1 10/14/18 TAC COMMENTS
2 06/15/18 TAC COMMENTS

seal

A-2

EAST ELEVATION
MAIN ENTRANCE

1/8" = 1'-0"

FINISHES SCHEDULE			
MARK	DESCRIPTION	COLOR/CAT No.	NOTES
11	ALUMINUM COPING	PREFINISHED WHITE	
2	EIFS CORNISE / BAND	WHITE	MATCH NATURAL WICKER
3	STUCCO	SENERGY MERINGUE	
4	PAINTED STUCCO	BM NATURAL WICKER	
5	PAINTED STUCCO	LIGHT YELLOW	MATCH WOODLAND CREAM
6	STONE BASE	CULTURED STONE	SOUTHWEST BLEND
7	STOREFRONT DOOR	BRUSH ALUM FRAMES	
8	STOREFRONT WINDOW	BRUSH ALUM FRAMES	
9	WALL SCONCE	T.B.D.	
10	ALUMINUM CANOPY	MAPES CANOPY	MATCH METAL ROOF
11	PAINTED STUCCO	WHITE	
12	EIFS/STUCCO TRIM	WHITE	
13	METAL ROOF	ATLAS INT. STANDING SEAM	COPPERTONE #23
14	DECORATIVE LOUVERS	WHITE	

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT

NORTH ELEVATION

1/8" = 1'-0"

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

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HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

project no: 1516
scale: AS SHOWN
date: 04-20-17
drawn by: L.V.

revisions
1 10/14/18 TAC COMMENTS
2 06/15/18 TAC COMMENTS

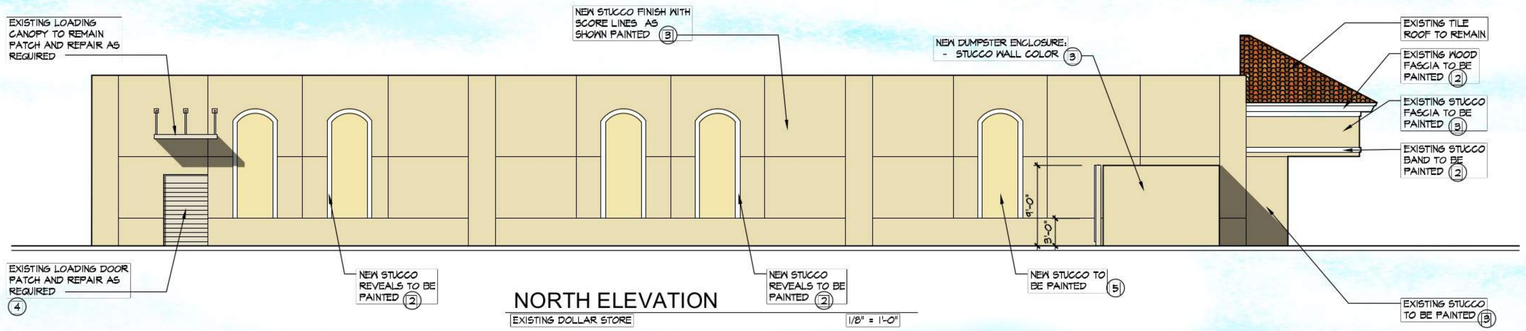
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A-3



WEST ELEVATION

EXISTING DOLLAR STORE — 1/8" = 1'-0"



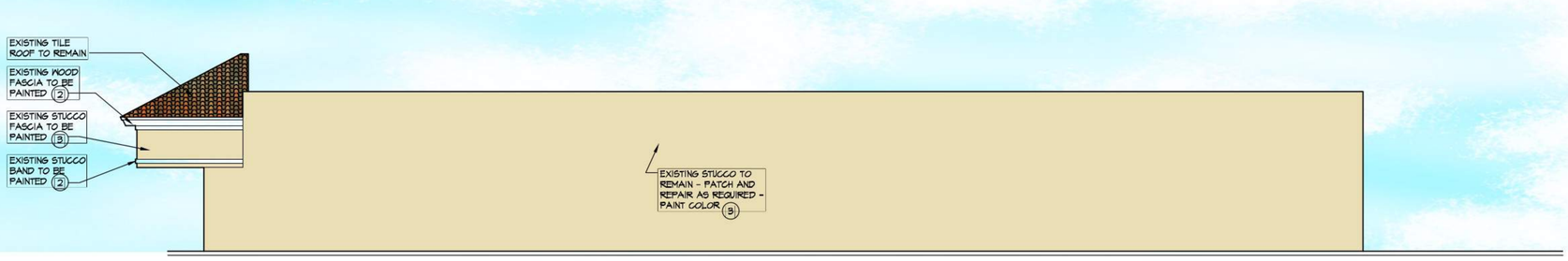
NORTH ELEVATION

EXISTING DOLLAR STORE — 1/8" = 1'-0"

FINISHES SCHEDULE			
MARK	DESCRIPTION	COLOR/CAT No.	NOTES
(1)	ALUMINUM COPING	PREFINISHED WHITE	
(2)	EIFS CORNISE / BAND	WHITE	MATCH NATURAL WICKER
(3)	STUCCO	SENERGY MERINGUE	
(4)	PAINTED STUCCO	BM NATURAL WICKER	
(5)	PAINTED STUCCO	LIGHT YELLOW	MATCH WOODLAND CREAM
(6)	STONE BASE	CULTURED STONE	SOUTHWEST BLEND
(7)	STOREFRONT DOOR	BRUSH ALUM FRAMES	
(8)	STOREFRONT WINDOW	BRUSH ALUM FRAMES	
(9)	WALL SCONCE	T.B.D.	
(10)	ALUMINUM CANOPY	MAPES CANOPY	MATCH METAL ROOF
(11)	PAINTED STUCCO	WHITE	
(12)	EIFS/STUCCO TRIM	WHITE	
(13)	DECORATIVE LOUVERS	WHITE	
(14)	EXISTING TILE ROOF		

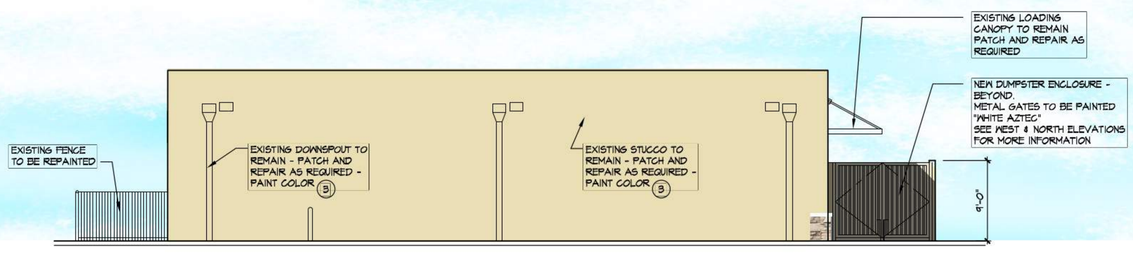
NOT ALL FINISHES TO BE UTILIZED IN DOLLAR STORE

NOTE: ALL SIGNAGE UNDER SEPARATE PERMIT



SOUTH ELEVATION

EXISTING DOLLAR STORE — 1/8" = 1'-0"



EAST ELEVATION

EXISTING DOLLAR STORE — 1/8" = 1'-0"

MEETING DATES:
PRELIMINARY TAC - JUNE 18, 2018
FINAL TAC - SEPTEMBER 4, 2018

CKE GROUP INCORPORATED
engineering • architecture • planning
• MIAMI LAKES, FLORIDA 33014 • [305] 558-4124 •
15500 NEW BARN ROAD • SUITE 106

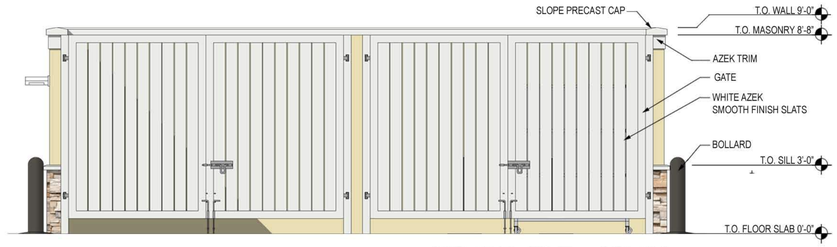
HARDING PLAZA REDEVELOPMENT
FEDERAL HIGHWAY & HARDING ST.
HOLLYWOOD, FLORIDA

revisions seal
1 10/14/18 TAC COMMENTS
2 08/16/18 TAC COMMENTS

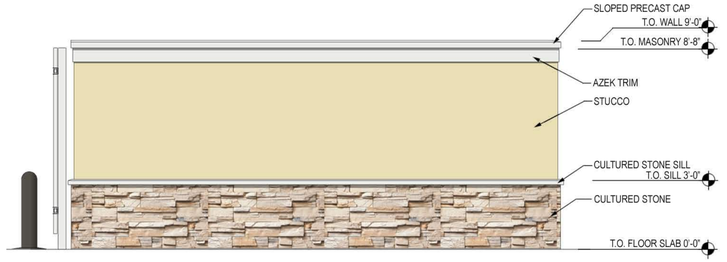
project no: 1516
scale: AS SHOWN
date: 04-20-17
drawn by: L.V.

A-4
NEW SHEET

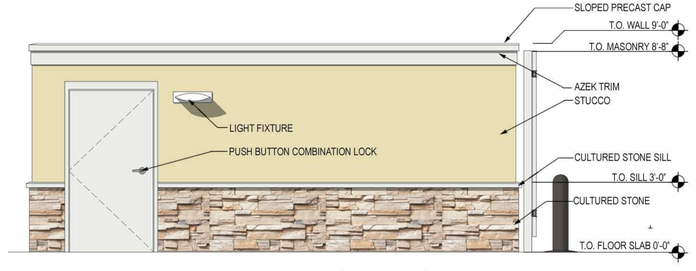




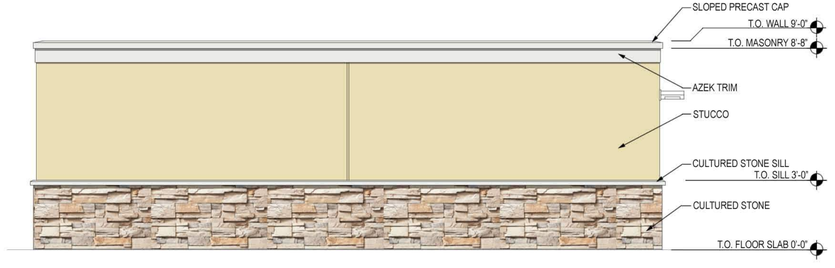
FRONT ELEVATION



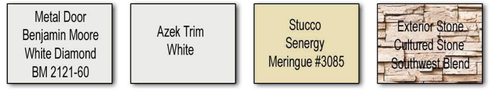
RIGHT ELEVATION



LEFT ELEVATION



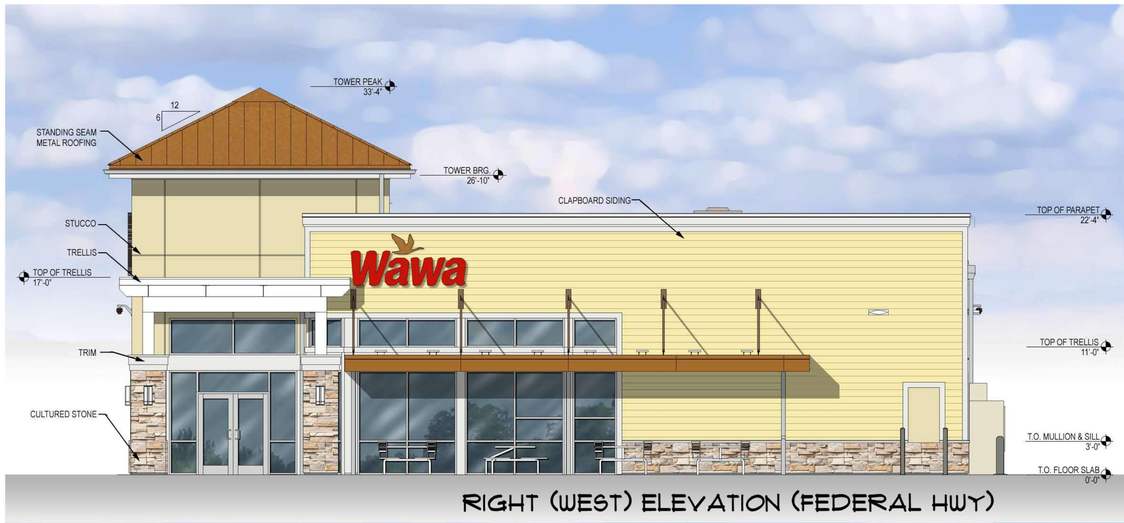
REAR ELEVATION



Cuhaci & Peterson
Architects Engineers Planners

WAWA GAS CANOPY STRAIGHT 6 - TRASH COMPOUND FLSQ17-L - STORE #5364

Federal Hwy. & Harding Rd., Hollywood, FL • C&P Project #2170415 • 07-05-2018



RIGHT (WEST) ELEVATION (FEDERAL HWY)



FRONT (NORTH) ELEVATION (HARDING RD.)

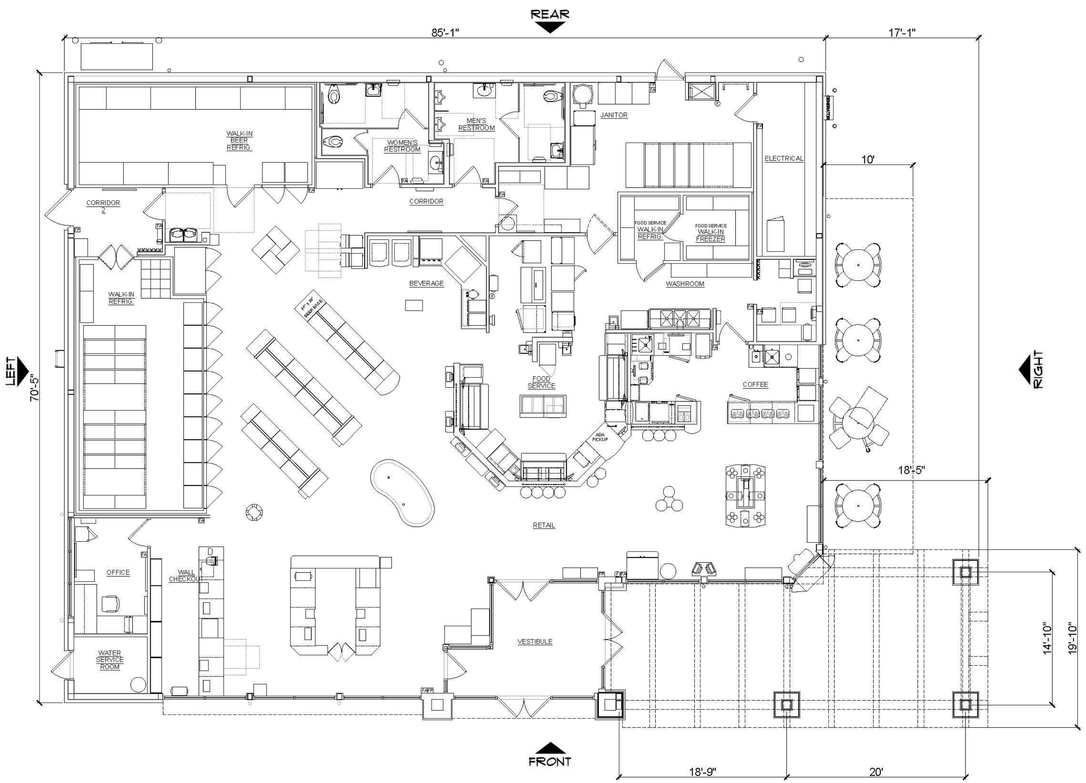


REAR (SOUTH) ELEVATION

Metal Door Benjamin Moore White Diamond BM 2121-60	Trellis White
Trim James Hardie Arctic White JH10-20	Stucco Senergy Meringue #3085
Fiber Cement Siding James Hardie Cream	Ice Storage Benjamin Moore Natural Wicker OC - 1
Metal Roof Atas International Coppertone # 23	Exterior Stone Cultured Stone Southwest Blend



LEFT (EAST) ELEVATION



FLOOR PLAN

NOTE:
SIGNAGE IS SHOWN FOR REFERENCE ONLY
SEPARATE PERMIT REQUIRED

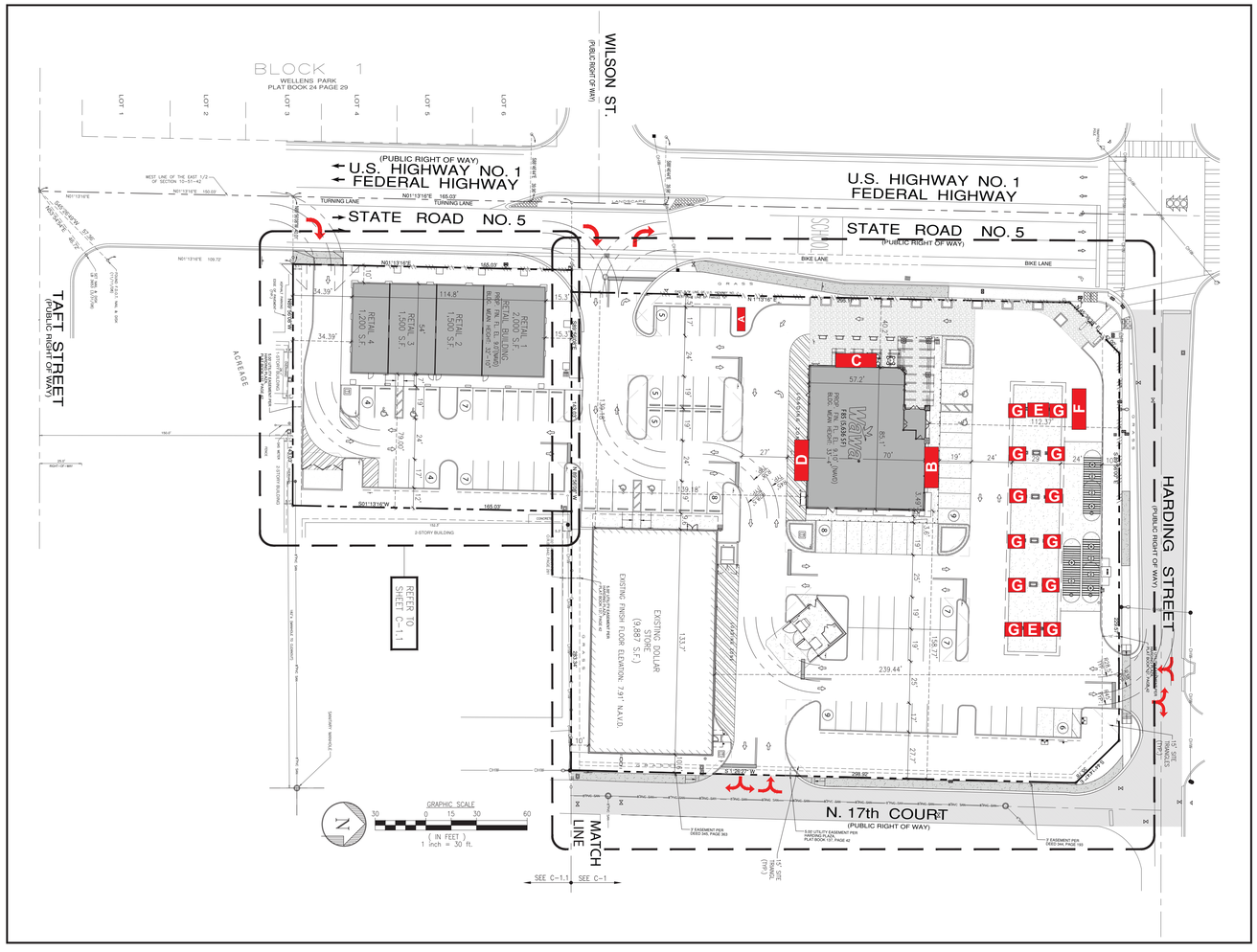
Cuhaci & Peterson
Architects Engineers Planners
ORLANDO • PHILADELPHIA

WAWA F85_V2018.01 - STORE #5364

Federal Hwy. & Harding Rd., Hollywood, FL. • C&P Project #2170415 • 07-17-2018

Wawa Market

WAWA FOOD MARKETS #1801
1801 N Federal Hwy
Hollywood, FL 33020



Note:
All signage shall be in compliance with Zoning and Land Development Regulations

PROPOSED SIGN LOCATION

A — PROPOSED SIGN DESIGNATION

LEGEND

Drawing prepared by:

SITE PLAN

Location:
1801 N Federal Hwy,
Hollywood, FL 33020

Proj #:
3750

Loc #:
1801

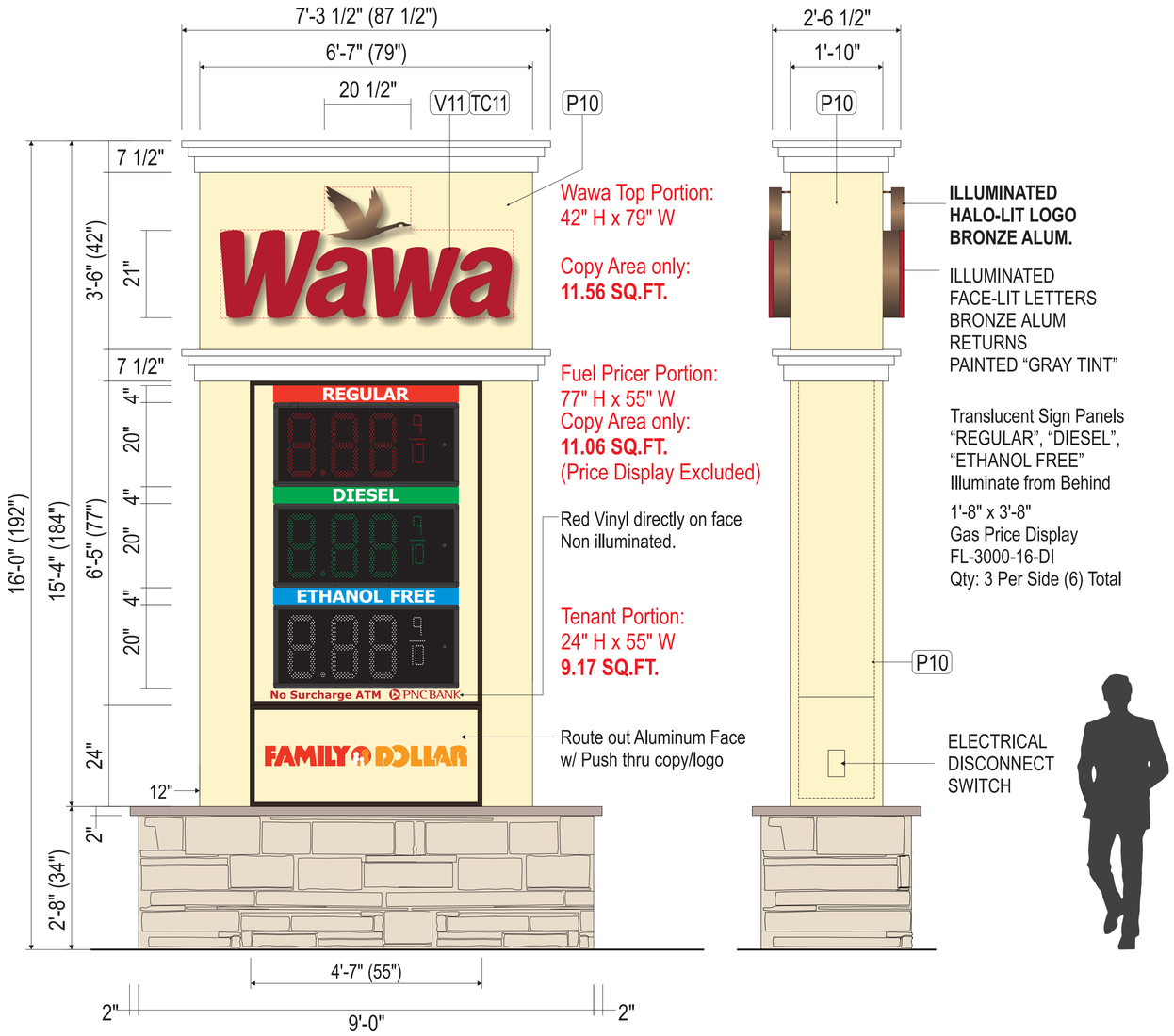
File Path:
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Drawing prepared for:

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	262096	11/22/17	FJ	ABP	
Rev 1	301310	07/18/18	SG	ABP	Revised per request
Rev 2	301747	07/28/18	SG	ABP	Revised per request
Rev 3	305297	10/24/18	SG	AM	Various Changes, Reference Request notes.
Rev 4	305471	10/30/18	SG	AM	Various Changes, Reference Request notes.
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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16" / 3 PRODUCT

A CUSTOM P-50 D/F ILLUMINATED PYLON SIGN (31.8 SQ. FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SIDE VIEW

SCALE: 3/4"=1'-0"

Drawing prepared by:

PROPOSED SIGNAGE

Location:
1801 N Federal Hwy,
Hollywood, FL 33020

Proj #:
3750

Loc #:
1801

File Path:
Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_1801_Hollywood_FL_24x36_R4

Drawing prepared for:

Wawa

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	262096	11/22/17	FJ	ABP	
Rev 1	301310	07/18/18	SG	ABP	Revised per request
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Rev 4	305471	10/30/18	SG	AM	Various Changes, Reference Request notes.
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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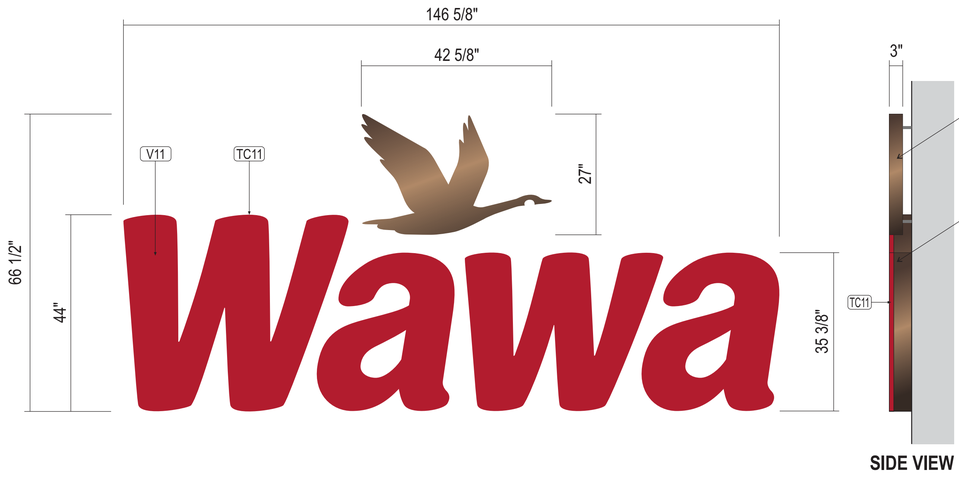


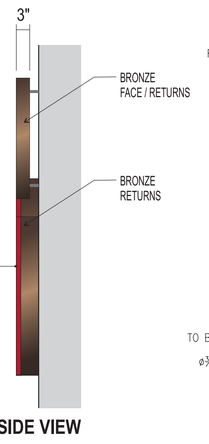
PROPOSED FRONT ELEVATION

SCALE: 1/4"=1'-0"

General Requirements

1. All letter sets require a UL label
2. Letters are designed to meet 2014 Florida Building Code ASCE 7-10 (168 mph Exposure C)
3. Letters to be installed according to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks





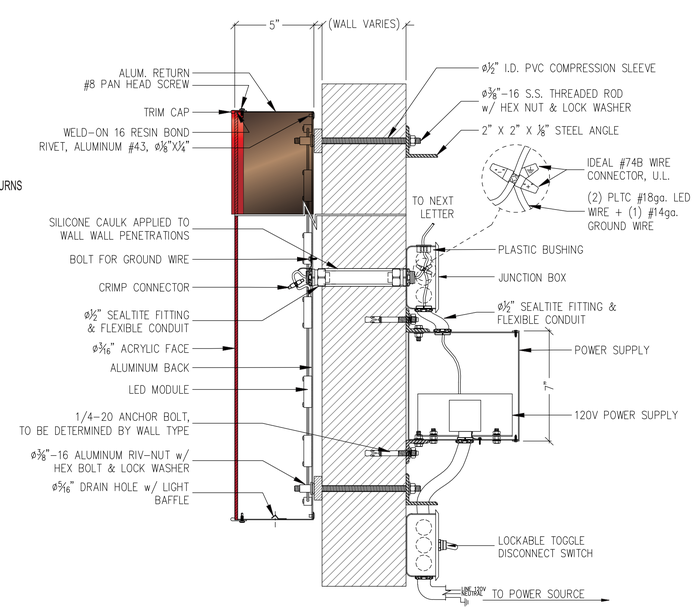
SIDE VIEW

B 44" ILLUMINATED CHANNEL LETTERS w/ BRONZE HALO LIT GOOSE LOGO - 67.71 SF

QTY: 1

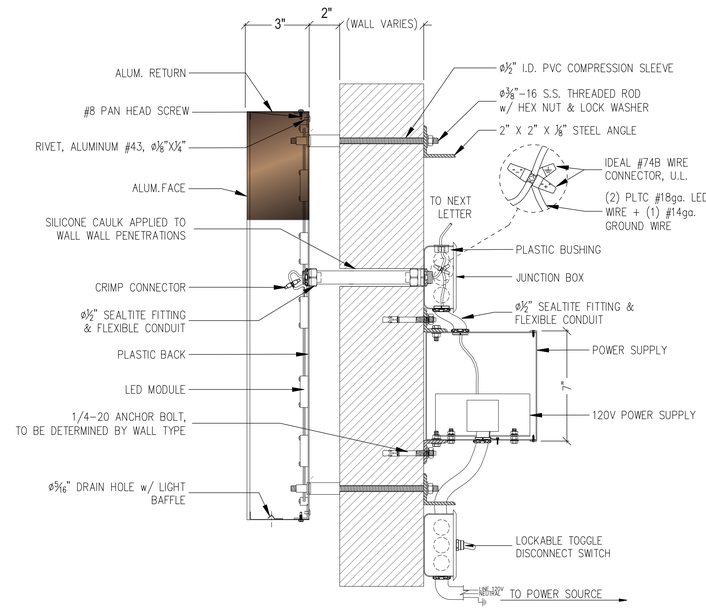
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/4"=1'-0"



SECTION @ FACE-LIT CHANNEL LETTER "W"

SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

Drawing prepared by:

PROPOSED SIGNAGE

Location:
1801 N Federal Hwy,
Hollywood, FL 33020

Proj #:
3750

Loc #:
1801

File Path:
Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_1801_Hollywood_FL_24x36_R4

Drawing prepared for:

Wawa

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	262096	11/22/17	FJ	ABP	
Rev 1	301310	07/18/18	SG	ABP	Revised per request
Rev 2	301747	07/28/18	SG	ABP	Revised per request
Rev 3	305297	10/24/18	SG	AM	Various Changes, Reference Request notes.
Rev 4	305471	10/30/18	SG	AM	Various Changes, Reference Request notes.
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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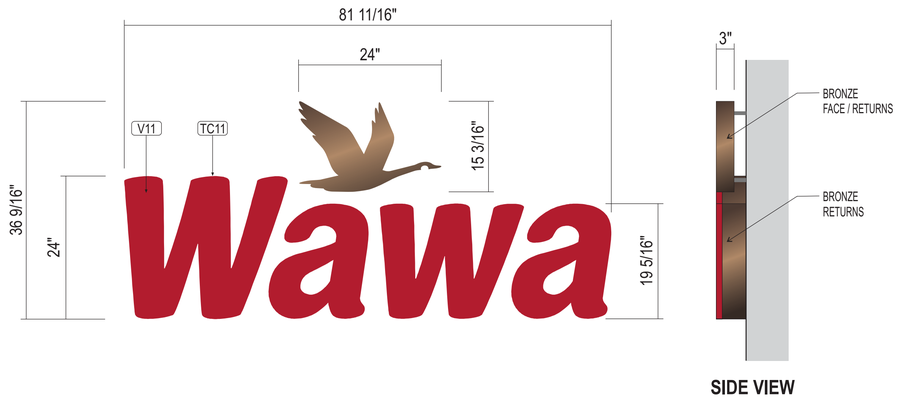


PROPOSED RIGHT ELEVATION

SCALE: 1/4"=1'-0"

General Requirements

1. All letter sets require a UL label
2. Letters are designed to meet 2014 Florida Building Code ASCE 7-10 (168 mph Exposure C)
3. Letters to be installed according to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks



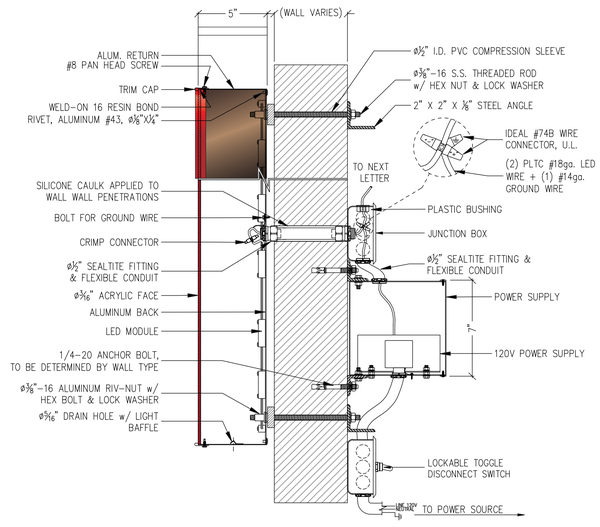
SIDE VIEW

C 24" ILLUMINATED CHANNEL LETTERS w/ BRONZE LIT GOOSE LOGO - 20.72 SF

QTY: 1

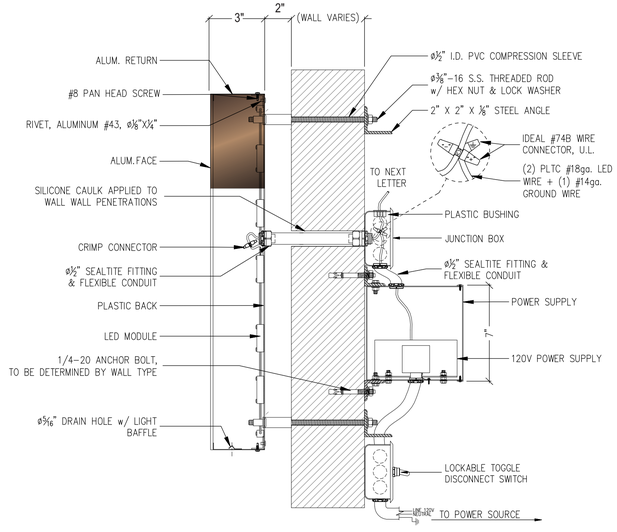
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1"=1'-0"



SECTION @ FACE-LIT CHANNEL LETTER "W"

SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

Drawing prepared by:

PROPOSED SIGNAGE

Location: 1801 N Federal Hwy, Hollywood, FL 33020

Proj #: 3750

Loc #: 1801

File Path: Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_1801_Hollywood_FL_24x36_R4

Drawing prepared for:

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	262096	11/22/17	FJ	ABP	
Rev 1	301310	07/18/18	SG	ABP	Revised per request
Rev 2	301747	07/28/18	SG	ABP	Revised per request
Rev 3	305297	10/24/18	SG	AM	Various Changes, Reference Request notes.
Rev 4	305471	10/30/18	SG	AM	Various Changes, Reference Request notes.
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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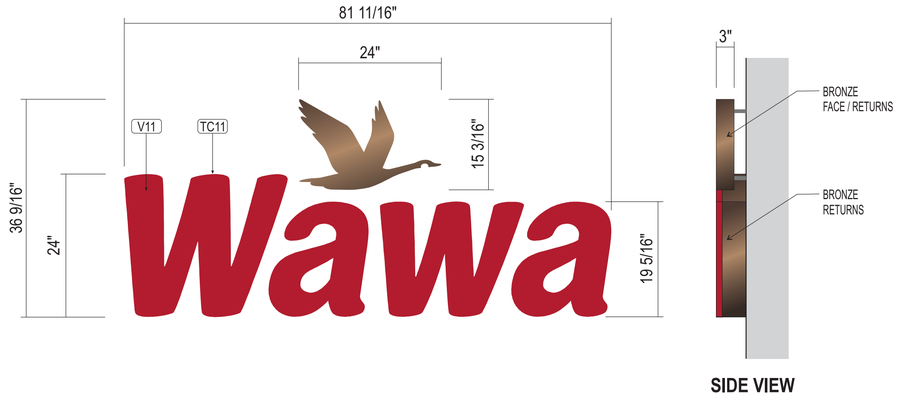


PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0"

General Requirements

1. All letter sets require a UL label
2. Letters are designed to meet 2014 Florida Building Code ASCE 7-10 (168 mph Exposure C)
3. Letters to be installed according to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks



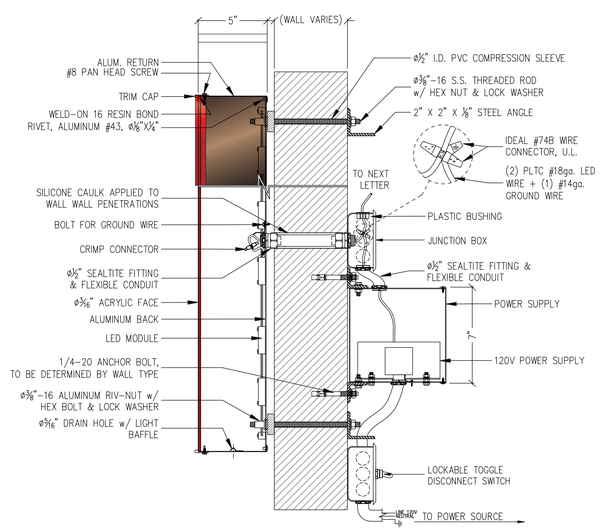
SIDE VIEW

D 24" ILLUMINATED CHANNEL LETTERS w/ BRONZE LIT GOOSE LOGO - 20.72 SF

QTY: 1

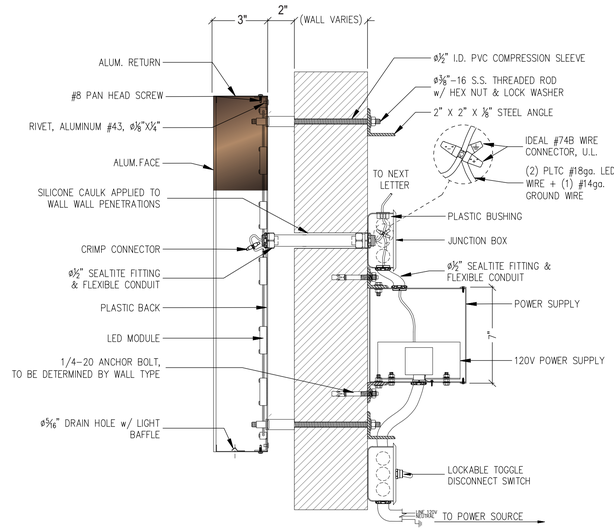
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1"=1'-0"



SECTION @ FACE-LIT CHANNEL LETTER "W"

SCALE: NTS



SECTION @ HALO-LIT GOOSE LOGO

SCALE: NTS

Drawing prepared by:

PROPOSED SIGNAGE

Location: 1801 N Federal Hwy, Hollywood, FL 33020

Proj #: 3750

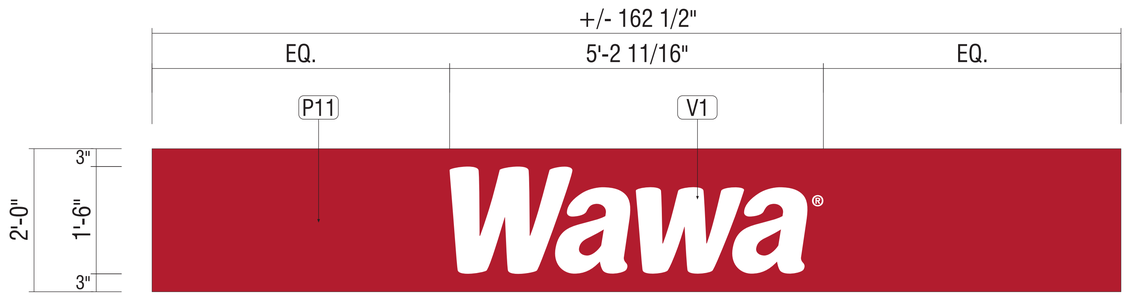
Loc #: 1801

File Path: Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_1801_Hollywood_FL_24x36_R4

Drawing prepared for:

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Rev 1	301310	07/18/18	SG	ABP	Revised per request
Rev 2	301747	07/28/18	SG	ABP	Revised per request
Rev 3	305297	10/24/18	SG	AM	Various Changes, Reference Request notes.
Rev 4	305471	10/30/18	SG	AM	Various Changes, Reference Request notes.
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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E GAS PUMP SPANNER (STACKED PUMPS)

QTY: 2
NOTE: LENGTH TO BE VERIFIED
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1"=1'-0"



CANOPY ELEVATION

QTY: 2
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1/4"=1'-0"

Drawing prepared by:

PROPOSED SIGNAGE

Location:
1801 N Federal Hwy,
Hollywood, FL 33020

Proj #:
3750

Loc #:
1801

File Path:
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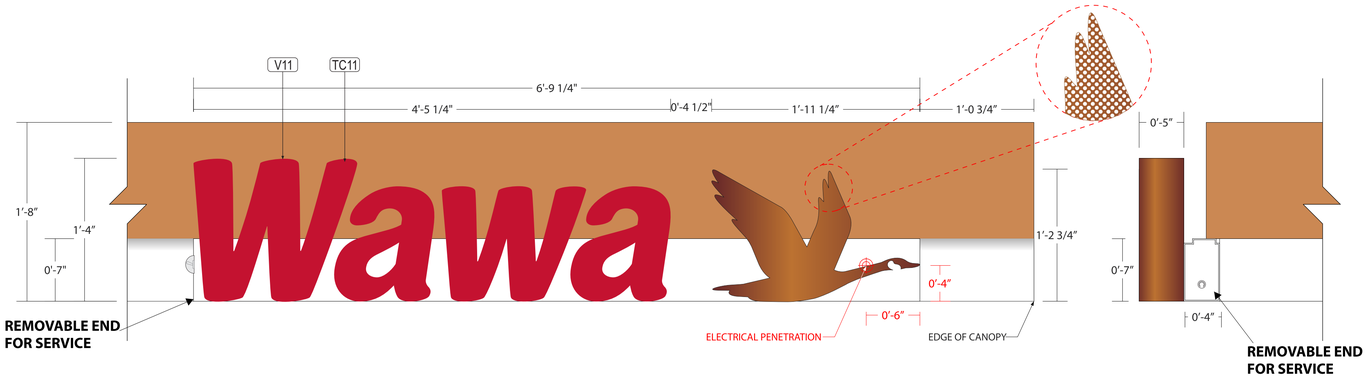
Drawing prepared for:

Wawa

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
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Rev 3	305297	10/24/18	SG	AM	Various Changes, Reference Request notes.
Rev 4	305471	10/30/18	SG	AM	Various Changes, Reference Request notes.
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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F **5" DEEP FRONT LIT LED ILLUMINATED LETTERS & LOGO (ON 4" X 7" EXTRUDED RACEWAY) - RIGHT SIDE** **9.02 SQ.FT.**

QTY: 1
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY
END OF RACEWAY TO BE REMOVABLE TO ALLOW FOR SERVICING.

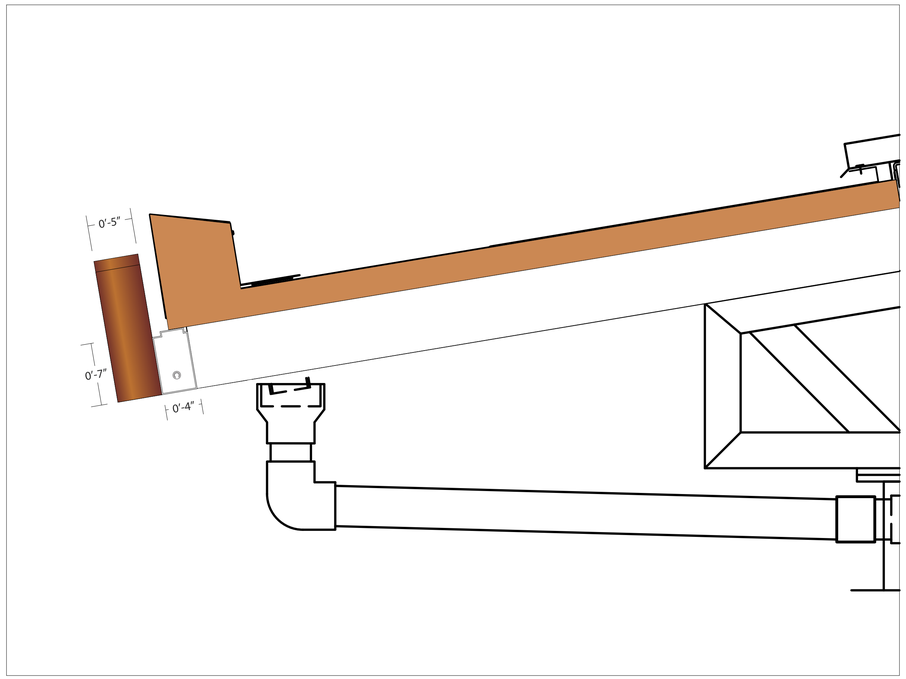
SCALE: 1 1/2"=1'-0"

General Requirements

1. All letter sets require a UL label
2. Letters are designed to meet the Florida Building Code Sixth Edition (2017) F.S. 553.73(6) code & ASCE 7-10 (168 mph Exposure C)
3. Letters to be installed according to NEC and/or applicable local codes
4. The disconnect must be placed in direct view of the sign
5. Use white silicone to conceal light leaks

- 1" RED TRIM CAP
- 3M 3635-210 "BRONZE" DAY/NIGHT VINYL FILM
- .187" #2793 RED ACRYLIC FACE
- PAINT TO MATCH 876-C COPPER METALLIC GLASS RETURNS
- .177" #2447 MILKY WHITE ACRYLIC FACE
- AKZO NOBEL WHITE RACEWAY

COLOR REFERENCE DETAIL



SELF-CONTAINED FLUSH MOUNT CANOPY SIGN (SIDE VIEW)

SCALE: 1 1/2"=1'-0"



Drawing prepared by:

PROPOSED SIGNAGE

Location:
1801 N Federal Hwy,
Hollywood, FL 33020

Proj #:
3750

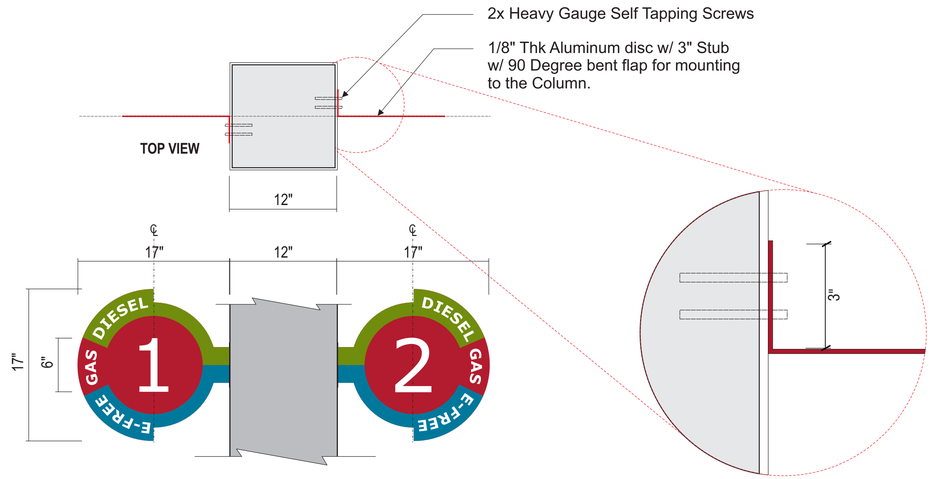
Loc #:
1801

File Path:
Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_1801_Hollywood_FL_24x36_R4

Drawing prepared for:

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	262096	11/22/17	FJ	ABP	
Rev 1	301310	07/18/18	SG	ABP	Revised per request
Rev 2	301747	07/28/18	SG	ABP	Revised per request
Rev 3	305297	10/24/18	SG	AM	Various Changes, Reference Request notes.
Rev 4	305471	10/30/18	SG	AM	Various Changes, Reference Request notes.
Rev 5	000000	00/00/00	XXX	XXX	
Rev 6	000000	00/00/00	XXX	XXX	
Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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G PUMP NUMBERS (NON-ILLUMINATED) @ GAS PUMP CANOPY

QTY: 16 TOTAL (1 EACH)
STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1 1/2"=1'-0"



PUMP NUMBERS - *E-FREE GAS & DIESEL*

QTY 4 (1 - 2 & 11 - 12)

SCALE: 1 1/2"=1'-0"

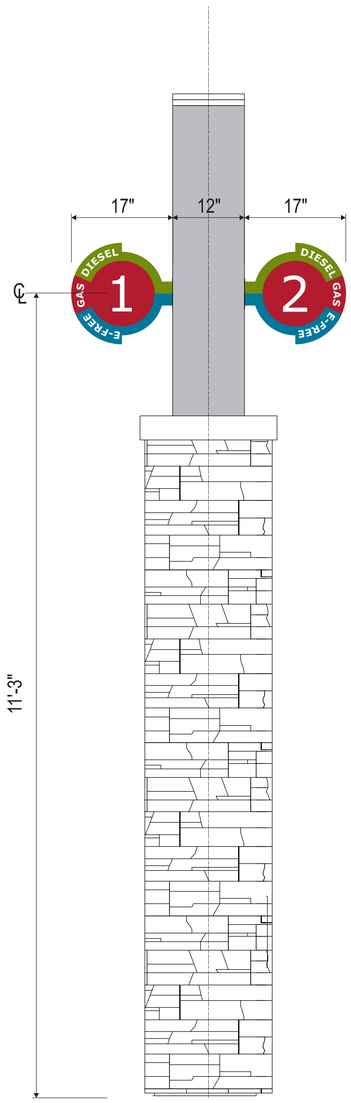


PUMP NUMBERS - *E-FREE & GAS*

QTY 8 (3 thur 10)

SCALE: 1 1/2"=1'-0"

* NOTE:
- ALUMINUM FACES PAINTED w/ WHITE VINYL COPY
- FONT STYLE: VERDANA



SIDE ELEVATION DETAIL @ CANOPY COLUMN

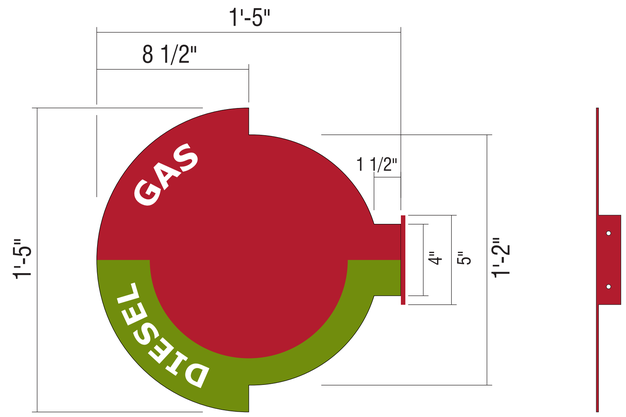
SCALE: 1"=1'-0"

PUMP NUMBERS - *E-FREE & GAS*

QTY 8 (3 thur 10)

SCALE: 1 1/2"=1'-0"

* NOTE:
- ALUMINUM FACES PAINTED w/ WHITE VINYL COPY
- FONT STYLE: VERDANA



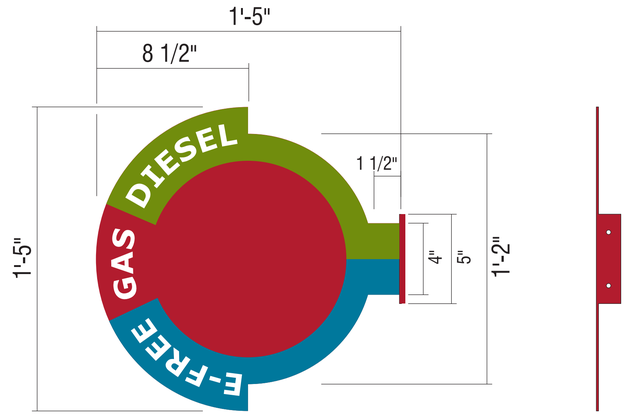
PUMP NUMBERS (DETAIL)

- ALUMINUM FACES PAINTED RED, BLUE (GREEN: DIESEL) w/ WHITE VINYL COPY
- FONT STYLE: VERDANA

SCALE: 3"=1'-0"

PMS 187C RED

PMS 377C GREEN



PUMP NUMBERS (DETAIL)

- ALUMINUM FACES PAINTED RED, BLUE (GREEN: DIESEL) w/ WHITE VINYL COPY
- FONT STYLE: VERDANA

SCALE: 3"=1'-0"

PMS 187C RED

PMS 7468C BLUE

PMS 377C GREEN

Drawing prepared by:

PROPOSED SIGNAGE

Location:
1801 N Federal Hwy,
Hollywood, FL 33020

Proj #:
3750

Loc #:
1801

File Path:
Active\ACCOUNTS\W\Wawa\Locations\Project 3570\3570_1801_Hollywood_FL_24x36_R4

Drawing prepared for:

Wawa

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:
Original	262096	11/22/17	FJ	ABP	
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Rev 5	000000	00/00/00	XXX	XXX	
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Rev 7	000000	00/00/00	XXX	XXX	Notes
Rev 8	000000	00/00/00	XXX	XXX	
Rev 9	000000	00/00/00	XXX	XXX	
Rev 10	000000	00/00/00	XXX	XXX	
Rev 11	000000	00/00/00	XXX	XXX	
Rev 12	000000	00/00/00	XXX	XXX	
Rev 13	000000	00/00/00	XXX	XXX	

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