

Plotted By:Schulz, Ryan Sheet: Sst:WEST HOLLYWOOD PLAZA Layout:GENERAL NOTES April 20, 2017 09:38:55am K:\WRB\LEVA\147452000_west-hollywood-plaza\CAD\planareets\C-100 - GENERAL NOTES.dwg
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GENERAL CONSTRUCTION NOTES

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

DEMOLITION NOTES

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

PAVING, GRADING AND DRAINAGE NOTES

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

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 10 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2012 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

WATER AND SEWER UTILITY NOTES

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

EROSION CONTROL NOTES

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

EROSION CONTROL NOTES (CONT.)

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

MAINTENANCE

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

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

TYPICAL ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING
- SUBGRADE PREPARATION
- BASE INSTALLATION
- ASPHALT INSTALLATION
- UNDERGROUND PIPING AND UTILITIES INSTALLATION
- INSTALLATION OF STRUCTURES, DDCV, HYDRANTS, METERS, ETC.
- SIDEWALK INSTALLATION
- CONNECTIONS TO WATER AND SEWER MAINS
- TESTS OF UTILITIES

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL	GREG D. WILFONG, P.E.
KHA PROJECT 147452000	DATE 04/24/17
SCALE AS SHOWN	FL LICENSE NUMBER 63166
DESIGNED BY JGV	DRAWN BY RS
CHECKED BY JGV	DATE: _____

GENERAL NOTES

WEST HOLLYWOOD
PLAZA

SHEET NUMBER

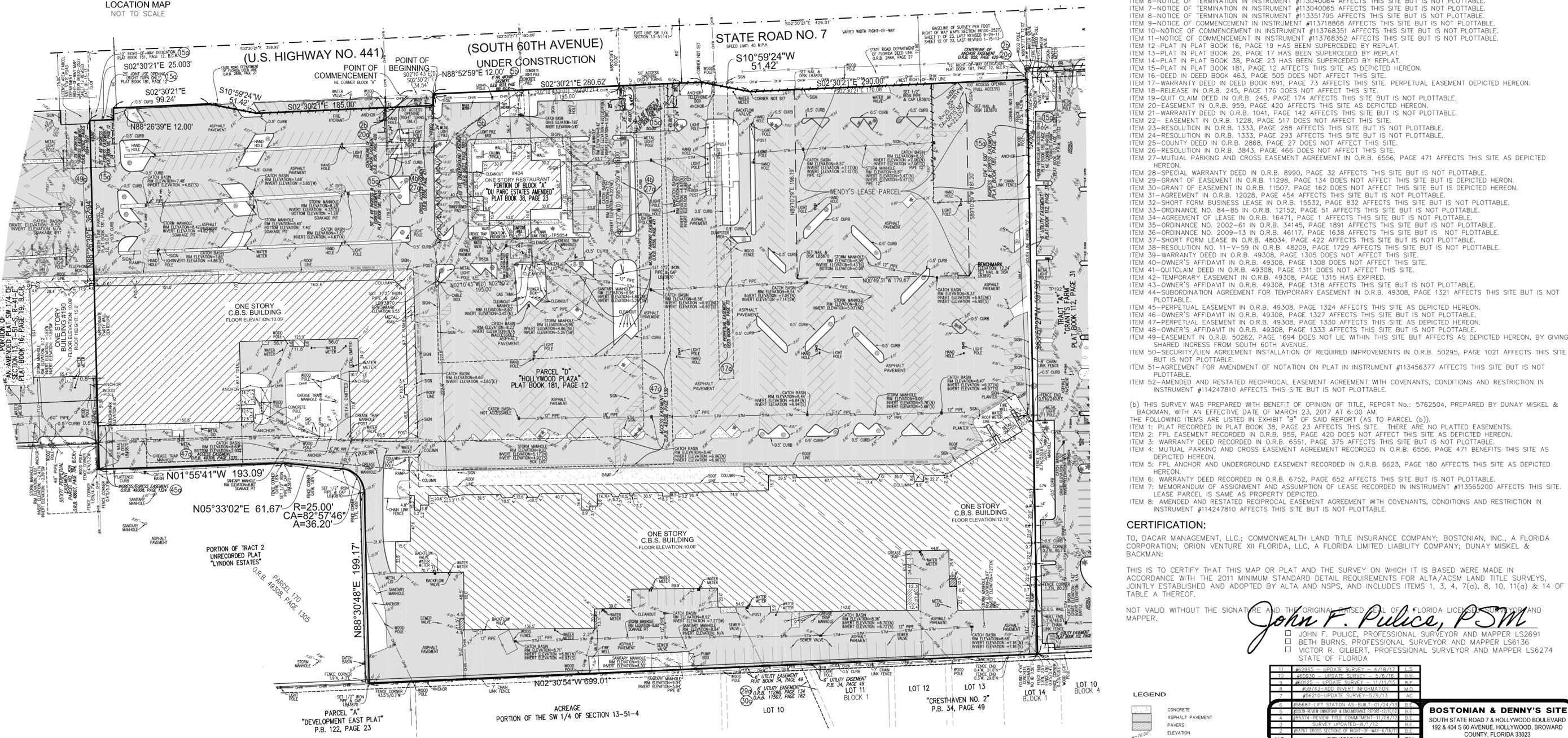
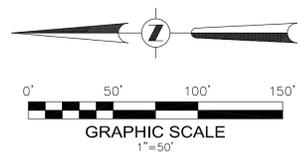
C-100

HOLLYWOOD

FL



LEGAL DESCRIPTION:
 (a) PARCEL "D", OF "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 TOGETHER WITH:
 (b) THAT PORTION OF BLOCK "A", "DU PARK ESTATES AMENDED, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 38, PAGE 23, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK "A"; THENCE SOUTH 02°10'43" EAST ALONG THE EAST LINE OF BLOCK "A", A DISTANCE OF 34.54 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 02°10'43" EAST ALONG SAID EAST LINE 195 FEET; THENCE SOUTH 89°12'37" WEST 195 FEET; THENCE NORTH 02°10'43" WEST 195 FEET; THENCE NORTH 89°12'37" EAST 195 FEET TO THE POINT OF BEGINNING.



- NOTES:**
- THIS SITE 487,644 SQUARE FEET (11,1948 ACRES), MORE OR LESS.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK NO. 5312 1970; ELEVATION: 8.59'
 - FLOOD ZONE: X AND AH; BASE FLOOD ELEVATION: NONE AND 10' (NAVD); PANEL IN INSTRUMENT #125113-0564H; MAP DATE: 8-18-14
 - BEARINGS ARE BASED ON EAST LINE OF PARCEL "D" BEING S02°30'21"E.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS 0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - (a) THIS SURVEY WAS PREPARED WITH BENEFIT OF OWNERSHIP & ENCUMBRANCE CERTIFICATE OF SEARCH, FILE NO. 5263554 2nd UPDATE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED THROUGH MARCH 23, 2017 AT 6:00 A.M. THE FOLLOWING ITEMS ARE INSTRUMENTS LISTED IN SAID REPORT AS TO PARCEL (a):
 ITEM 1-NOTICE OF COMMENCEMENT IN INSTRUMENT #112894046 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 2-NOTICE OF COMMENCEMENT IN INSTRUMENT #112971963 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 3-NOTICE OF COMMENCEMENT IN INSTRUMENT #112971964 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 4-NOTICE OF COMMENCEMENT IN INSTRUMENT #113008544 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 5-NOTICE OF TERMINATION IN INSTRUMENT #113040063 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 6-NOTICE OF TERMINATION IN INSTRUMENT #113040064 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 7-NOTICE OF TERMINATION IN INSTRUMENT #113040065 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 8-NOTICE OF TERMINATION IN INSTRUMENT #113351795 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 9-NOTICE OF COMMENCEMENT IN INSTRUMENT #113718868 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 10-NOTICE OF COMMENCEMENT IN INSTRUMENT #113768351 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 11-NOTICE OF COMMENCEMENT IN INSTRUMENT #113768352 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 12-PLAT IN PLAT BOOK 16, PAGE 19 HAS BEEN SUPERCEDED BY REPLAT.
 ITEM 13-PLAT IN PLAT BOOK 26, PAGE 17 HAS BEEN SUPERCEDED BY REPLAT.
 ITEM 14-PLAT IN PLAT BOOK 38, PAGE 23 HAS BEEN SUPERCEDED BY REPLAT.
 ITEM 15-PLAT IN PLAT BOOK 181, PAGE 12 AFFECTS THIS SITE AS DEPICTED HEREON.
 ITEM 16-DEED IN DEED BOOK 483, PAGE 505 DOES NOT AFFECT THIS SITE.
 ITEM 17-WARRANTY DEED IN DEED BOOK 691, PAGE 273 AFFECTS THIS SITE. PERPETUAL EASEMENT DEPICTED HEREON.
 ITEM 18-RELEASE IN O.R.B. 245, PAGE 176 DOES NOT AFFECT THIS SITE.
 ITEM 19-QUIT CLAIM DEED IN O.R.B. 245, PAGE 174 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 20-EASEMENT IN O.R.B. 959, PAGE 420 AFFECTS THIS SITE AS DEPICTED HEREON.
 ITEM 21-WARRANTY DEED IN O.R.B. 1041, PAGE 142 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 22-EASEMENT IN O.R.B. 1228, PAGE 517 DOES NOT AFFECT THIS SITE.
 ITEM 23-RESOLUTION IN O.R.B. 1333, PAGE 288 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 24-RESOLUTION IN O.R.B. 1333, PAGE 293 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 25-COUNTY DEED IN O.R.B. 2868, PAGE 27 DOES NOT AFFECT THIS SITE.
 ITEM 26-RESOLUTION IN O.R.B. 3843, PAGE 466 DOES NOT AFFECT THIS SITE.
 ITEM 27-MUTUAL PARKING AND CROSS EASEMENT AGREEMENT IN O.R.B. 6556, PAGE 471 AFFECTS THIS SITE AS DEPICTED HEREON.
 ITEM 28-SPECIAL WARRANTY DEED IN O.R.B. 8990, PAGE 32 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 29-GRANT OF EASEMENT IN O.R.B. 11298, PAGE 134 DOES NOT AFFECT THIS SITE BUT IS DEPICTED HEREON.
 ITEM 30-GRANT OF EASEMENT IN O.R.B. 11507, PAGE 162 DOES NOT AFFECT THIS SITE BUT IS DEPICTED HEREON.
 ITEM 31-AGREEMENT IN O.R.B. 12028, PAGE 454 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 32-SHORT FORM BUSINESS LEASE IN O.R.B. 15532, PAGE 832 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 33-ORDINANCE NO. 84-85 IN O.R.B. 12152, PAGE 1305 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 34-AGREEMENT OF LEASE IN O.R.B. 16471, PAGE 1 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 35-ORDINANCE NO. 2002-61 IN O.R.B. 34145, PAGE 1891 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 36-ORDINANCE NO. 2009-13 IN O.R.B. 46117, PAGE 1638 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 37-SHORT FORM LEASE IN O.R.B. 48034, PAGE 422 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 38-RESOLUTION NO. 11-V-59 IN O.R.B. 48209, PAGE 1729 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 39-WARRANTY DEED IN O.R.B. 49308, PAGE 1305 DOES NOT AFFECT THIS SITE.
 ITEM 40-OWNER'S AFFIDAVIT IN O.R.B. 49308, PAGE 1308 DOES NOT AFFECT THIS SITE.
 ITEM 41-QUITCLAIM DEED IN O.R.B. 49308, PAGE 1311 DOES NOT AFFECT THIS SITE.
 ITEM 42-TEMPORARY EASEMENT IN O.R.B. 49308, PAGE 1315 HAS EXPIRED.
 ITEM 43-OWNER'S AFFIDAVIT IN O.R.B. 49308, PAGE 1318 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 44-SUBORDINATION AGREEMENT FOR TEMPORARY EASEMENT IN O.R.B. 49308, PAGE 1321 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 45-PERPETUAL EASEMENT IN O.R.B. 49308, PAGE 1324 AFFECTS THIS SITE AS DEPICTED HEREON.
 ITEM 46-OWNER'S AFFIDAVIT IN O.R.B. 49308, PAGE 1327 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 47-PERPETUAL EASEMENT IN O.R.B. 49308, PAGE 1330 AFFECTS THIS SITE AS DEPICTED HEREON.
 ITEM 48-OWNER'S AFFIDAVIT IN O.R.B. 49308, PAGE 1333 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 49-EASEMENT IN O.R.B. 50262, PAGE 1694 DOES NOT LIE WITHIN THIS SITE BUT AFFECTS AS DEPICTED HEREON, BY GIVING SHARED INGRESS FROM SOUTH 60TH AVENUE.
 ITEM 50-SECURITY LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS IN O.R.B. 50295, PAGE 1021 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 51-AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT IN INSTRUMENT #113456377 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 52-AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTION IN INSTRUMENT #114247810 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.

(b) THIS SURVEY WAS PREPARED WITH BENEFIT OF OPINION OF TITLE, REPORT NO.: 5762504, PREPARED BY DUNAY MISKEL & BACKMAN, WITH AN EFFECTIVE DATE OF MARCH 23, 2017 AT 6:00 AM.
 THE FOLLOWING ITEMS ARE LISTED IN EXHIBIT "B" OF SAID REPORT (AS TO PARCEL (b)).
 ITEM 1: PLAT RECORDED IN PLAT BOOK 38, PAGE 23 AFFECTS THIS SITE. THERE ARE NO PLATTED EASEMENTS.
 ITEM 2: FFI EASEMENT RECORDED IN O.R.B. 959, PAGE 420 DOES NOT AFFECT THIS SITE AS DEPICTED HEREON.
 ITEM 3: WARRANTY DEED RECORDED IN O.R.B. 6551, PAGE 375 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 4: MUTUAL PARKING AND CROSS EASEMENT AGREEMENT RECORDED IN O.R.B. 6556, PAGE 471 BENEFITS THIS SITE AS DEPICTED HEREON.
 ITEM 5: FFI ANCHOR AND UNDERGROUND EASEMENT RECORDED IN O.R.B. 6623, PAGE 180 AFFECTS THIS SITE AS DEPICTED HEREON.
 ITEM 6: WARRANTY DEED RECORDED IN O.R.B. 6752, PAGE 652 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 7: MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE RECORDED IN INSTRUMENT #113565200 AFFECTS THIS SITE. LEASE PARCEL IS SAME AS PROPERTY DEPICTED.
 ITEM 8: AMENDED AND RESTATED RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTION IN INSTRUMENT #114247810 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.

CERTIFICATION:
 TO, DACAR MANAGEMENT, LLC.; COMMONWEALTH LAND TITLE INSURANCE COMPANY; BOSTONIAN, INC., A FLORIDA CORPORATION; ORION VENTURE XII FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; DUNAY MISKEL & BACKMAN;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 7(c), 8, 10, 11(c) & 14 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL UNDATED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.

John F. Pulice, PSM
 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 STATE OF FLORIDA

NO.	REVISIONS	BY
1	ISSUE	J.F.P.
2	REVISED	J.F.P.
3	REVISED	J.F.P.
4	REVISED	J.F.P.
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100	REVISED	J.F.P.

LEGEND

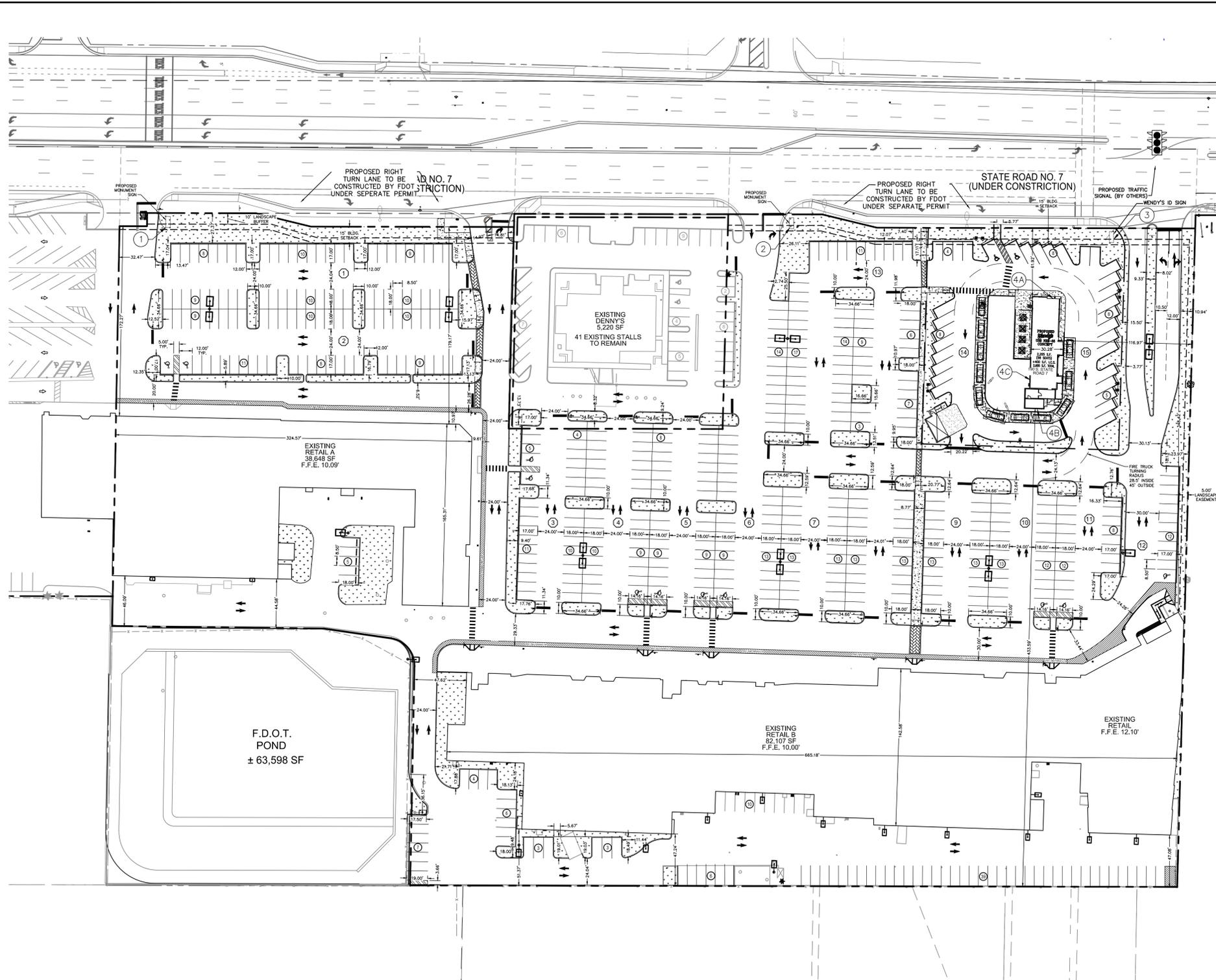
	CONCRETE
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	PAVERS
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	CHAIN LINK FENCE LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	NON-VEHICULAR ACCESS LINE
	PROPERTY CORNER
	CENTERLINE
	OFFICIAL RECORDS BOOK
	HANDICAPPED PARKING
	C.B.S. CONCRETE BLOCK STRUCTURE
	FDOT FLORIDA DEPARTMENT OF TRANSPORTATION DEEDED INFORMATION

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

PLS
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E. SCALE: 1" = 50' FILE: DACAR MANAGEMENT, LLC
 CHECKED BY: J.F.P. SURVEY DATE: 5/6/16 ORDER NO.: 60930

Plotted By: Schulz, Ryan Sheet: WEST HOLLYWOOD PLAZA Layout: C-200 OVERALL SITE PLAN April 20, 2017 09:40:14am K:\VRB\LD\147452000 west hollywood plaza\CAD\plansheets\C-200 - SITE PLAN.dwg
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LEGEND

- PROPERTY LINE
- PROPOSED PARKING SPACES
- PROPOSED GREEN SPACE
- PROPOSED STAMPED COLOR ASPHALT
- PROPOSED CONCRETE
- PROPOSED LIGHTPOLE

NORTH
 GRAPHIC SCALE IN FEET
 0 25 50 100

DEVELOPMENT SUMMARY

LOCATION: SECTION 13, TOWNSHIP 51 S, RANGE 41 E
ADDRESS: 300-460 SOUTH 60TH AVENUE (S.R. 7), HOLLYWOOD, FL 33024
ZONING: SR7 CDD-CC: COMMERCIAL CORRIDOR DISTRICT - COMMERCIAL CORE SUB-AREA C-4: MEDIUM/HIGH INTENSITY COMMERCIAL DISTRICT
LEGAL DESCRIPTION: PARCEL 'D', OF HOLLYWOOD PLAZA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12 PF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LAND USE: 71: TRANSIT ORIENTED CORRIDOR
SITE AREA: SHOPPING CENTER ± 487,644 SF ± 11.19 AC

BUILDING: **AREA:**
 EXISTING BUILDING SF ± 120,755 SF (2.76 AC)
 PROPOSED FAST FOOD ± 2,205 SF (0.08 AC)
 EXISTING RETAIL BUILDING "A" ± 38,648 SF (0.89 AC)
 EXISTING RETAIL BUILDING "B" ± 82,107 SF (1.88 AC)
 TOTAL BUILDING SF ± 122,960 SF (2.82 AC)

LOT COVERAGE:	EXISTING	PROPOSED
BUILDING AREA:	120,755 SF (2.77 AC) 24.76%	122,960 SF (2.82 AC) 25.21%
TOTAL PERVIOUS AREA:	20,827 SF (0.48 AC) 4.27%	49,049 SF (1.13 AC) 10.06%
BUFFERS:	0.00 SF (0.00 AC) 0.00%	4,702 SF (0.10 AC) 0.96%
VEHICULAR USE LANDSCAPE:	20,827 SF (0.48 AC) 4.27%	44,347 SF (1.02 AC) 9.09%
TOTAL IMPERVIOUS AREA:	346,062 SF (7.94 AC) 70.97%	315,635 SF (7.24 AC) 64.73%
WALKWAY/IMPERVIOUS AREA:	26,101 SF (0.60 AC) 5.35%	25,008 SF (0.57 AC) 5.13%
VEHICULAR USE AREA:	319,961 SF (7.39 AC) 65.62%	290,627 SF (6.67 AC) 59.60%
TOTAL SITE AREA	487,644 SF (11.19 AC) 100.00%	487,644 (11.19 AC) 100.00%

VEHICULAR USE LANDSCAPE IS A PERCENTAGE OF VEHICULAR USE AREA: 44,347 SF X 100 = 15.26%
 290,627 SF

BUILDING HEIGHT:	MAXIMUM	PROVIDED
RETAIL BUILDING "A"	175'	N/A
RETAIL BUILDING "B"	175'	N/A
PROPOSED FAST FOOD	175'	26'-9"

BUILDING SETBACKS:	REQUIRED	PROVIDED	WENDY'S
FRONT	15'	179'	61±
SIDE	0'	0'	117±
REAR	15'	47'	433±

PARKING SUMMARY	REQUIRED	PROVIDED (TO KEEP EXISTING DRAIN FIELDS)
FAST FOOD 1 SP/100SF	35	33*
STANDARD ACCESSIBLE PER ADA	33 2	31 2
SHOPPING CENTER 1 SP/220 SF	543	545
STANDARD ACCESSIBLE PER ADA	532 11	534 11
LOADING	0	0
TOTAL SITE PARKING	578 SPACES	578 SPACES 4.43 SP/ 1000 SF

NOTE: DENNY'S EXISTING 41 PARKING STALLS TO REMAIN. ACCESS PARKING AGREEMENT HAS BEEN RECORDED BY DENNY'S AND THE OWNER.
 *PARKING SHORTFALL OF 2 STALLS BEING INCORPORATED IN SHOPPING CENTER PARKING

VARIANCE BOX	ALLOWED	PROPOSED	SIGN LOCATION	SUMMARY
PARCEL "D"	1 MONUMENT SIGN 64 SF PER SIDE MAX HEIGHT 18'	1 MONUMENT SIGN (24 SF) FRONTAGE IS 336'	①	EXISTING MONUMENT SIGN WILL BE REPLACED WITH NEW MONUMENT SIGN
PARCEL "D"	1 MONUMENT SIGN 64 SF PER SIDE MAX HEIGHT 18'	1 MONUMENT SIGN (24 SF) FRONTAGE IS 427'	②	EXISTING MONUMENT SIGN WILL BE REPLACED WITH NEW MONUMENT SIGN
PARCEL "D"	1 MONUMENT SIGN 64 SF PER SIDE MAX HEIGHT 18' (1 SIGN AT CORNER)	1 WENDY'S MONUMENT SIGN (24 SF) FRONTAGE IS 427'	③	VARIANCE FOR ADDITIONAL MONUMENT SIGN
	150 SF PER SIDE AND 1 SIGN PER FRONTAGE	3 SIGNS 88.3 SF (WENDY'S)	④A ④B ④C	VARIANCE FOR NUMBER AND SIZE OF SIGNS

SITE ITEMS
 PARCEL "C": DRIVEWAY SETBACK VARIANCE FOR NO LANDSCAPING ON NORTH AND SOUTH OF DRIVEWAY. INSTALLING 6' WIDE LANDSCAPED MEDIAN ISLAND INSTEAD.
 END PLANTERS NOT 190 SF
 PARKING STALL DIMENSION (18' X 8.5' AND 17' WITH 1' OVERHANG)
 VEHICULAR USE LANDSCAPE IS 15.26% INSTEAD OF 25%

NOTE: SEE SIGNAGE MASTER SIGNAGE PLAN EXHIBIT AND SIGNAGE PACKAGE FOR EXACT SIGNAGE LOCATIONS AND SIGN DETAILS.

- NOTES:
- A MAXIMUM OF 0.5 FOOT CANDLE AT PROPERTY LINES ADJACENT TO RESIDENTIAL.
 - EXISTING MONUMENT SIGNS WILL BE RELOCATED. NO CHANGE TO SQUARE FOOTAGE OR SHAPE/SIZE
 - ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
 - ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

WEST HOLLYWOOD PLAZA

C-200

HOLLYWOOD

FL

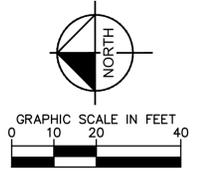
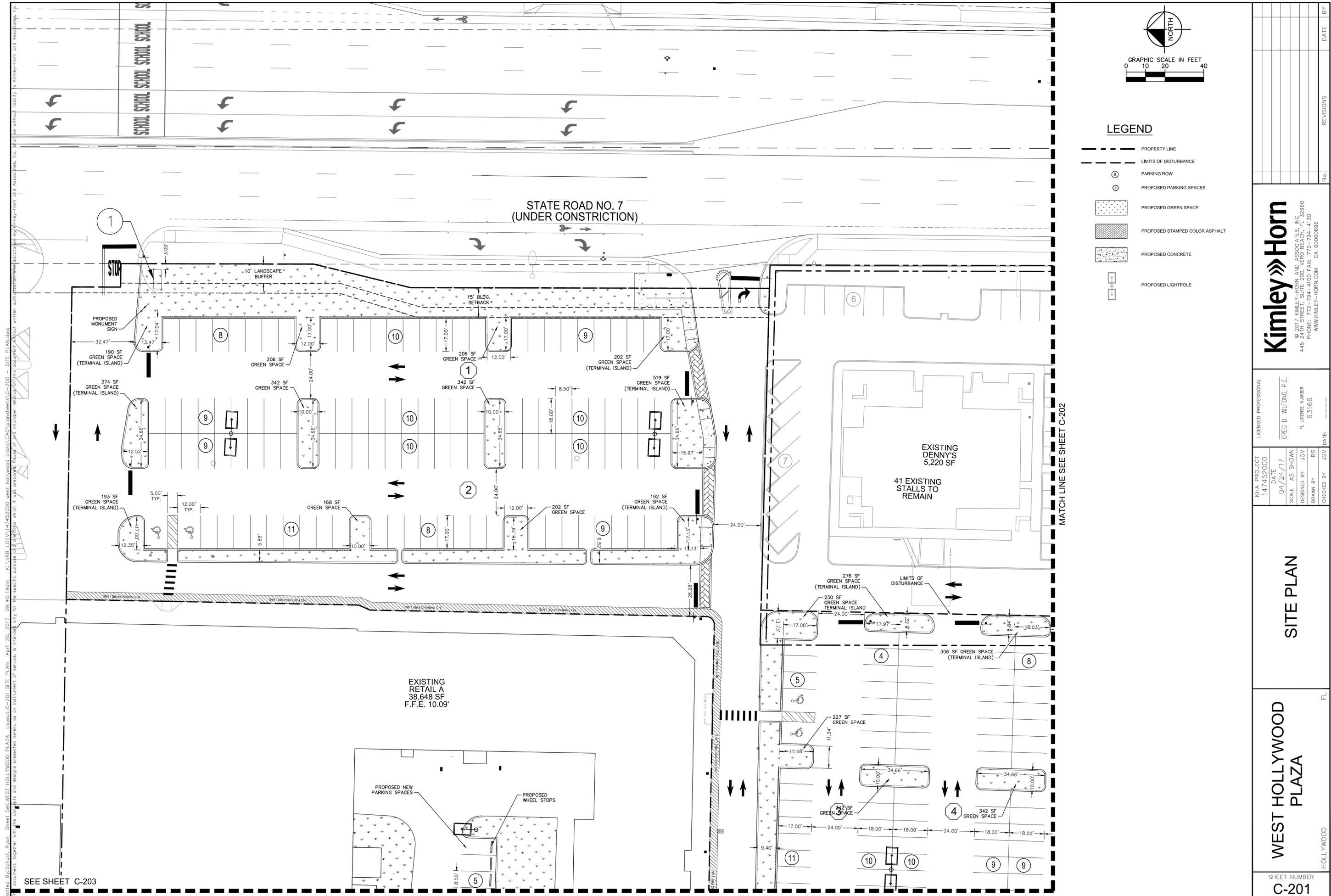
OVERALL SITE PLAN

Kimley»Horn

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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100 FAX: 772-794-4130
 WWW.KIMLEY-HORN.COM CA 00000696

NO.	REVISIONS	DATE	BY

LICENSED PROFESSIONAL: GREG D. WILFONG, P.E.
 DATE: 04/24/17
 SCALE: AS SHOWN
 DESIGNED BY: JGV
 DRAWN BY: RS
 CHECKED BY: JGV



- LEGEND**
- PROPERTY LINE
 - LIMITS OF DISTURBANCE
 - ⊙ PARKING ROW
 - PROPOSED PARKING SPACES
 - [Pattern] PROPOSED GREEN SPACE
 - [Pattern] PROPOSED STAMPED COLOR ASPHALT
 - [Pattern] PROPOSED CONCRETE
 - [Symbol] PROPOSED LIGHTPOLE

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100 FAX: 772-794-4130
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSSED PROFESSIONAL	GREG D. WILFONG, P.E.
KHA PROJECT	147452000
DATE	04/24/17
SCALE	AS SHOWN
DESIGNED BY	JGV
DRAWN BY	RS
CHECKED BY	JGV

SITE PLAN

WEST HOLLYWOOD PLAZA

HOLLYWOOD FL

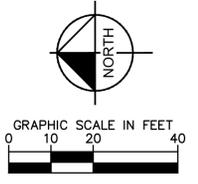
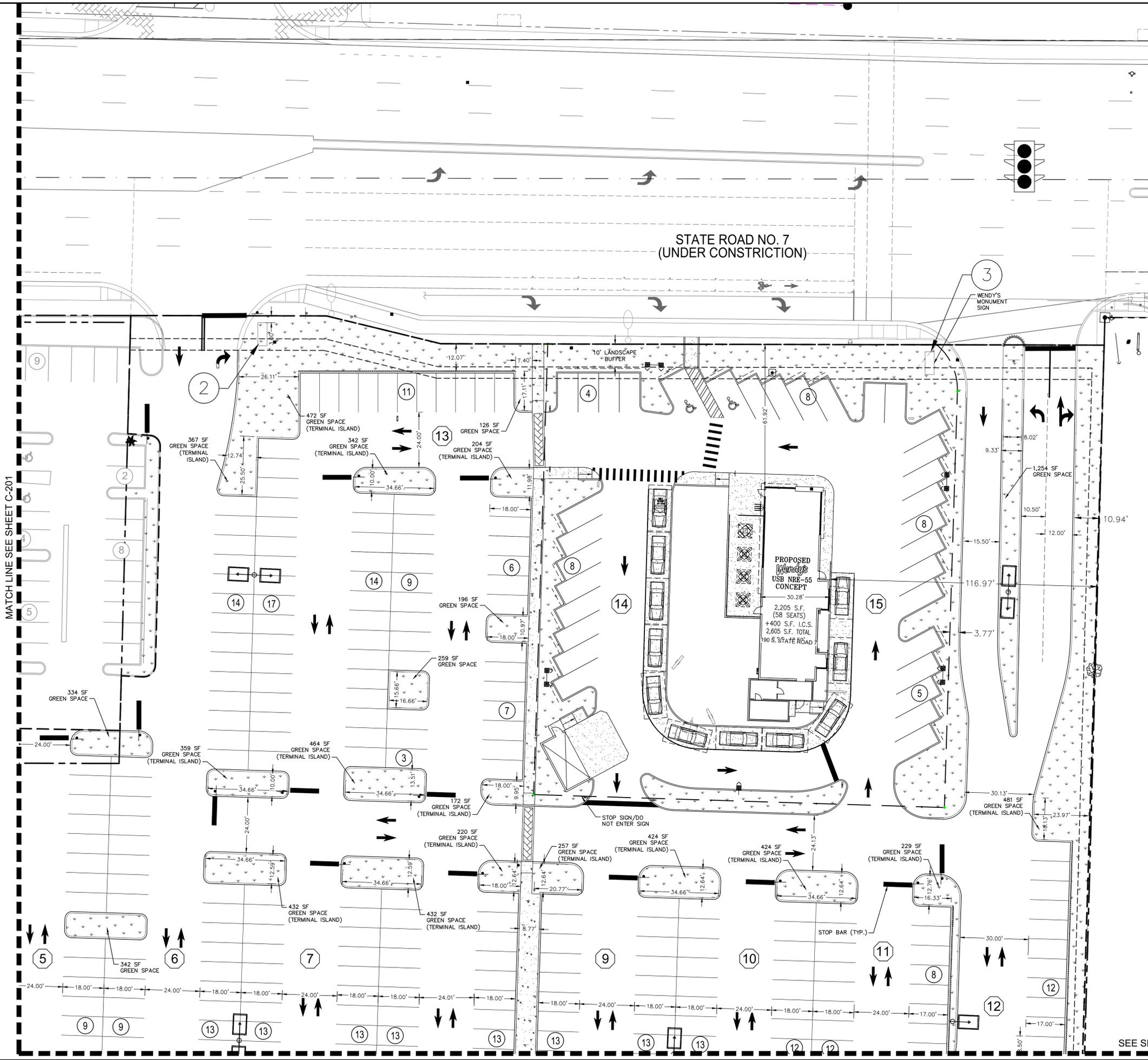
SHEET NUMBER
C-201

Plotted By: Schulz, Ryan Sheet Set: WEST HOLLYWOOD PLAZA Layout: C-201 SITE PLAN April 20, 2017 09:40:19am K:\VRB_ADEVV\147452000_west_hollywood_plaza\CAD\plansheets\C-201 - SITE PLAN.dwg
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SEE SHEET C-203

MATCH LINE SEE SHEET C-202

Plotfile: By:Schulz, Ryan Sheet: West HOLLYWOOD PLAZA Layout: C-202 SITE PLAN 2 April 20, 2017 09:40:22am K:\VRB\DEV\147452000_west_hollywood_plaza\CAD\plansheets\C-202 - SITE PLAN.dwg
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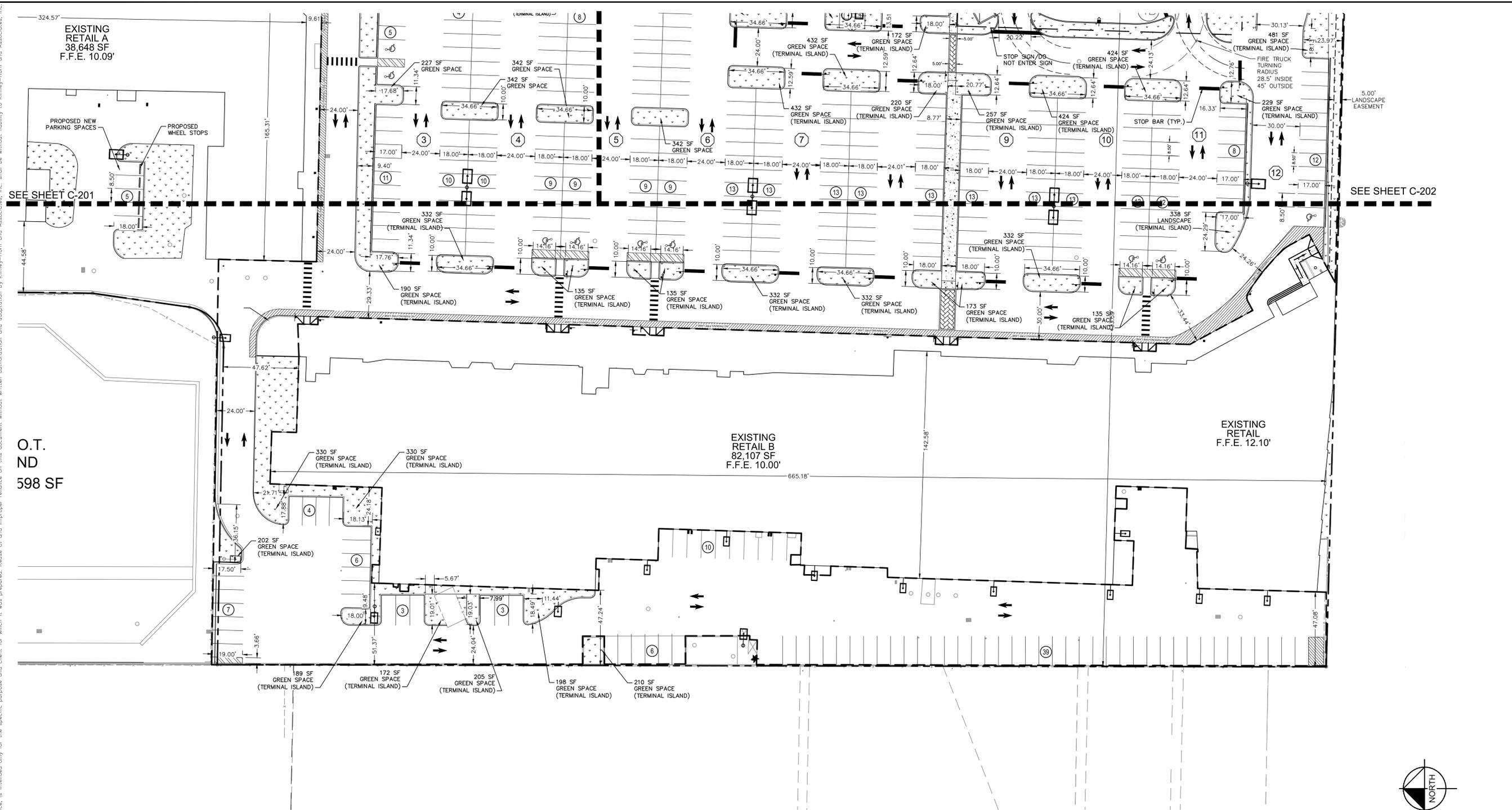
- LEGEND**
- PROPERTY LINE
 - LIMITS OF DISTURBANCE
 - ⊙ PARKING ROW
 - PROPOSED PARKING SPACES
 - [Patterned Box] PROPOSED GREEN SPACE
 - [Patterned Box] PROPOSED STAMPED COLOR ASPHALT
 - [Patterned Box] PROPOSED CONCRETE
 - [Symbol] PROPOSED LIGHTPOLE

MATCH LINE SEE SHEET C-201

SEE SHEET C-203

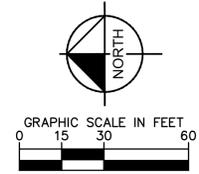
Kimley»Horn	LICENSED PROFESSIONAL GREG D. WILFONG, P.E. 2017 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 FAX: 772-794-4130 WWW.KIMLEY-HORN.COM CA 00000696			
SITE PLAN	KHA PROJECT 147452000	DATE 04/24/17	SCALE AS SHOWN	DESIGNED BY JGV
WEST HOLLYWOOD PLAZA	DRAWN BY RS	CHECKED BY JGV	DATE:	DATE:
C-202	HOLLYWOOD	FL		

Plotled By: Schulz, Ryan - Sheet Set: WEST HOLLYWOOD PLAZA - Layout: C-203, SITE PLAN 3 - April 20, 2017 - 09:40:26am - K:\VRR-DEV\147452000_west_hollywood_plaza\CAD\plansheets\C-203 - SITE PLAN.dwg
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LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- PARKING ROW
- PROPOSED PARKING SPACES
- PROPOSED GREEN SPACE
- PROPOSED STAMPED COLOR ASPHALT
- PROPOSED CONCRETE
- PROPOSED LIGHTPOLE



SEE SHEET C-201

SEE SHEET C-202

NO.	REVISIONS	DATE	BY

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KHA PROJECT	147452000
DATE	04/24/17
SCALE	AS SHOWN
DESIGNED BY	JGV
DRAWN BY	RS
CHECKED BY	JGV

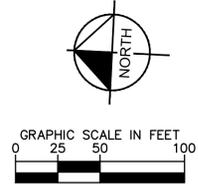
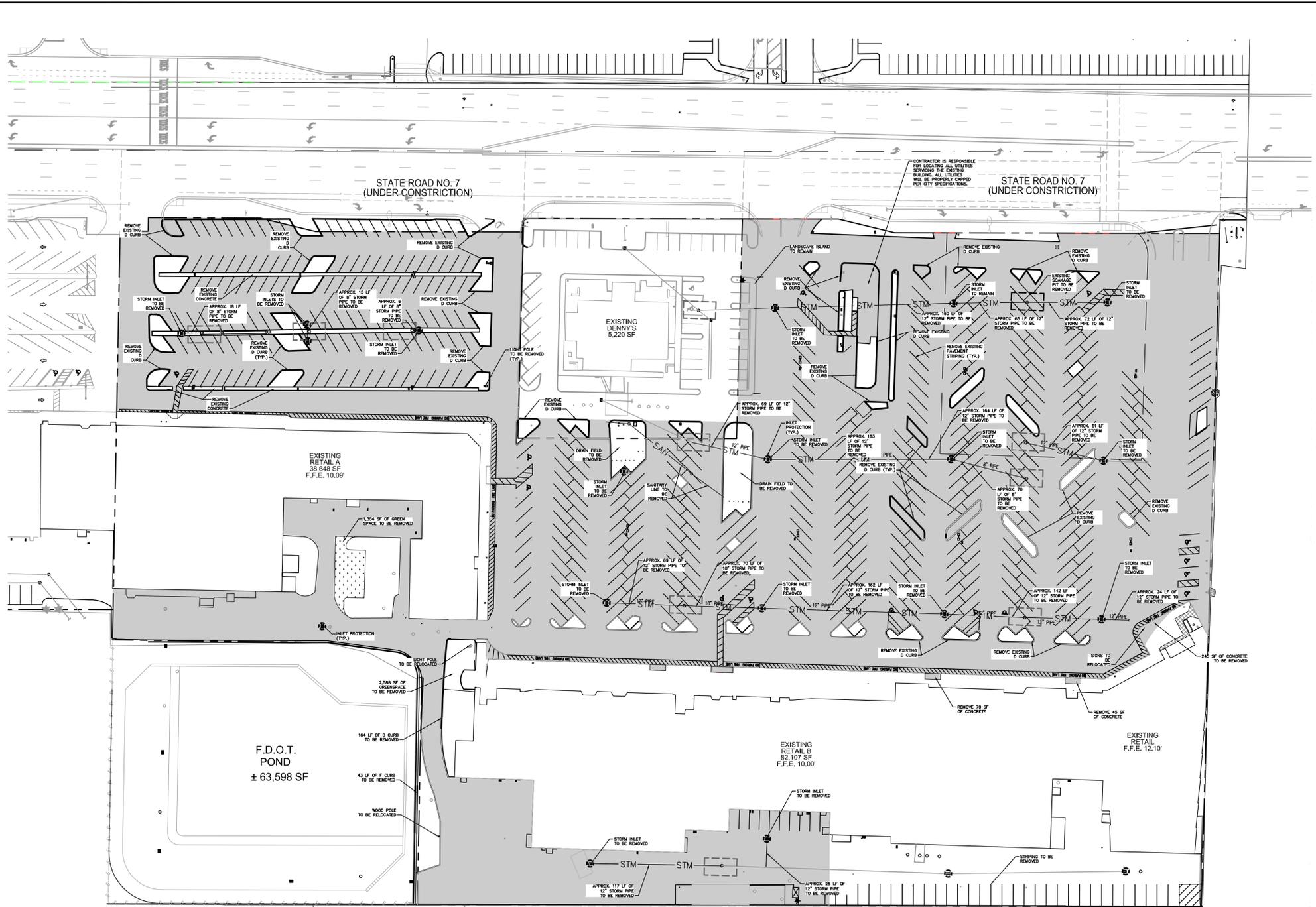
SITE PLAN

WEST HOLLYWOOD PLAZA

HOLLYWOOD, FL

SHEET NUMBER
C-203

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NOTES:

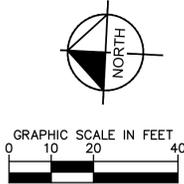
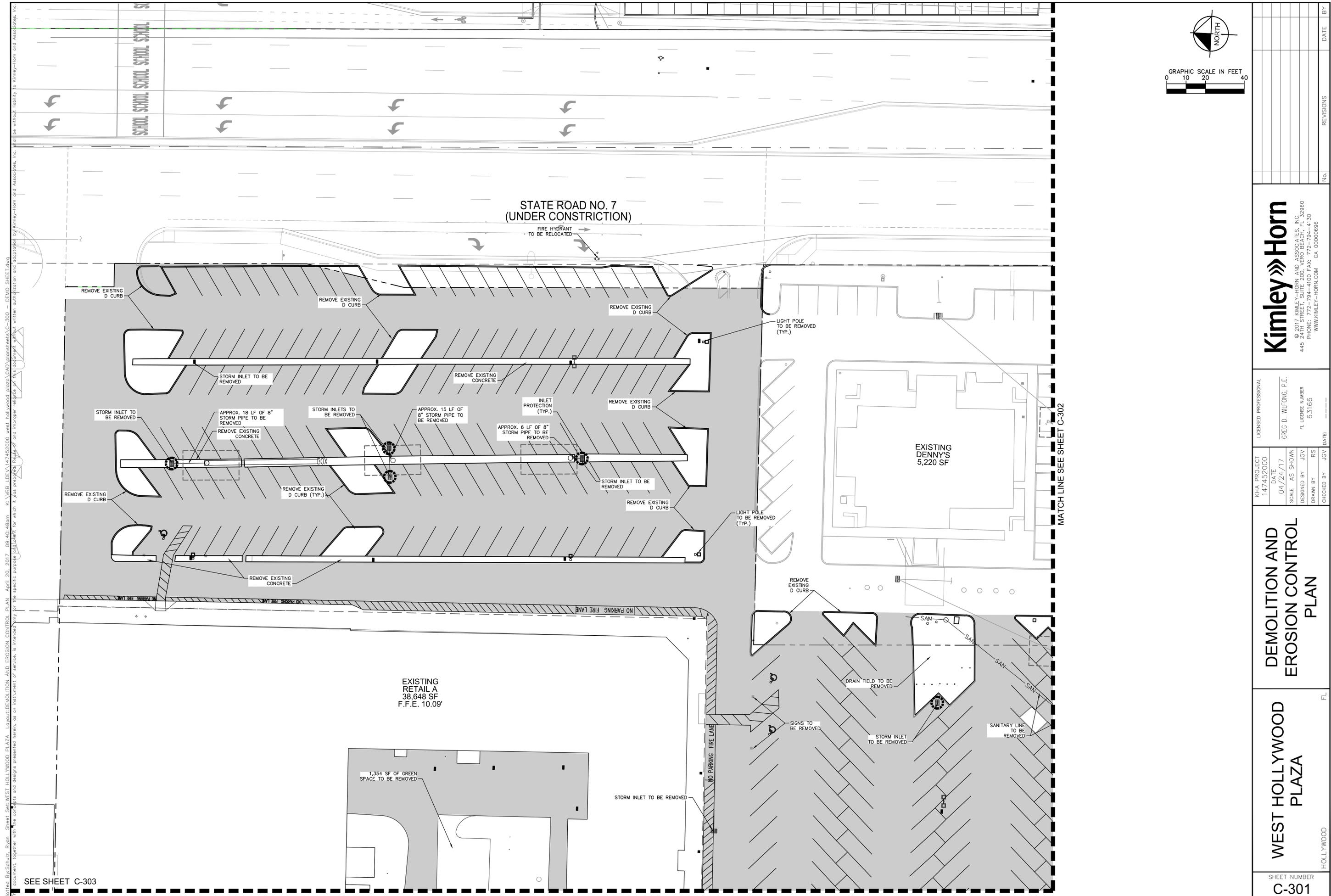
1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
9. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT AND LANDSCAPE REMOVAL AREAS.
12. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.
13. SEE LIGHTING PLANS FOR PROPOSED LIGHTING LOCATIONS.
14. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
15. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.
16. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEMOLISHING ALL EXISTING IRRIGATION. THE CONTRACTOR SHALL ASSURE THAT THE INTEGRITY OF THE IRRIGATION SYSTEM FOR THE REMAINING DEVELOPMENT IS MAINTAINED.
17. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
18. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
19. SRT DESIGN PLANS SHOWN FOR REFERENCE.

LEGEND:

- ASPHALT TO BE REMOVED
- LIMITS OF DISTURBANCE
- PARCEL LINE
- INLET PROTECTION

PARKING LOT WILL BE REMOVED IN PHASES TO KEEP EXISTING TENANTS OPEN DURING CONSTRUCTION.

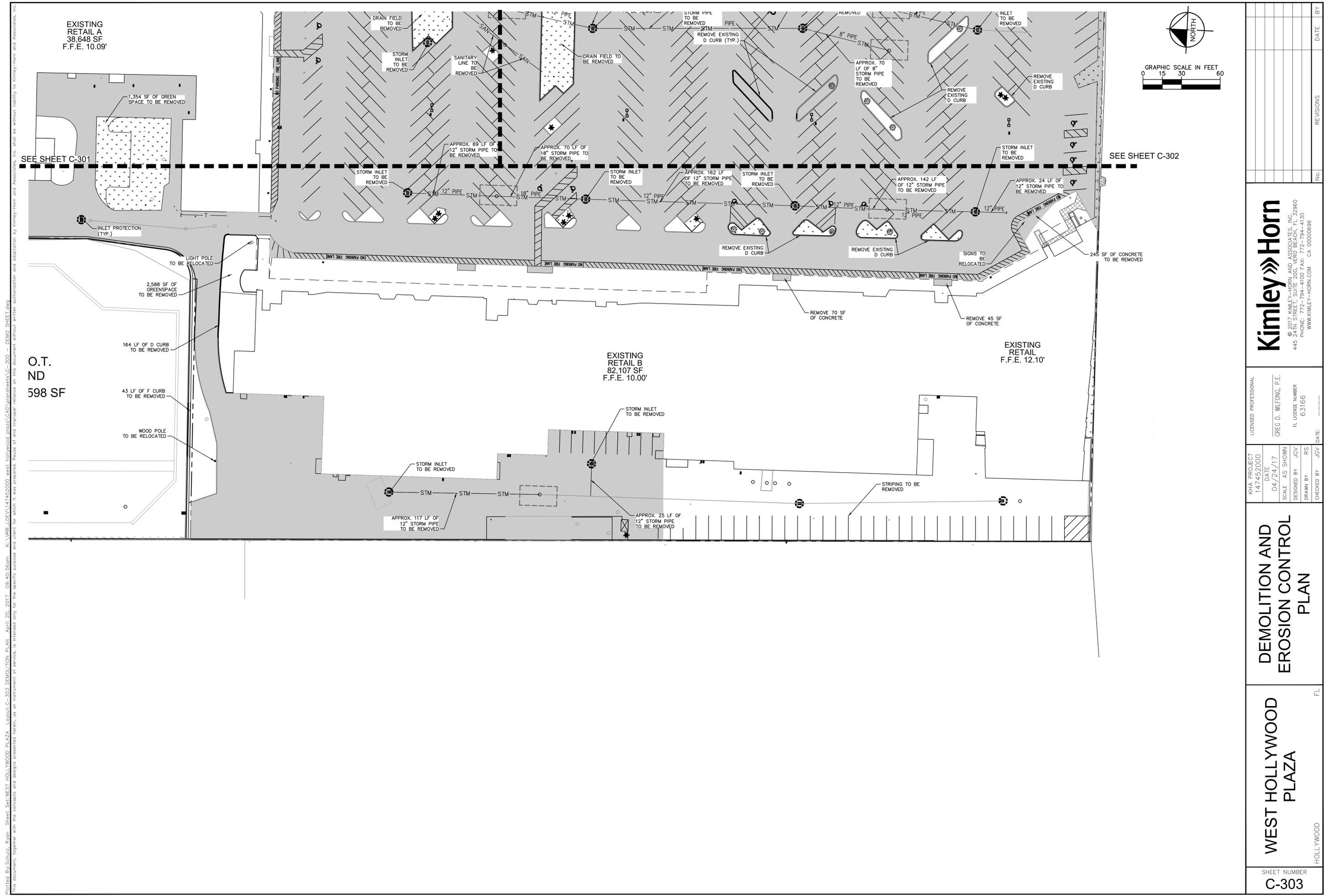
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	<p>OVERALL DEMOLITION AND EROSION CONTROL PLAN</p>	<p>WEST HOLLYWOOD PLAZA</p>	<p>HOLLYWOOD, FL</p>



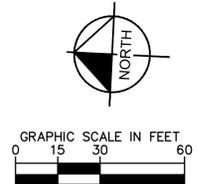
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SEE SHEET C-303

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LICENSED PROFESSIONAL GREG D. WILFONG, P.E. FL LICENSE NUMBER 63166		KHA PROJECT 147452000 DATE 04/24/17 SCALE AS SHOWN DESIGNED BY JGV DRAWN BY RS CHECKED BY JGV	
DEMOLITION AND EROSION CONTROL PLAN		WEST HOLLYWOOD PLAZA HOLLYWOOD, FL	
SHEET NUMBER C-301		REVISIONS No. DATE BY	



Plotfile: By: Schulz, Ryan - Sheet: Sat: WEST HOLLYWOOD PLAZA - Layout: C-303 DEMOLITION PLAN - April 20, 2017 - 09:40:56am - K:\VRB_LDEV\147452000_west_hollywood_plaza\CAD\plansheets\C-300 - DEMO SHEET.dwg
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 FL LICENSE NUMBER: 63166

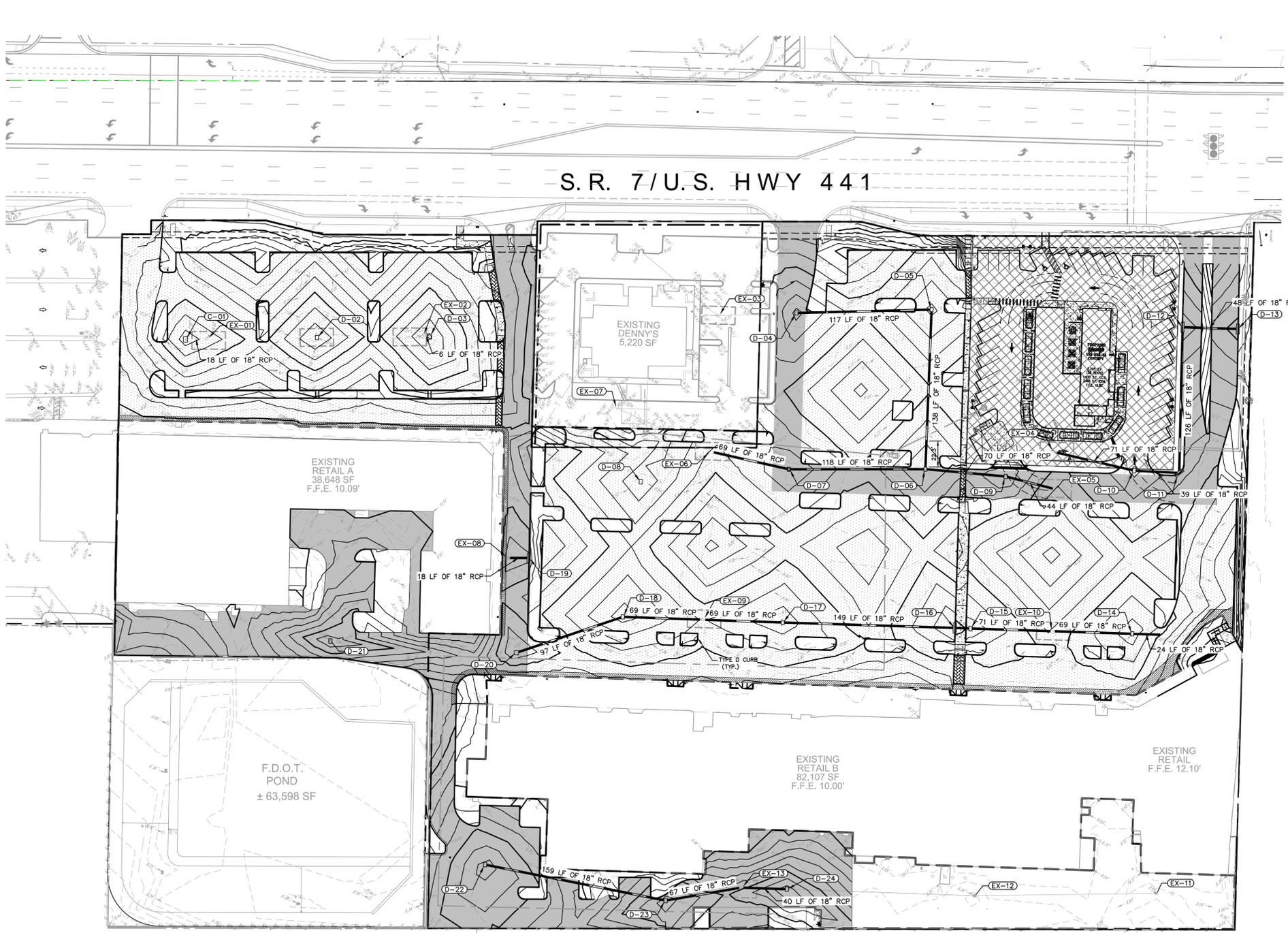
KHA PROJECT	147452000
DATE	04/24/17
SCALE	AS SHOWN
DESIGNED BY	JGV
DRAWN BY	RS
CHECKED BY	JGV
DATE:	

**DEMOLITION AND
EROSION CONTROL
PLAN**

**WEST HOLLYWOOD
PLAZA**
 HOLLYWOOD, FL

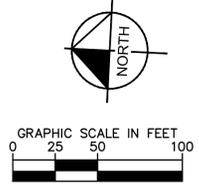
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C-303

Plotted By: Schultz, Ryan Sheet Set: WEST HOLLYWOOD PLAZA - OVERALL PAVING, GRADING AND DRAINAGE PLAN April 20, 2017 09:41:15am K:\VRB\DEVA\147452000\west hollywood plaza\CAD\plansheets\C-400 - PAVING, GRADING AND DRAINAGE PLAN.dwg
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LEGEND

- PROPOSED STAMPED COLOR ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE
- DESIGNED BY CKE
- APPROXIMATE LOCATION AND SIZE OF SOAKAGE PIT
- PROPERTY LINE
- PROPOSED STORM PIPE
- STORMWATER INLET
- STORMWATER MANHOLE
- EXISTING GRADE
- PROPOSED GRADE
- M/E = MATCH EXISTING SIDEWALK
- SW = SIDEWALK
- TC = TOP OF CURB
- EOP = EDGE OF PAVEMENT



STRUCTURE NAME:	DETAILS:
C-01	CB RIM: 7.48 INV: 3.98 (S)
D-02	CB RIM: 7.44
D-03	CB RIM: 7.37 INV: 3.93 (N)
D-04	CB RIM: 8.33 INV: 5.04 (S)
D-05	CI RIM: 8.35 INV: 5.35 (S) INV: 4.85 (W) INV: 4.85 (N)
D-06	CI RIM: 8.40 INV: 4.85 (N) INV: 4.85 (E) INV: 4.85 (S)
D-07	CI RIM: 8.39 INV: 4.79 (N) INV: 4.79 (S)
D-08	CB RIM: 8.24
D-09	CB RIM: 8.40 INV: 4.80 (S) INV: 4.80 (N)
D-10	CB RIM: 8.34 INV: 4.15 (S) INV: 4.15 (N)
D-11	CI RIM: 9.34 INV: 4.25 (E) INV: 4.25 (N)
D-12	CI RIM: 7.48 INV: 4.35 (S) INV: 4.35 (W)
D-13	CI RIM: 7.90 INV: 4.45 (N)
D-14	CI RIM: 8.47 INV: 4.97 (N) INV: 4.97 (S)
D-15	CB RIM: 8.45 INV: 4.95 (N) INV: 4.95 (S)

STRUCTURE NAME:	DETAILS:
D-16	CI RIM: 8.40 INV: 4.90 (N) INV: 4.90 (S)
D-17	CB RIM: 8.46 INV: 4.80 (N) INV: 4.80 (S)
D-18	CB RIM: 8.30 INV: 4.80 (S) INV: 4.80 (N)
D-19	CI RIM: 8.78 INV: 3.25 (N)
D-20	CB RIM: 8.65 INV: 4.97 (S)
D-21	CB RIM: 8.60
D-22	CB RIM: 8.50 INV: 3.93 (S)
D-23	CB RIM: 8.50 INV: 2.90 (N) INV: 2.90 (S)
D-24	CB RIM: 8.50 INV: 4.74 (S) INV: 4.24 (N)
EX-01	MH RIM: 7.67 INV: 3.88 (N)
EX-02	MH RIM: 7.46 INV: 3.83 (S)
EX-03	MH RIM: 6.48 INV: 4.92 (S)
EX-04	MH RIM: 6.26 INV: 4.05 (S)
EX-05	MH RIM: 9.20 INV: 4.70 (N)
EX-06	MH RIM: 8.81 INV: 4.86 (N) INV: 4.76 (S)

STRUCTURE NAME:	DETAILS:
EX-07	CB RIM: 7.63 INV: 5.88 (S)
EX-08	CB RIM: 8.66 INV: 3.15 (S)
EX-09	MH RIM: 8.82 INV: 4.67 (N) INV: 4.42 (S)
EX-10	MH RIM: 9.17 INV: 4.50 (N) INV: 4.50 (S)
EX-11	CB RIM: 8.66 INV: 7.16 (N)
EX-12	CB RIM: 7.77 INV: 6.72 (S) INV: 6.70 (N)
EX-13	MH RIM: 9.05 INV: 4.14 (S) INV: 2.70 (N)

NOTES:

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
5. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
7. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMP SHALL NOT EXCEED 8' IN LENGTH, 6" RISE, AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
8. SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.
9. EXISTING GRADES AND DRAINAGE HAVE BEEN TAKEN FROM A SURVEY PREPARED BY POLICE LAND SURVEYORS, INC. DATED JUNE 23RD, 2014. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. BROWARD COUNTY BENCHMARK NO. S312 1970. ELEV. = 8.59'. SITE BENCHMARKS ARE AS SHOWN.
10. HOPE STORM PIPE-CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE STORM DRAINAGE PIPE INSTALLATION MANUAL AND SPECIFICATIONS AND COMPLYING WITH ALL MANUFACTURER'S INSTALLATION PROCEDURES AND REQUIREMENTS. TESTING OF BACKFILL MATERIAL AND COMPACTION OF BACKFILL MATERIAL IS THE CONTRACTOR'S RESPONSIBILITY.
11. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
 A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
 B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
 C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
12. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
13. EXISTING STORM INLETS AND PIPES ON PROPERTY TO BE JETTED AND CLEANED PRIOR TO ENGINEER'S ACCEPTANCE OF SYSTEM.
14. CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION ACTIVITY.
15. CONTRACTOR TO ENSURE POSITIVE RUNOFF FROM THE BUILDING. PAVING SHALL BE FREE OF PONDING AND MAINTAIN POSITIVE OUTFALL TO THE DRAINAGE SYSTEM. CONTRACTOR SHALL FIELD VERIFY EXISTING DRAINAGE PATTERNS AND TIE-IN GRADES AND ALERT OWNER AND ENGINEER SHOULD ANY CONFLICTS ARISE.
16. DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
17. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.

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OVERALL PAVING
GRADING AND
DRAINAGE PLAN

WEST HOLLYWOOD
PLAZA

HOLLYWOOD FL

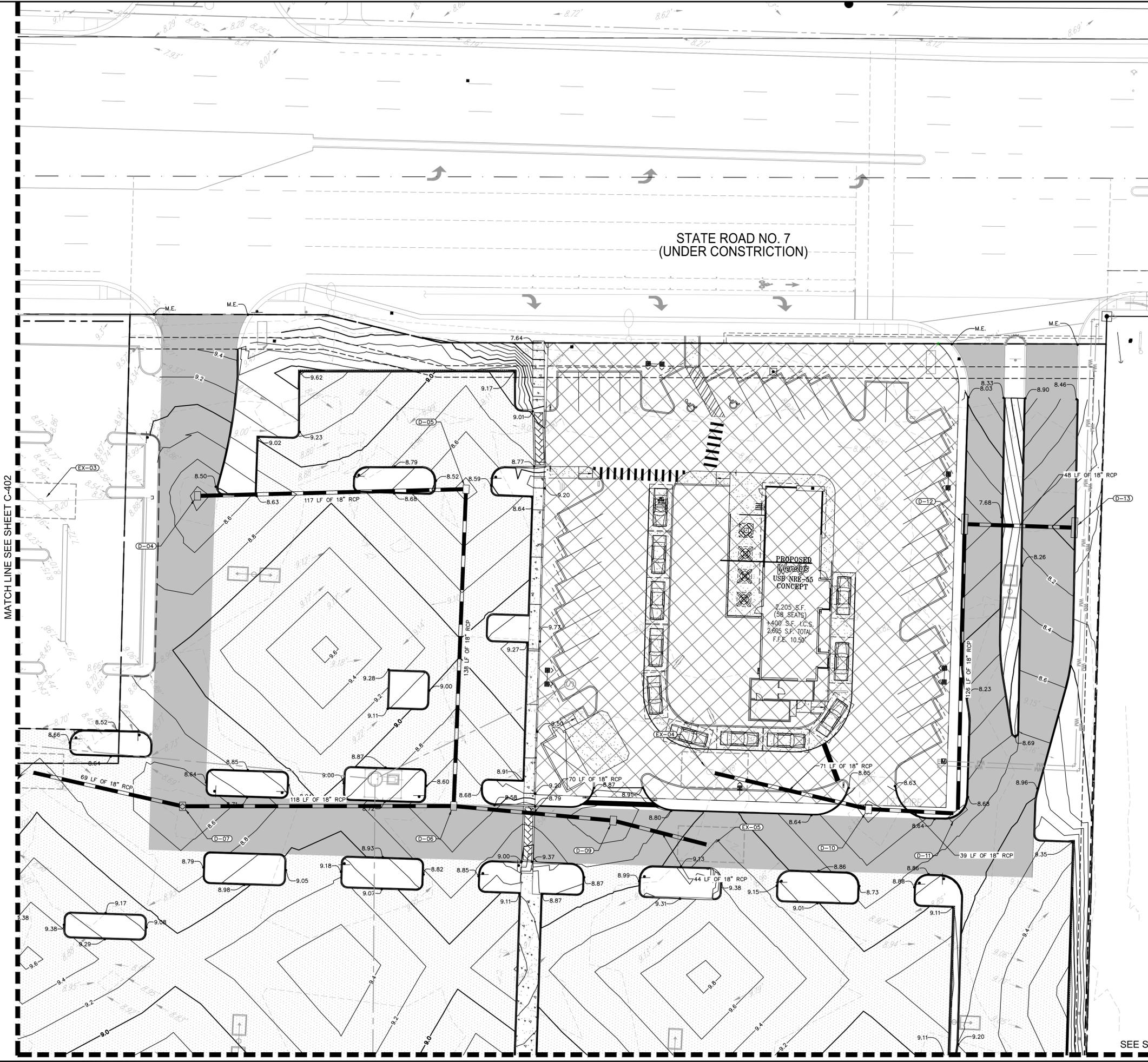
PROFESSIONAL
LICENSED PROFESSIONAL
KHA PROJECT
147452000
DATE
04/24/17
SCALE AS SHOWN
DESIGNED BY JCV
DRAWN BY RS
CHECKED BY JCV

REG D. WILFONG, P.E.
FL LICENSE NUMBER
63166

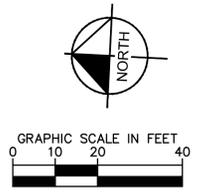
DATE
BY
REVISIONS
No.

SHEET NUMBER
C-400

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STATE ROAD NO. 7
(UNDER CONSTRUCTION)



LEGEND

- PROPOSED STAMPED COLOR ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE
- DESIGNED BY CKE
- APPROXIMATE LOCATION AND SIZE OF SOAKAGE PIT
- PROPERTY LINE
- PROPOSED STORM PIPE
- STORMWATER INLET
- STORMWATER MANHOLE
- EXISTING GRADE
- PROPOSED GRADE
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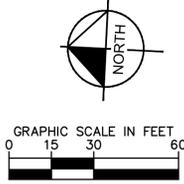
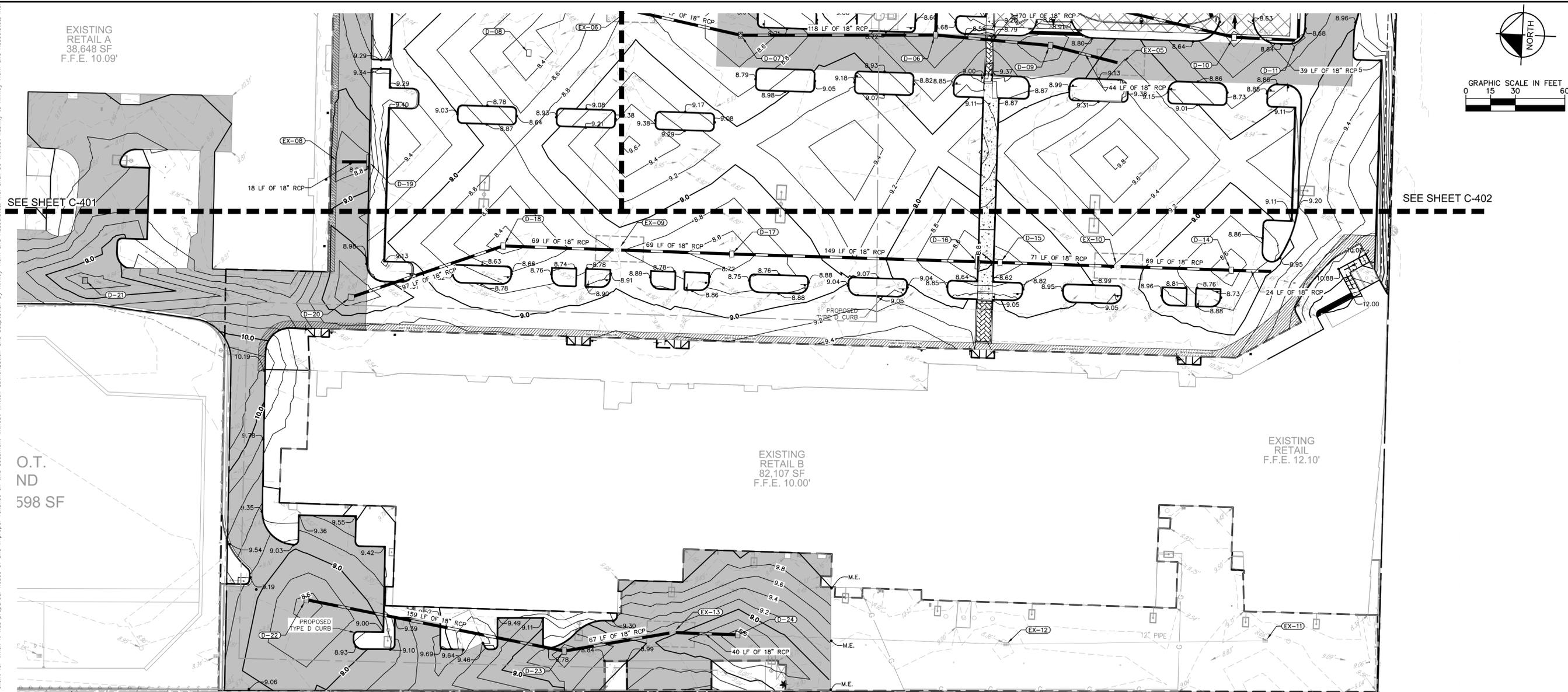
MATCH LINE SEE SHEET C-401

PROPOSED
Wings
USB NRE-85
CONCEPT
2,205 S.F.
(58 SEATS)
1,400 S.F. I.C.S.
2,605 S.F. TOTAL
F.P.E. 10.50'

SEE SHEET C-403

Kimley»Horn				
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LICENSED PROFESSIONAL	GREG D. WILFONG, P.E.			
KHA PROJECT	147452000	DATE	04/24/17	
SCALE	AS SHOWN	DESIGNED BY	JOY	
DRAWN BY	RS	CHECKED BY	JOY	
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PAVING GRADING AND DRAINAGE PLAN				
FL				
HOLLYWOOD				
SHEET NUMBER				
C-402				
NO.	REVISIONS	DATE	BY	

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- LEGEND**
- PROPOSED STAMPED COLOR ASPHALT
 - PROPOSED STANDARD DUTY ASPHALT
 - PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED CONCRETE
 - DESIGNED BY OKE
 - APPROXIMATE LOCATION AND SIZE OF SOAKAGE PIT
 - PROPERTY LINE
 - PROPOSED STORM PIPE
 - STORMWATER INLET
 - STORMWATER MANHOLE
 - EXISTING GRADE
 - PROPOSED GRADE
 - M/E = MATCH EXISTING SIDEWALK
 - SW = TOP OF CURB
 - TC = TOP OF CURB
 - EOP = EDGE OF PAVEMENT

NO.	REVISIONS	DATE	BY

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 WWW.KIMLEY-HORN.COM CA 0000696

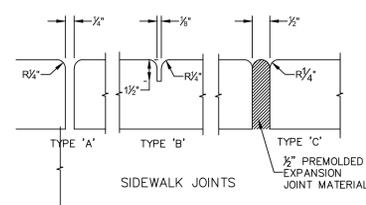
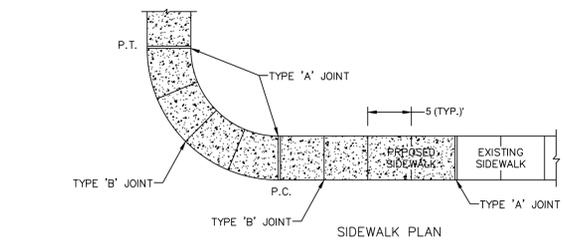
KHA PROJECT 147452000	LICENSED PROFESSIONAL GREG D. WILFONG, P.E.
DATE 04/24/17	FL LICENSE NUMBER 63166
SCALE AS SHOWN	CHECKED BY JOY
DESIGNED BY JOY	DATE
DRAWN BY RS	

PAVING GRADING AND DRAINAGE PLAN

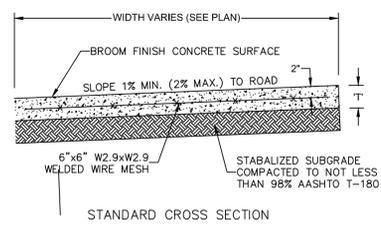
WEST HOLLYWOOD PLAZA

SHEET NUMBER
C-403

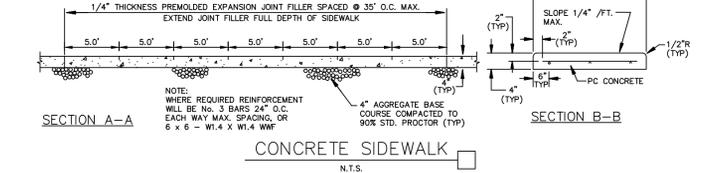
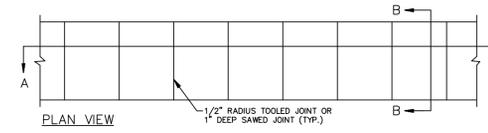
P:\Projects\2017\17-09-41\35pm\K:\V\RB\LOE\147452000\west-hollywood-plaza\paving\grading-and-drainage\details\C-404 - PAVING, GRADING AND DRAINAGE DETAILS.dwg
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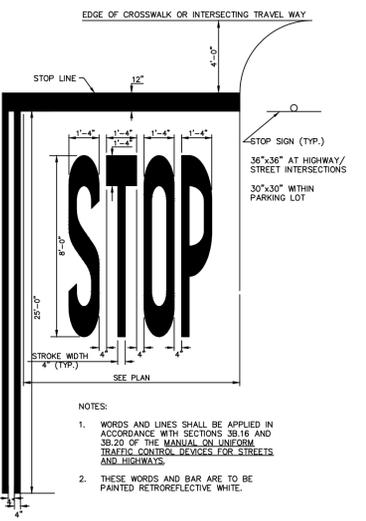
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



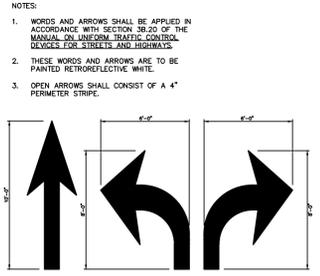
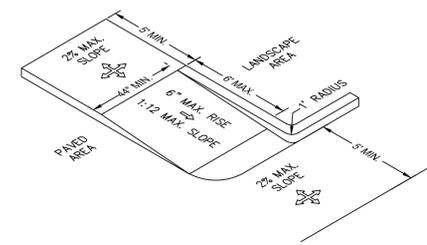
CONCRETE SIDEWALK
N.T.S.



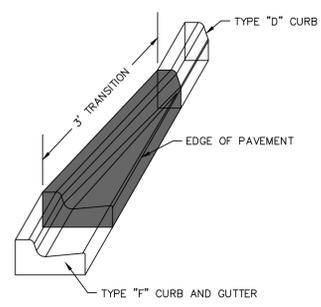
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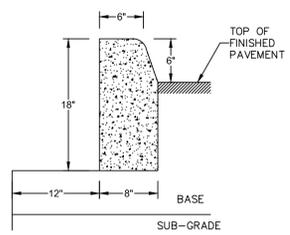
STOP SIGNAGE AND MARKING
N.T.S.



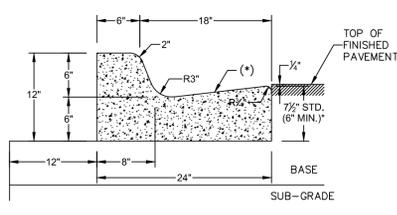
PAVEMENT MARKINGS
N.T.S.



3' CURB TRANSITION
N.T.S.

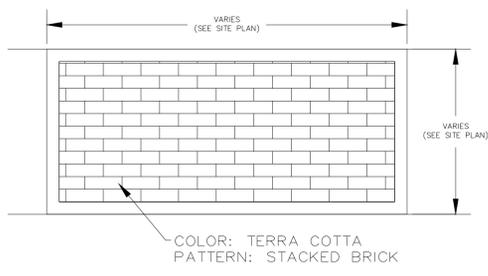


TYPE "D" CURB
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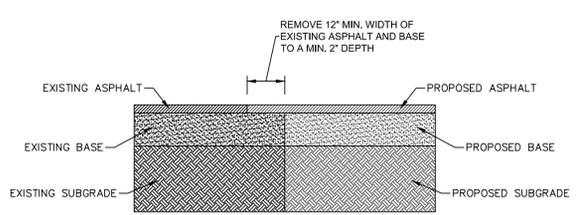


TYPE "F" CURB AND GUTTER
N.T.S.

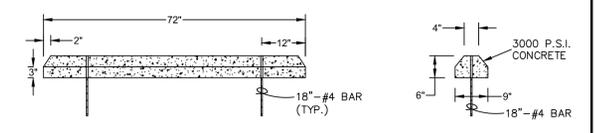
* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.



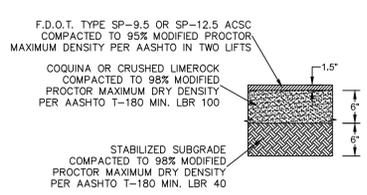
STAMPED COLORED ASPHALT DETAIL
PROVIDED BY KIMLEY-HORN AND ASSOC.



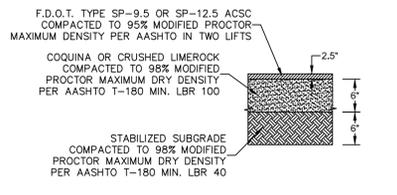
SAW-CUT
N.T.S.



CONCRETE WHEEL STOP
N.T.S.

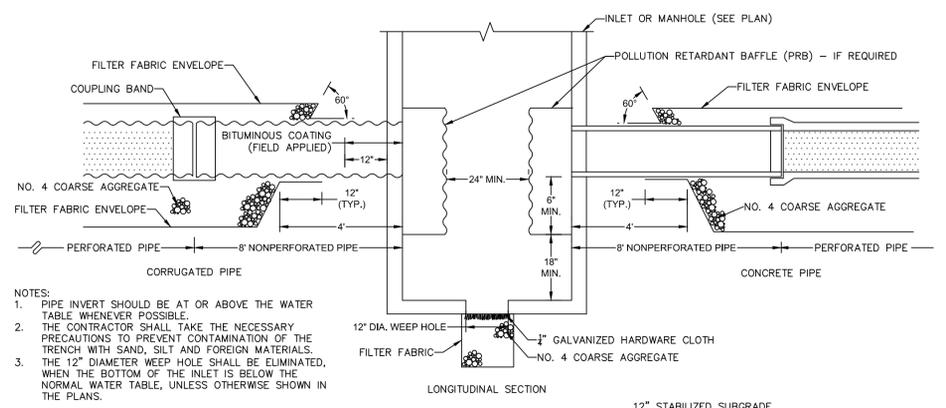


STANDARD DUTY ASPHALT
N.T.S.

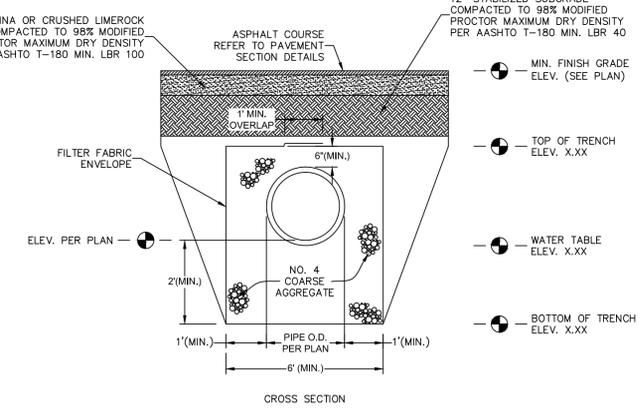


HEAVY DUTY ASPHALT
N.T.S.

NOTE: CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.



NOTES:
 1. PIPE INVERT SHOULD BE AT OR ABOVE THE WATER TABLE WHENEVER POSSIBLE.
 2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS. THE 12" DIAMETER WEEP HOLE SHALL BE ELIMINATED, WHEN THE BOTTOM OF THE INLET IS BELOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN IN THE PLANS.



EXFILTRATION TRENCH
N.T.S.

NO.	REVISIONS	DATE	BY

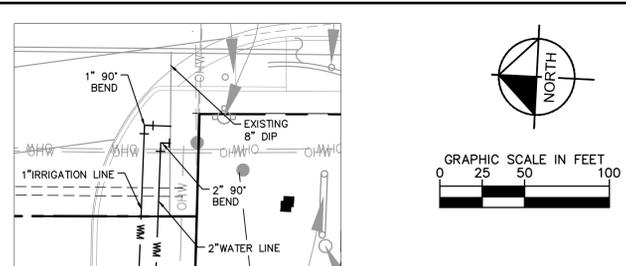
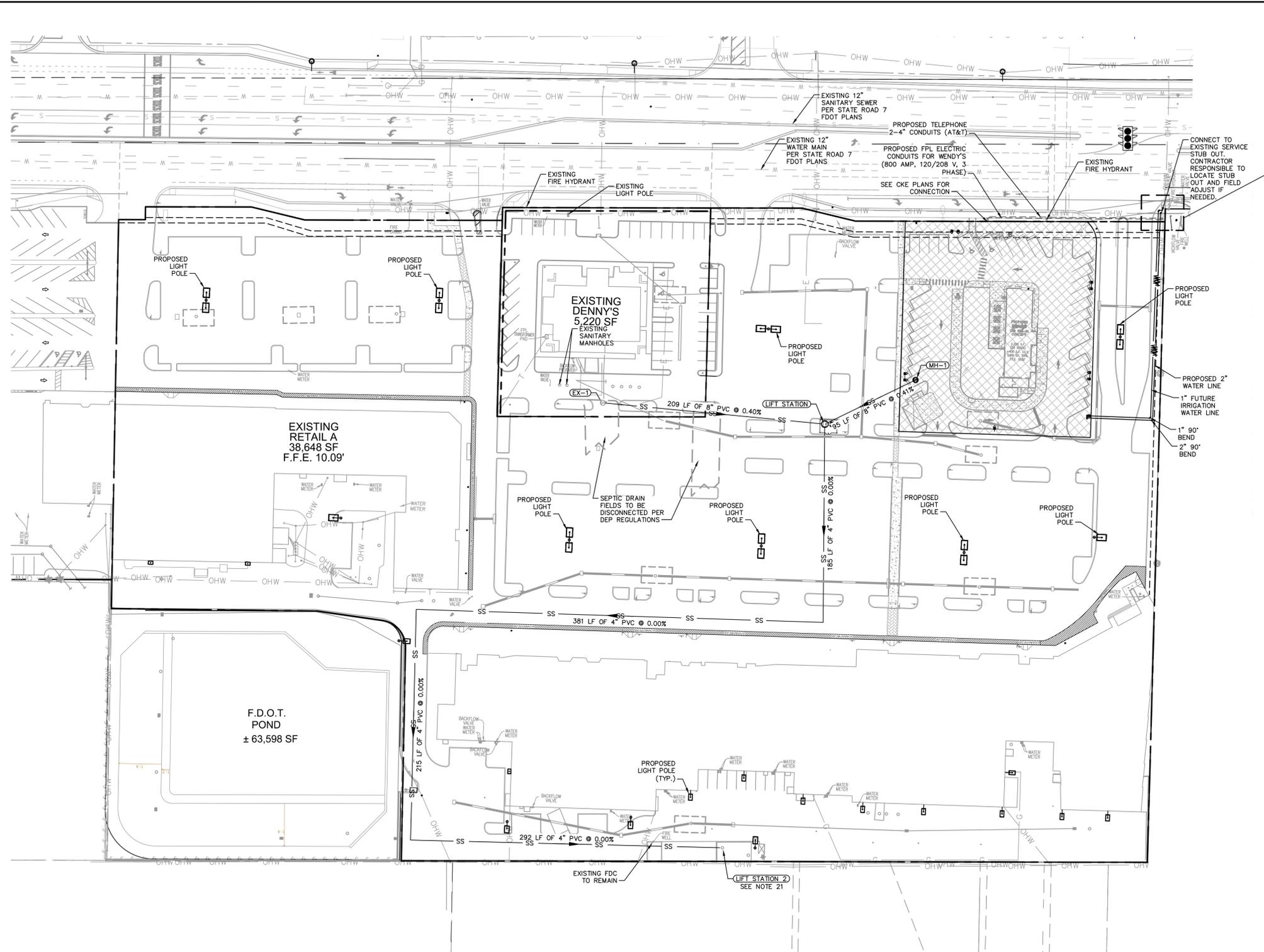
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LICENCED PROFESSIONAL	GREG D. WILFONG, P.E.
KHA PROJECT	147452000
DATE	04/24/17
SCALE	AS SHOWN
DESIGNED BY	JGV
DRAWN BY	RS
CHECKED BY	JGV
FL LICENSE NUMBER	63166

PAVING GRADING AND DRAINAGE DETAILS

WEST HOLLYWOOD PLAZA

Plotted By: Schulz, Ryan Sheet: Set: WEST HOLLYWOOD PLAZA Layout: C-500 OVERALL UTILITY PLAN April 20, 2017 09:41:59am K:\V\B\105\147452000 -west hollywood plaza\CAD\plansheets\C-500 - UTILITY PLAN.dwg
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LEGEND

---	PROPERTY LINE
- - - -	UTILITY EASEMENT
WM	WATER LINE
SS	SANITARY SEWER LINE
---	BURIED ELECTRIC LINE
TEL	TELEPHONE/CABLE LINE
---	TELEPHONE SEWER LINE
[Hatched Box]	DESIGNED BY CKE

- UTILITY NOTES**
- ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
 - SANITARY SEWER PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
 8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 12' DEEP
 8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
 6" PVC SCHEDULE 40
 DUCTILE IRON PIPE PER AWWA C150
 - WATER LINES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
 6" AND LARGER, PVC C-900 PER ASTM D 2241
 CLASS 200 UNDER COUNTY ROADS, OTHERWISE CLASS 150
 6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
 SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241.
 - MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
 - ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
 - ALL UTILITIES SHALL BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
 - CONTRACTOR SHALL MAINTAIN A MINIMUM OF 36" COVER ON ALL WATERLINES.
 - IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
 - INES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
 - TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
 - ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
 - EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
 - REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF HOLLYWOOD) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
 - CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 - REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 FAC.
 - REHAB FOR EXISTING LIFT STATION:
 PLUG AND BYPASS EXISTING STATION
 VACTOR AND PRESSURE WASH WET WELL
 CUT IN NEW 4" BYPASS CONNECTION IN EXISTING FORCE MAIN. INSTALL ISOLATION VALVE REMOVE CONTROL PANEL AND PUMPS TO RE-USE (NEW CONTROL AND 2HP BARNES 230V 3PHASE PUMPS WERE INSTALLED OCTOBER 2013)
 DEMO EXISTING DOG HOUSE AND REMOVE WET WELL PIPING
 SUPPLY AND INSTALL CONCRETE WET WELL RISER
 SUPPLY AND INSTALL NEW H20 4' X4' ALUMINUM ACCESS HATCH POURED IN NEW CONCRETE TOP SLAB
 SUPPLY AND INSTALL 2 NEW BARNES PUMP BASES WITH UPPER GUIDE RAIL BRACKETS
 SUPPLY NEW 4 X4 X 4' CONCRETE VALVE BOX
 SUPPLY AND INSTALL NEW H20 4' X4' DOUBLE DOOR ALUMINUM ACCESS HATCH AND CONCRETE TOP SLAB.
 SUPPLY AND INSTALL NEW 2" GATE VALVES AND CHECK VALVES WITH BYPASS CONNECTION
 SUPPLY AND INSTALL NEW CONTROL PANEL STANCHION
 SUPPLY AND INSTALL NEW DISCONNECT SWITCH
 RE-INSTALL EXISTING CONTROL PANEL
 SUPPLY AND INSTALL (6) 6" STEEL BOLLARDS
 ASPHALT RESTORATION OF AREA.
 START-UP AND TEST

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
EX-1	EX-1 RIM: 8.16 INV OUT: 3.35
LIFT STATION	LIFT STATION RIM: 9.36 INV IN: 2.81 INV IN: 2.51 INV OUT: 5.25
LIFT STATION 2	LIFT STATION RIM: 9.04 INV IN: 5.25
MH-1	MH-1 RIM: 9.00 INV OUT: 3.20

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LICENSED PROFESSIONAL
 GREG D. WILFONG, P.E.
 DATE: 04/24/17
 SCALE: AS SHOWN
 DESIGNED BY: JCV
 DRAWN BY: RS
 CHECKED BY: JCV

OVERALL UTILITY PLAN

WEST HOLLYWOOD PLAZA

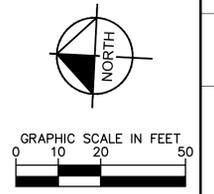
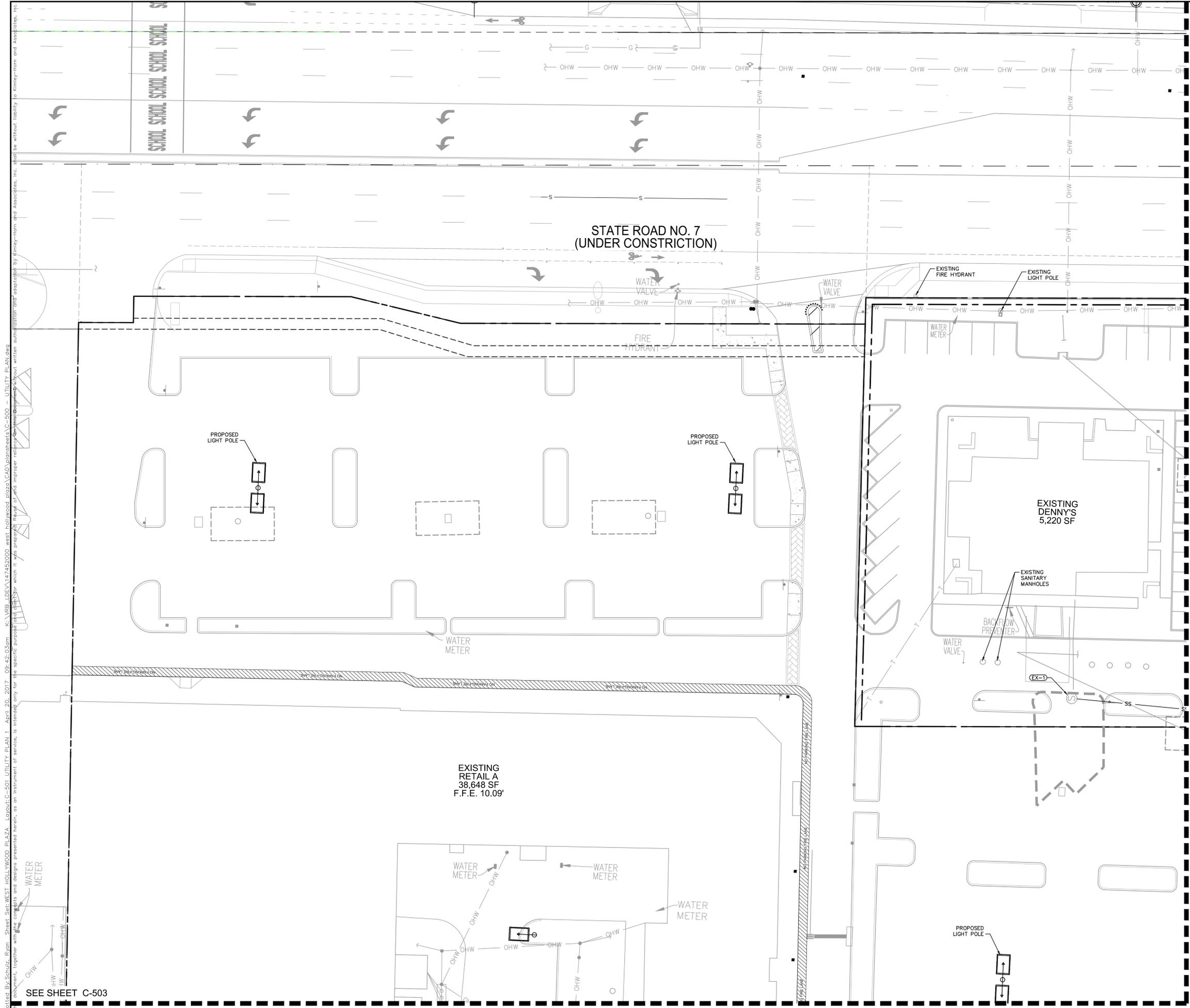
HOLLYWOOD FL

SHEET NUMBER
C-500

NO. _____

REVISIONS _____

DATE _____



- LEGEND**
- PROPERTY LINE
 - - - UTILITY EASEMENT
 - WM WATER LINE
 - SS SANITARY SEWER LINE
 - BURIED ELECTRIC LINE
 - TL TELEPHONE/CABLE LINE
 - STORM SEWER LINE
 - [Hatched Box] DESIGNED BY CKE

No.	REVISIONS	DATE	BY

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 GREG D. WILFONG, P.E.
 FL LICENSE NUMBER 63166

KHA PROJECT 147452000
 DATE 04/24/17
 SCALE AS SHOWN
 DRAWN BY JCV
 CHECKED BY RS
 DATE: _____

UTILITY PLAN

WEST HOLLYWOOD PLAZA

HOLLYWOOD FL

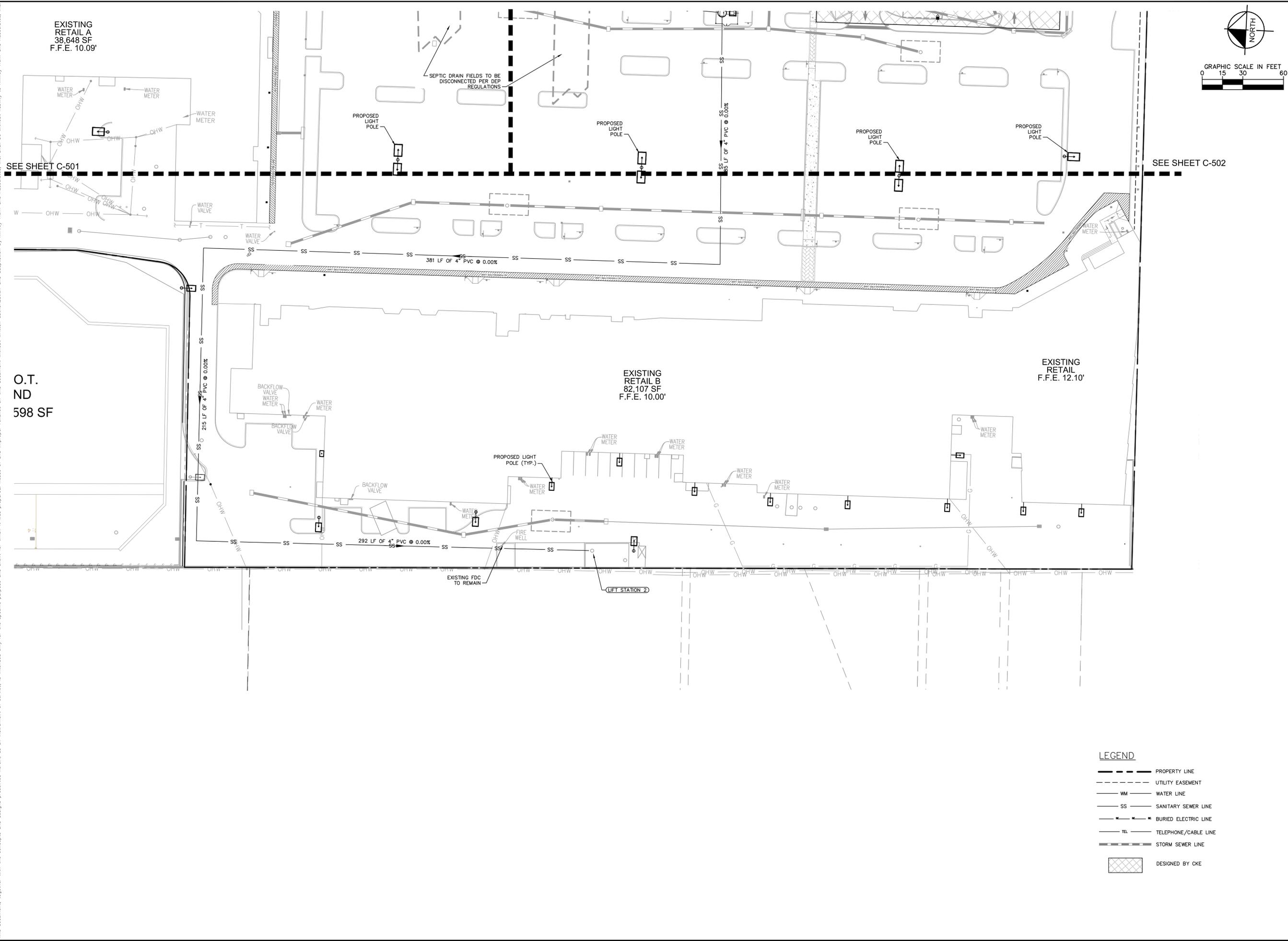
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SEE SHEET C-503

MATCH LINE SEE SHEET C-502

Plotted By: Schultz, Ryan - Sheet Set: WEST HOLLYWOOD PLAZA - Layout: UTILITY PLAN 3 - April 20, 2017 - 09:46:59am - S:\VRB-DEVA\147452000-west-hollywood-plaza\CAD\plansheets\C-500 - UTILITY PLAN.dwg
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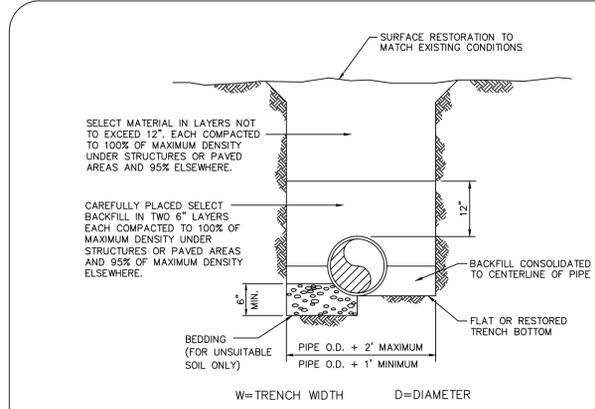


LEGEND

	PROPERTY LINE
	UTILITY EASEMENT
	WATER LINE
	SANITARY SEWER LINE
	BURIED ELECTRIC LINE
	TELEPHONE/CABLE LINE
	STORM SEWER LINE
	DESIGNED BY CKE

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		No.		
<p>LICENSED PROFESSIONAL GREG D. WILFONG, P.E. FL LICENSE NUMBER 63166</p>		<p>KHA PROJECT 147452000</p>		
<p>DATE 04/24/17</p>		<p>SCALE AS SHOWN DESIGNED BY JCV DRAWN BY RS CHECKED BY JCV</p>		
<p>UTILITY PLAN</p>		<p>WEST HOLLYWOOD PLAZA</p>		
<p>HOLLYWOOD FL</p>		<p>SHEET NUMBER C-503</p>		

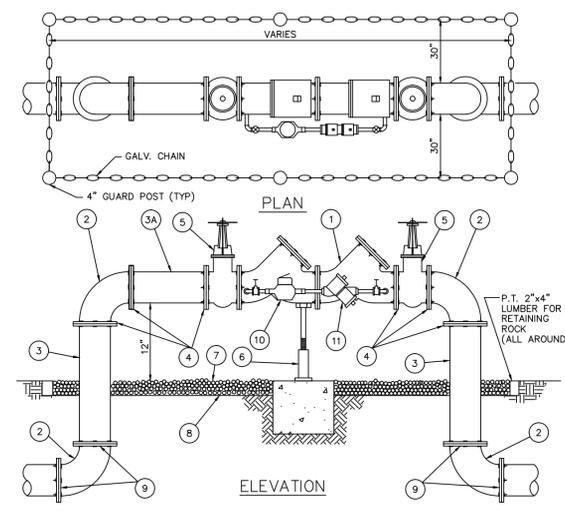
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PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)

NOTES:

- BEDDING MATERIAL WHEN NECESSARY, SHALL BE CLEAN SANDY SOIL WHENEVER AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED 3/4" MAX. SIZED CRUSHED LIMESTONE. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID.
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.



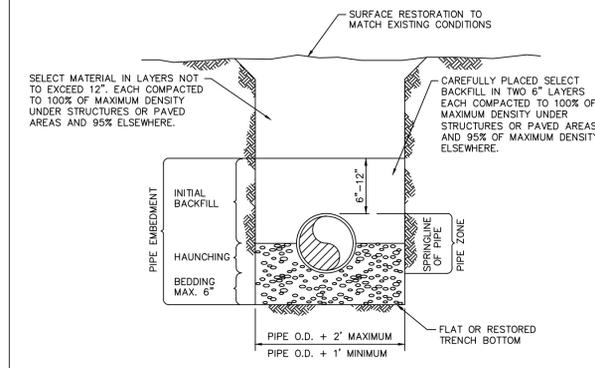
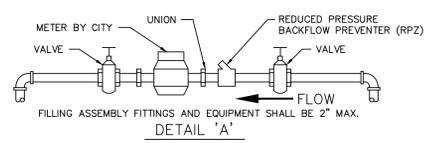
MATERIALS

ITEM	QUANT.	DESCRIPTION	ITEM	QUANT.	DESCRIPTION
1	1	4" 6.8" VALVE, DOUBLE CHECK	6	1	SCREW JACK/ANCHORED
2	4	4" 6.8" BEND-90°	7	0	PEA GRAVEL
3	2	4" 6.8" D.I.P. SPOOL PIECE	8	0	PLASTIC LINER/WEED STOP (5 MILS)
3A	1	4" 6.8" D.I.P. SPOOL PIECE (24" LONG)	9	4	RESTRAINED JOINTS
4	5	4" 6.8" FLANGE, D.I.P.	10	1	LOW FLOW METER
5	2	4" 6.8" VALVE, GATE	11	1	VALVE, BYPASS DOUBLE CHECK

NOTES:

- FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
- ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
- ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
- PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS. CHAIN SHALL BE LOOPED THROUGH EYELETS CAST IN CONCRETE TOP.
- USE 45° BENDS WHEN WORKING AREA IS NOT LIMITED.

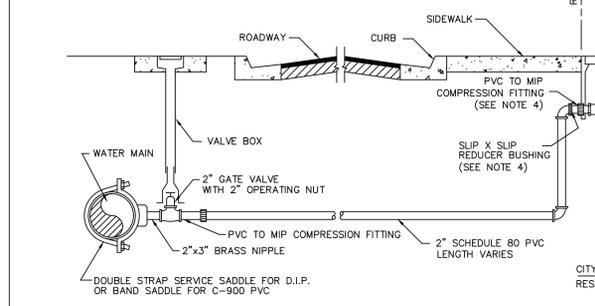
DOUBLE DETECTOR CHECK VALVE AND BACKFLOW PREVENTER



PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.)

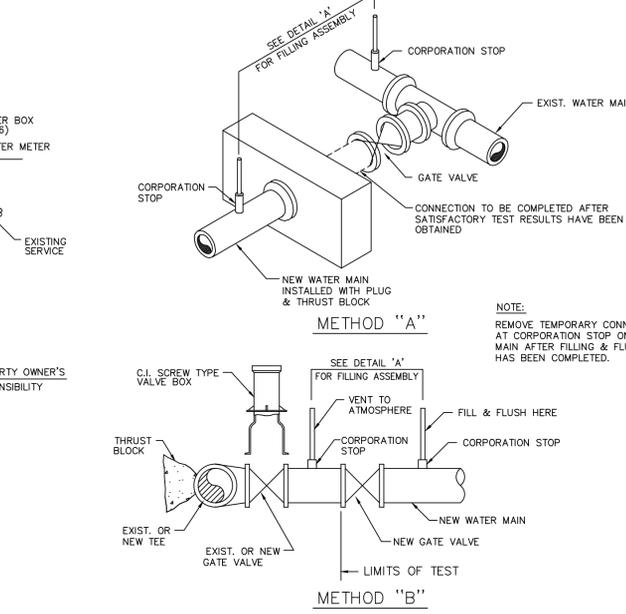
NOTES:

- BEDDING AND HAUNCHING SHALL BE WELL GRADED 3/4" MAX. SIZE CRUSHED LIMESTONE
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.

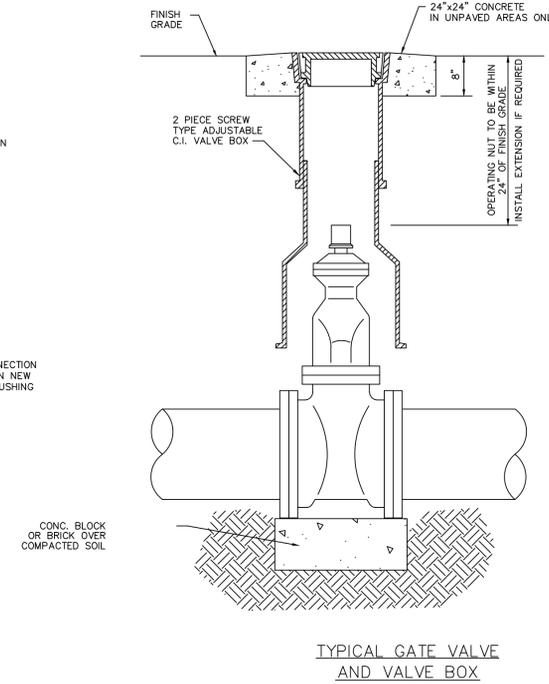


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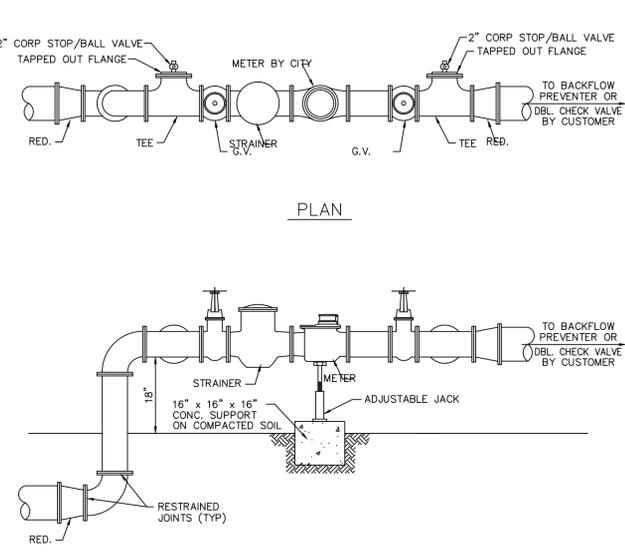
- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- SERVICE CONNECTIONS RUN FROM THE WATER MAIN TO THE METER AND INCLUDE THE SERVICE CLAMP, THE CORPORATION STOP OR GATE VALVE (DEPENDING ON METER SIZE), PIPING, THE CURB STOP AND ALL NECESSARY FITTINGS.
- SERVICE CONNECTION PIPES AND FITTINGS CROSSING UNDER PAVEMENT SHALL BE A MINIMUM OF 2" IN DIAMETER.
- FOR 1", 1-1/2" AND 2" METERS, THE NIPPLE AND ACCESSORIES BETWEEN THE 2" 90° BEND OR 2" TEE AND THE METER SHALL BE THE SAME SIZE AS THE METER.
- THE WATER METER, METER BOX AND COVER BY THE CITY OF HOLLYWOOD.
- ELEVATION OF TOP OF WATER METER BOX SHALL BE SET AT THE SAME ELEVATION AS PROPOSED GRADE AT BACK OF SIDEWALK AND THE METER DIAL SHALL BE MAX. 6" BELOW METER COVER.
- EXISTING SERVICE CONNECTIONS TO BE DISCONNECTED SHALL BE REMOVED AND PLUGGED AS REQUIRED.
- DETAIL SHALL BE SAME FOR 1 1/2" SERVICE AND METER



FILLING AND FLUSH DETAIL



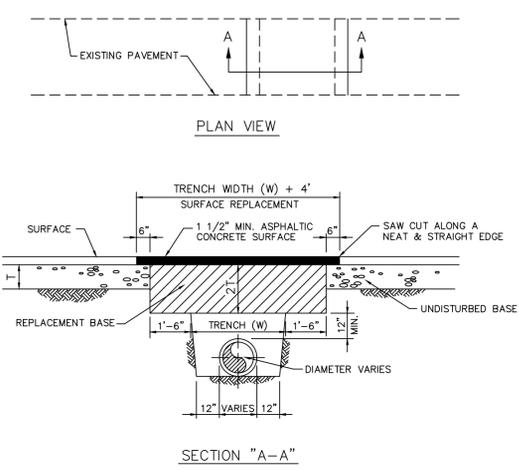
TYPICAL GATE VALVE AND VALVE BOX



NOTES:

- THE WATER METER AND STRAINER BY THE CITY OF HOLLYWOOD.
- THE CITY'S RESPONSIBILITY ENDS AT THE REDUCER PRECEDING THE BACKFLOW PREVENTER.
- TAPPED OUT FLANGE SHOULD MATCH SIZE OF TEE AND STANDARD 2" CORP STOP OR BALL VALVE.

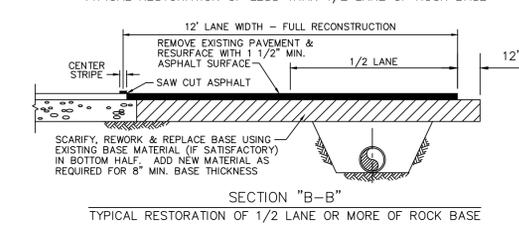
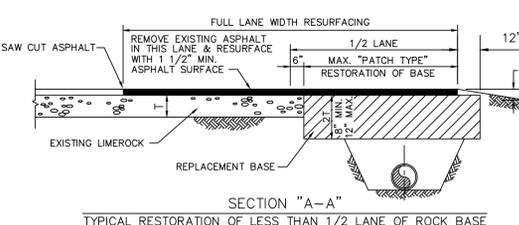
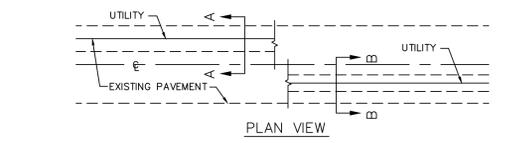
3" OR LARGER METER INSTALLATION (FIRE LINES AND COMMERCIAL APPLICATIONS)



FLEXIBLE PAVEMENT RESTORATION PERPENDICULAR UTILITY INSTALLATION (CITY STREETS ONLY)

NOTES:

- REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
- BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
- ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
- SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
- SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
- BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- BACKFILL SHALL BE IN ACCORDANCE WITH DETAIL OF PIPE LAYING CONDITION TYPICAL SECTION, EXCEPT AS SHOWN ABOVE.



FLEXIBLE PAVEMENT RESTORATION PARALLEL UTILITY INSTALLATION (CITY STREETS ONLY)

NOTES:

- BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
- BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM THICKNESS LAYERS WITH EACH LAYER COMPACTED AS REQUIRED AND TESTED PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN 8" LAYERS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES OF EXISTING ASPHALT PAVEMENT WHERE RESURFACING WILL ABUT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE OF THE SAME MIX AS THE EXISTING SURFACE, AND SHALL BE APPLIED A MINIMUM OF ONE AND ONE-HALF INCHES AND A MAXIMUM OF TWO INCHES IN THICKNESS.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.

NO.	DATE	DESCRIPTION	CHK'D	APPR'D

ENGINEERING SUPPORT SERVICES
PUBLIC UTILITIES DEPARTMENT
CITY OF HOLLYWOOD FLORIDA

DESIGNED _____
CHECKED _____
PROJECT No. _____
CAD NAME _____
DATE _____

NO.	REVISIONS	DATE	BY

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PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM CA 00000696

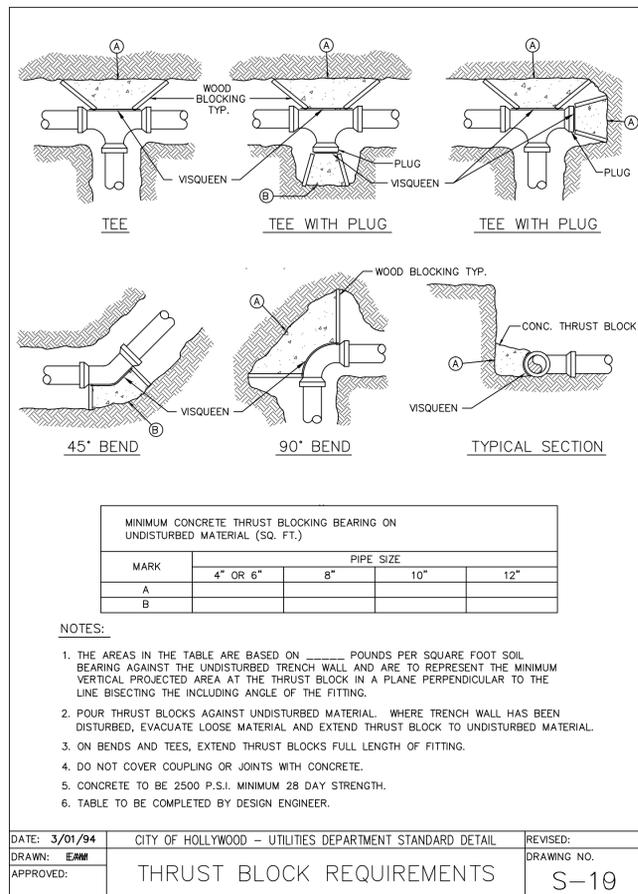
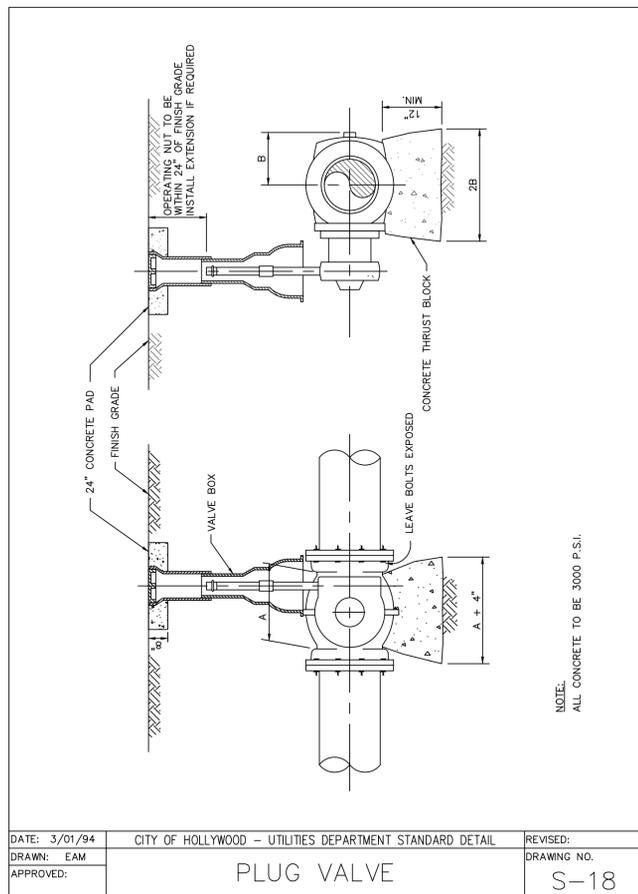
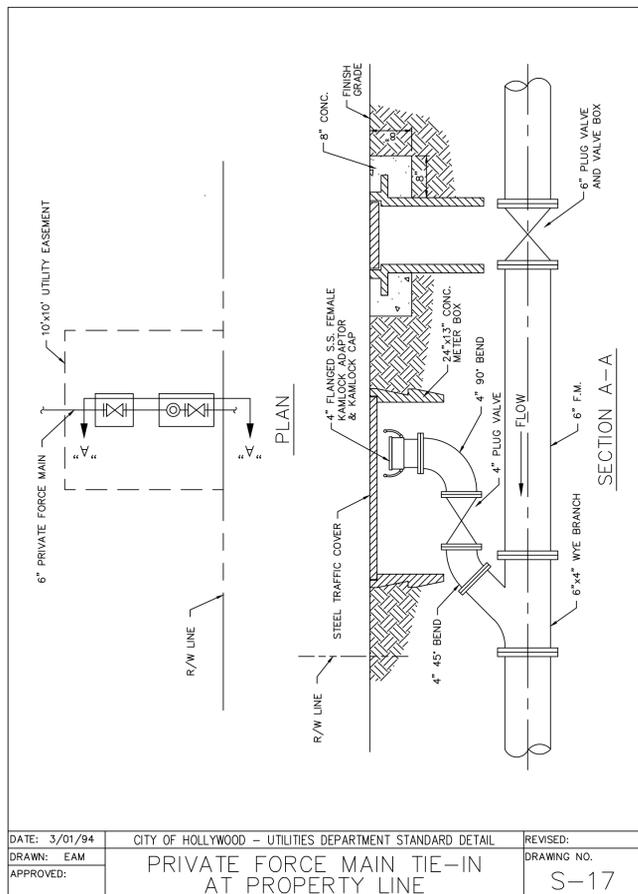
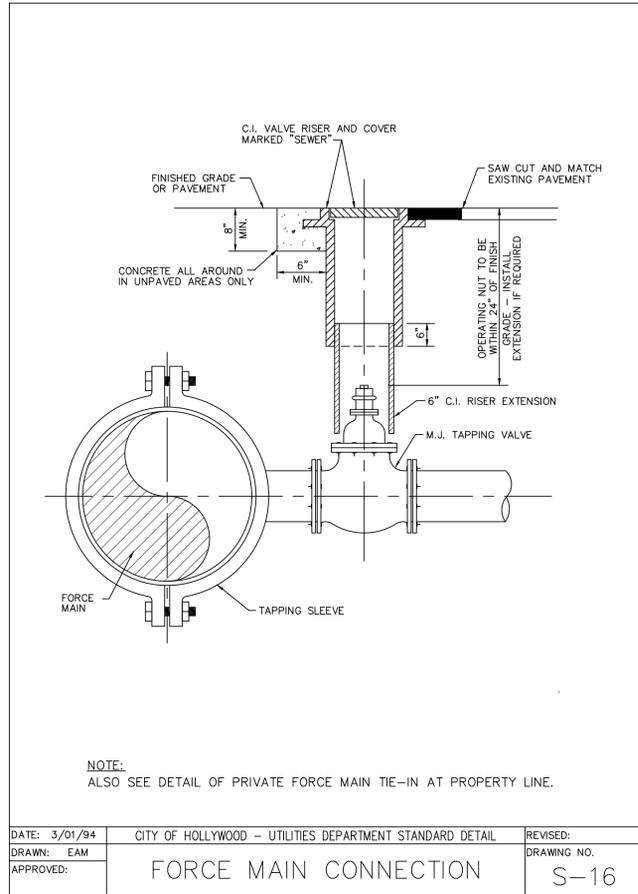
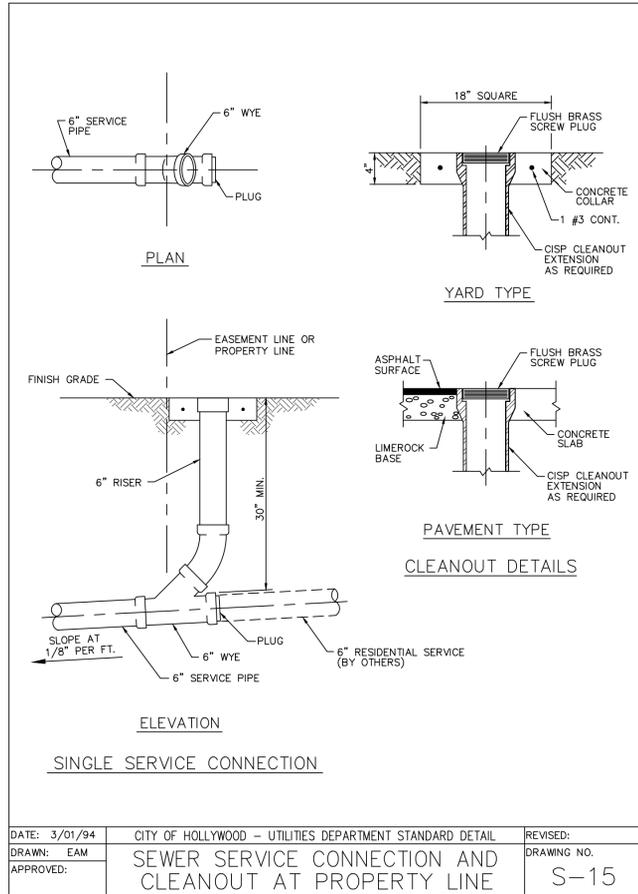
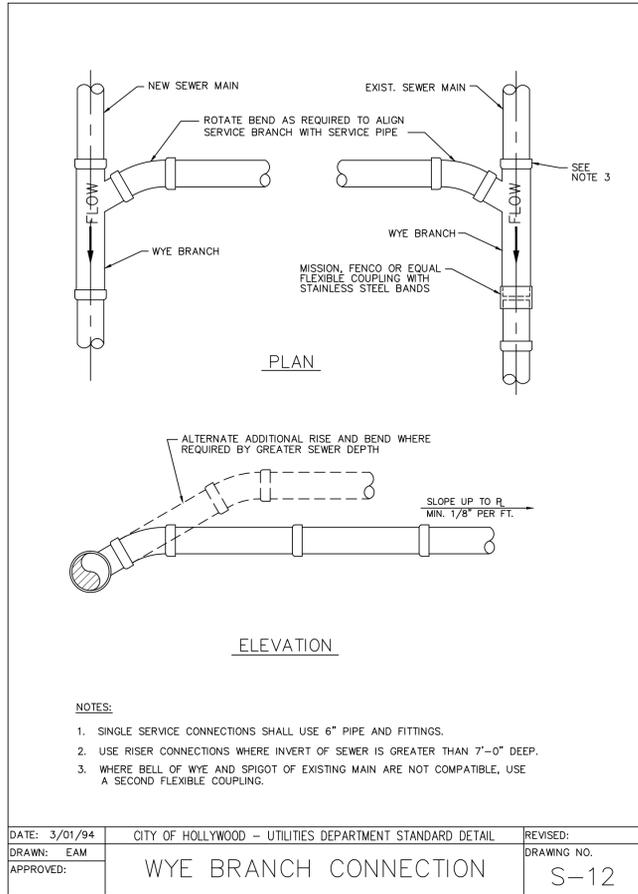
LICENSED PROFESSIONAL
KHA PROJECT 147452000
DATE 04/24/17
SCALE AS SHOWN
DESIGNED BY JGV
DRAWN BY RS
CHECKED BY JGV
GREG D. WILFONG, P.E.
FL LICENSE NUMBER 63166

**CITY OF HOLLYWOOD
STANDARD POTABLE
WATER DETAILS**

**WEST HOLLYWOOD
PLAZA**

SHEET NUMBER
C-504

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PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
GREG D. WILFONG, P.E.
FL LICENSE NUMBER
63166

CITY OF HOLLYWOOD

STANDARD

WASTEWATER

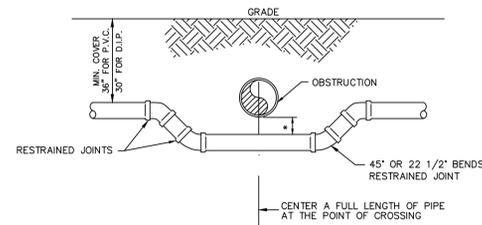
DETAILS

WEST HOLLYWOOD
PLAZA

HOLLYWOOD

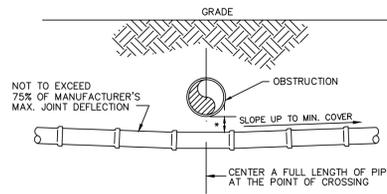
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SHEET NUMBER C-506						REVISIONS	BY

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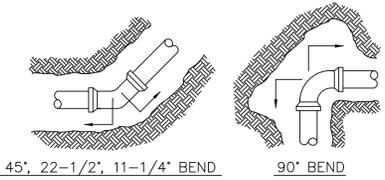
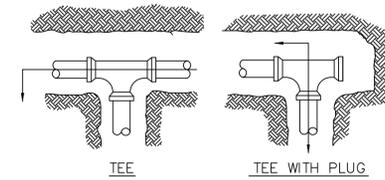
**SPECIAL UTILITY CROSSING
FITTING TYPE**

* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.P. REQUIREMENTS



**STANDARD UTILITY CROSSING
DEFLECTION TYPE**

* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.P. REQUIREMENTS

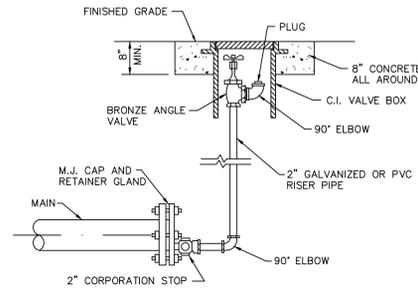


RESTRAINED JOINTS

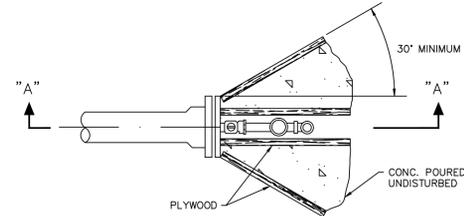
FITTING	PIPE SIZE				
	4"	6"	8"	10"	12"
TEE	51	72	91	110	135
11-1/4°	4	5	6	7	8
22-1/2°	8	10	13	14	17
45° BEND	17	22	26	30	35
90° BEND	42	53	63	72	85
DEAD END	76	97	117	136	162

NOTES:

- LENGTH SHOWN IN THE TABLE TO BE RESTRAINED IN THE DIRECTION OF THE ARROWS, FROM CENTER OF FITTINGS.
- RESTRAINED LENGTHS TABULATED ARE BASED ON THE FOLLOWING CONDITIONS:
 A. LAYING CONDITION: TYPE 3
 B. SOIL DESIGNATION: SAND/SILT
 C. DEPTH OF COVER: 3 FEET
 D. DESIGN PRESSURE: 150 PSI
 E. SAFETY FACTOR: 1.5
 F. 18" SPAN BETWEEN THE FIRST TWO UNRESTRAINED JOINTS ON EITHER SIDE OF THE TEE. (9" EACH WAY).
- USE RESTRAINED JOINTS FOR FITTINGS AND MECHANICAL JOINT PIPE.



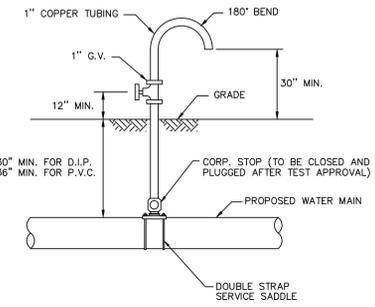
SECTION "A-A"



**PLAN VIEW
FLUSHING RISER**

NOTES:

- PIPE JOINT COMPOUND SHALL BE APPLIED TO MALE THREADS ONLY.
- COAT ALL EXPOSED THREADS WITH BITUMASTIC BEFORE BACKFILLING.
- 2" TAP IN BOTTOM OF CAP ON MAIN.
- PLYWOOD AND CONCRETE TO HAVE A HEIGHT EQUAL TO THE DIAMETER OF THE PIPE.



SAMPLING POINT

NOTE:
SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM BROWARD COUNTY PUBLIC HEALTH UNIT (B.C.P.H.U.).

TESTING AND DISINFECTION

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HOLLYWOOD AND BROWARD COUNTY PUBLIC HEALTH UNIT (BCPHU).
- THE PRESSURE TEST SHALL BE FOR 2 HOURS AT 150 PSI AND IN ACCORDANCE WITH ANSI/AWWA STANDARD C600-05 OR LATEST REVISION. PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:

$$L = \frac{S \cdot D \cdot \sqrt{P}}{148,000}$$

L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
 S = THE LENGTH OF PIPE BEING TESTED.
 D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
 P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.

- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA STANDARD C651-05 OR LATEST REVISION AND BACTERIOLOGICALLY TESTED FOR TWO CONSECUTIVE DAYS. THE CITY OF HOLLYWOOD WATER TREATMENT PLANT LABORATORY WILL BE THE SOLE SAMPLER AND WILL PROVIDE BACTERIOLOGICAL TESTING.

SEPARATION REQUIREMENTS OF F.D.E.P. / F.D.N.R.P.

Sanitary sewers and force mains should cross under water mains whenever possible. Sanitary sewers and force mains crossing water mains shall be laid to provide a minimum vertical distance of 18 inches between the invert of the upper pipe and the crown of the lower pipe whenever possible.

Where sanitary sewers and force mains must cross a water main with less than 18 inches vertical distance, both the sewer and the water main shall be constructed of ductile iron pipe (DIP) at the crossing. Sufficient lengths of DIP must be used to provide a minimum separation of 10 feet between any two joints. All joints on the water main within 20 feet of the crossing must be mechanically restrained. A minimum vertical clearance of 6 inches must be maintained at all crossings.

All crossings shall be arranged so that the sewer pipe joints and the water main pipe joints are equidistant from the point of crossing (pipes centered on the crossing).

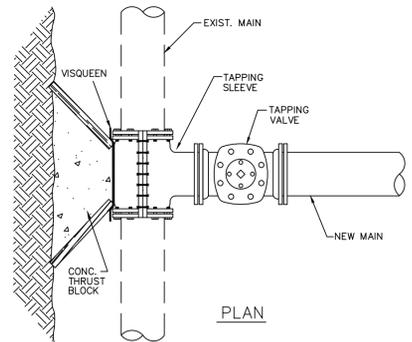
Where a new pipe conflicts with an existing pipe with less than 18 inches vertical clearance, the new pipe shall be arranged to meet the crossing requirements above.

A minimum 10 foot horizontal separation shall be maintained between any type of sewer and water main in parallel installations whenever possible.

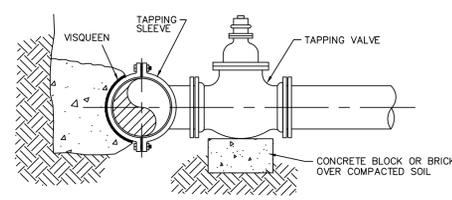
In cases where it is not possible to maintain a 10 foot horizontal separation, the water main must be laid in a separate trench or on an undisturbed earth shelf located on one side of the sewer or force main at such an elevation that the bottom of the water main is at least 18 inches above the top of the sewer.

Where it is not possible to maintain a vertical distance of 18 inches in a parallel installations, the water main shall be constructed of DIP and the sanitary sewer or force main shall be constructed of DIP with a minimum vertical distance of 6 inches. The water main should always be above the sewer. Joints on the water main shall be located as far apart as possible from joints on the sewer or force main (staggered joints).

All DIP shall be class 50 or higher. Adequate protective measures against corrosion shall be used as determined by the design.



PLAN

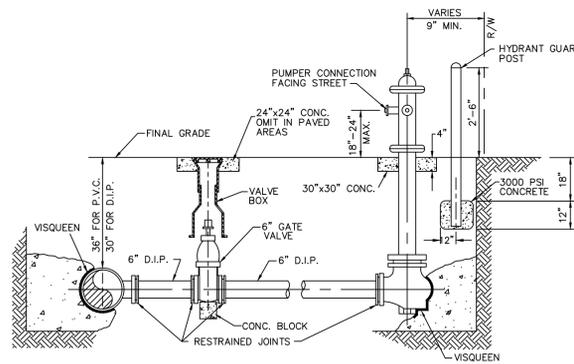


ELEVATION

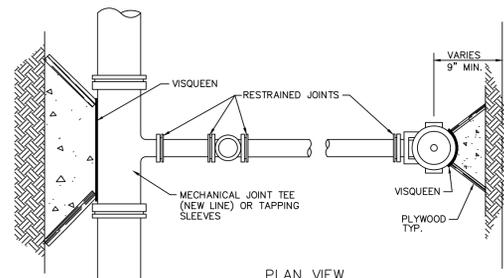
**TYPICAL TAPPING SLEEVE
AND VALVE**

NOTES:

- NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
- TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.



ELEVATION



PLAN VIEW

**TYPICAL FIRE HYDRANT
INSTALLATION DETAILS**

NOTES:

- GUARD POSTS TO BE INSTALLED AS REQUIRED FOR SAFETY OR AS APPROVED BY THE UTILITIES DEPT. (4 POSTS MAX.)
- GUARD POSTS TO BE 4" DIA. GALV. STEEL PIPE FILLED WITH CONCRETE

NO.	DATE	DESCRIPTION	CHK'D	APPR'D
REVISIONS				

ENGINEERING SUPPORT SERVICES
PUBLIC UTILITIES DEPARTMENT
 CITY OF HOLLYWOOD FLORIDA

DESIGNED _____ DRAWN _____
 CHECKED _____ SCALE AS NOTED
 PROJECT No. _____
 CAD NAME _____
 DATE _____

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 FL LICENSE NUMBER 63166

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 DRAWN BY RS
 CHECKED BY JGV

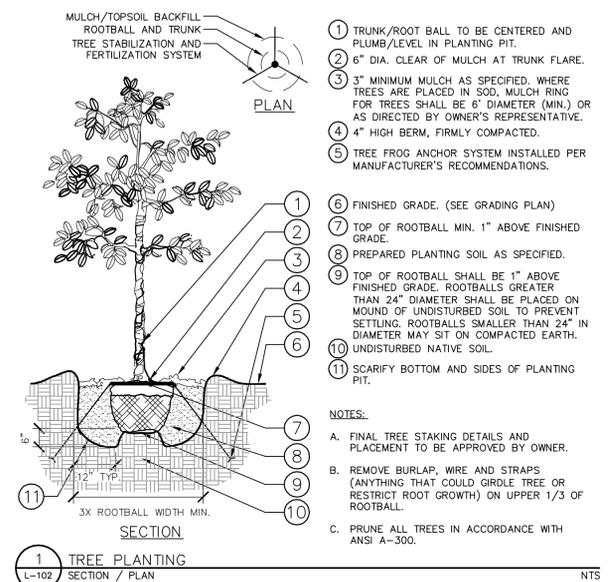
**CITY OF HOLLYWOOD
STANDARD POTABLE
WATER DETAILS**

**WEST HOLLYWOOD
PLAZA**
 HOLLYWOOD

SHEET NUMBER
C-507

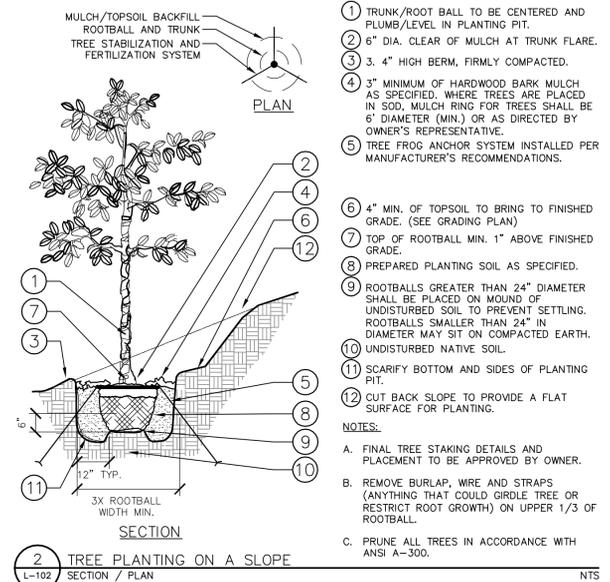
REVISIONS
 NO. DATE BY

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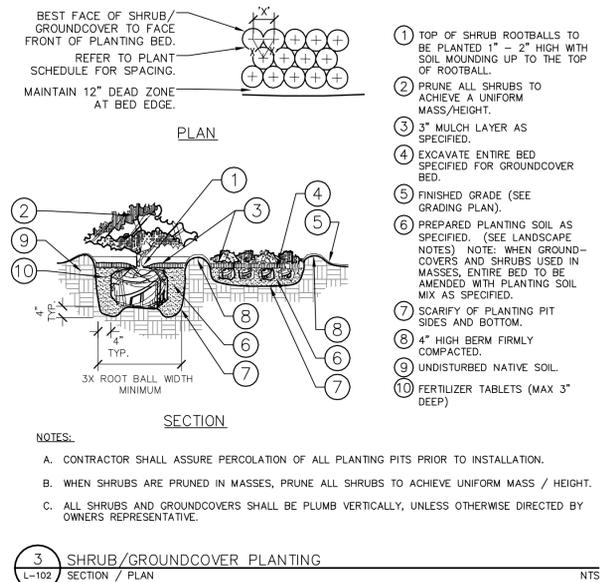
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 3" MINIMUM MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 4 4" HIGH BERM, FIRMLY COMPACTED.
 - 5 TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - 6 FINISHED GRADE. (SEE GRADING PLAN)
 - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 - 8 PREPARED PLANTING SOIL AS SPECIFIED.
 - 9 TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
 - 10 UNDISTURBED NATIVE SOIL.
 - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 TREE PLANTING SECTION / PLAN NTS



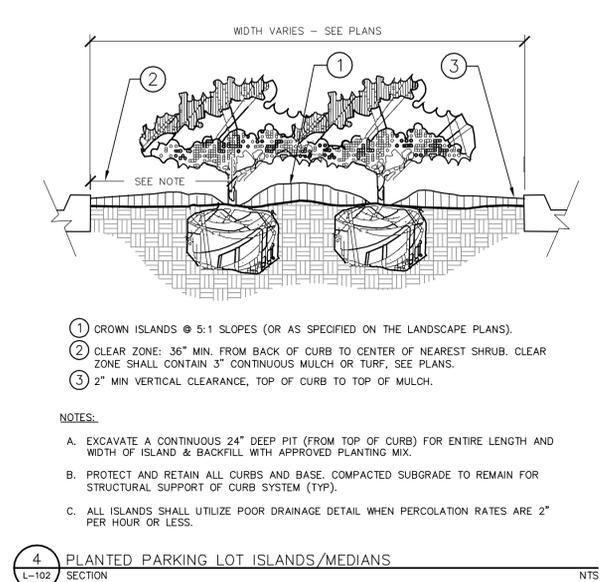
- 1 TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
 - 2 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
 - 3 4" HIGH BERM, FIRMLY COMPACTED.
 - 4 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED, WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6" DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 5 TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - 6 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
 - 7 TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
 - 8 PREPARED PLANTING SOIL AS SPECIFIED.
 - 9 ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
 - 10 UNDISTURBED NATIVE SOIL.
 - 11 SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
 - 12 CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLING TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
 - C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 TREE PLANTING ON A SLOPE SECTION / PLAN NTS



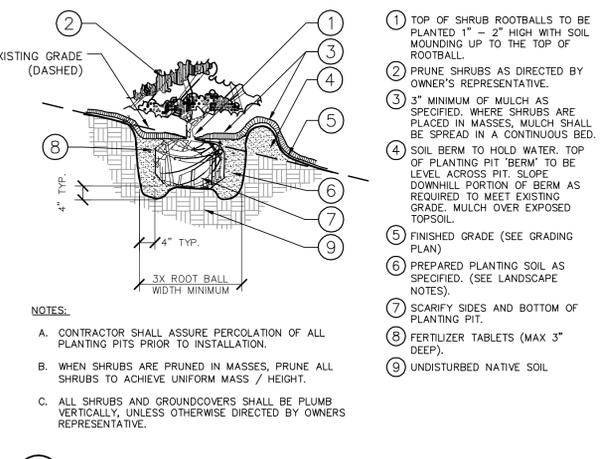
- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
 - 2 PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
 - 3 3" MULCH LAYER AS SPECIFIED.
 - 4 EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
 - 5 FINISHED GRADE (SEE GRADING PLAN).
 - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
 - 7 SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
 - 8 4" HIGH BERM FIRMLY COMPACTED.
 - 9 UNDISTURBED NATIVE SOIL.
 - 10 FERTILIZER TABLETS (MAX 3" DEEP)
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
 - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 SHRUB/GROUNDCOVER PLANTING SECTION / PLAN NTS



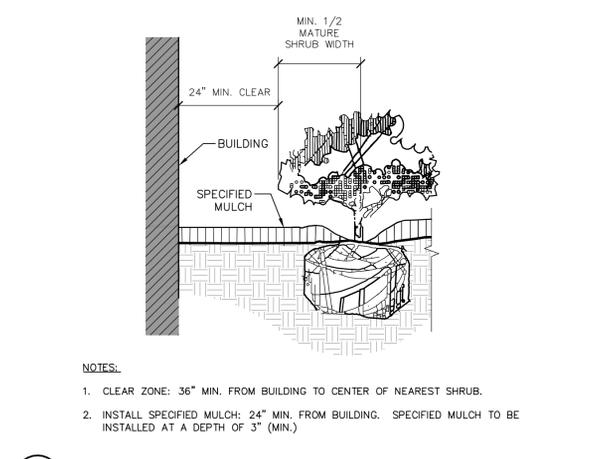
- 1 CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
 - 2 CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
 - 3 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
- NOTES:
- A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
 - B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).
 - C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 PLANTED PARKING LOT ISLANDS/MEDIANS SECTION NTS



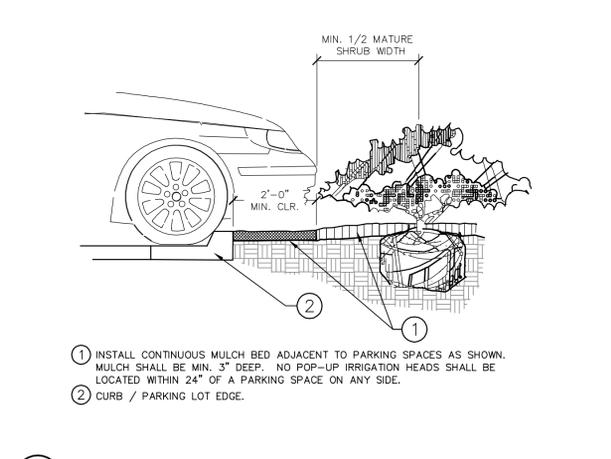
- 1 TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
 - 2 PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
 - 3 3" MINIMUM OF MULCH AS SPECIFIED, WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
 - 4 SOIL BERM TO HOLD WATER, TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
 - 5 FINISHED GRADE (SEE GRADING PLAN)
 - 6 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
 - 7 SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
 - 8 FERTILIZER TABLETS (MAX 3" DEEP).
 - 9 UNDISTURBED NATIVE SOIL.
- NOTES:
- A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
 - B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
 - C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 SHRUB/GROUNDCOVER PLANTING ON A SLOPE SECTION NTS



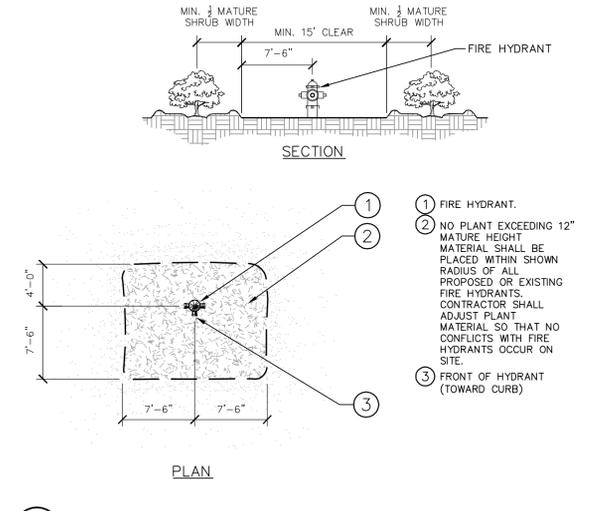
- NOTES:
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
 2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 PLANTINGS ADJACENT TO BUILDINGS SECTION NTS



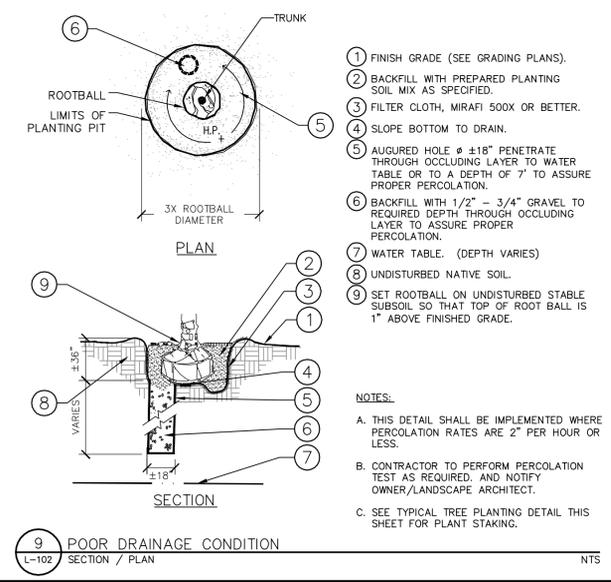
- 1 INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
- 2 CURB / PARKING LOT EDGE.

7 PARKING SPACE/CURB PLANTING SECTION NTS



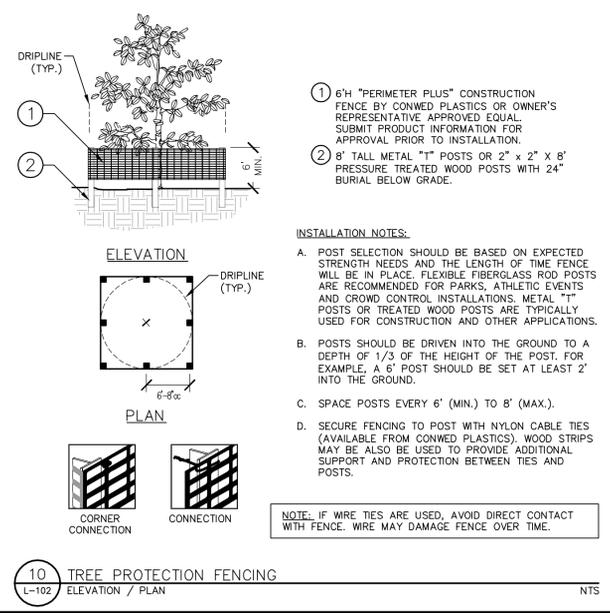
- 1 FIRE HYDRANT.
- 2 NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
- 3 FRONT OF HYDRANT (TOWARD CURB)

8 SHRUB PLANTING AT FIRE HYDRANT SECTION / PLAN NTS



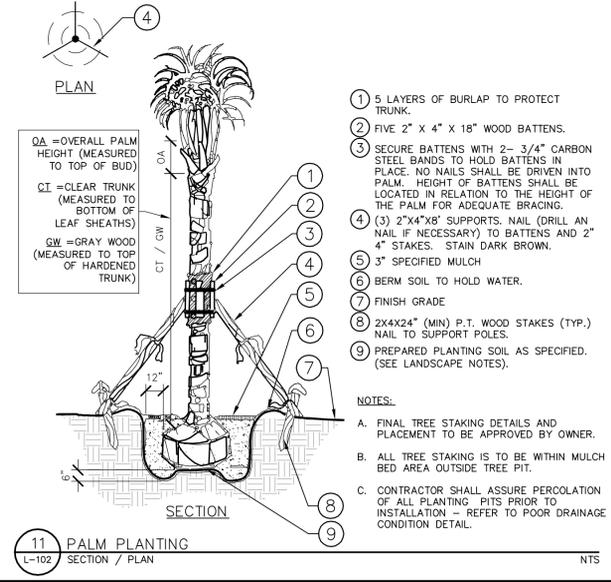
- 1 FINISH GRADE (SEE GRADING PLANS).
 - 2 BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
 - 3 FILTER CLOTH, MIRAFI 500X OR BETTER.
 - 4 SLOPE BOTTOM TO DRAIN.
 - 5 AUGURED HOLE # 418" PENETRATE THROUGH OCCULDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
 - 6 BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCULDING LAYER TO ASSURE PROPER PERCOLATION.
 - 7 WATER TABLE. (DEPTH VARIES)
 - 8 UNDISTURBED NATIVE SOIL.
 - 9 SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.
- NOTES:
- A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.
 - B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.
 - C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 POOR DRAINAGE CONDITION SECTION / PLAN NTS



- 1 6" PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE. APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
 - 2 8" TALL METAL "T" POSTS OR 2" x 2" x 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.
- INSTALLATION NOTES:
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND GROUND CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
 - B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
 - C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
 - D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.
- NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 TREE PROTECTION FENCING ELEVATION / PLAN NTS

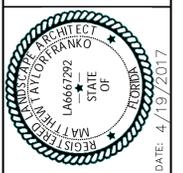


- 1 5 LAYERS OF BURLAP TO PROTECT TRUNK.
 - 2 FIVE 2" x 4" x 18" WOOD BATTENS.
 - 3 SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
 - 4 (3) 2"x4"x8' SUPPORTS, NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
 - 5 3" SPECIFIED MULCH
 - 6 BERM SOIL TO HOLD WATER.
 - 7 FINISH GRADE
 - 8 2x4x24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
 - 9 PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
- NOTES:
- A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
 - B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.
 - C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 PALM PLANTING SECTION / PLAN NTS

10-12-15	RS
05-27-14	RS
	REVISIONS
No.	DATE

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32980
 PHONE: 772-794-4100 FAX: 772-794-4130
 WWW.KIMLEY-HORN.COM CA 00000696



KHA PROJECT	147452000
DATE	10/12/15
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA
DATE:	4/19/2017

LANDSCAPE DETAILS

WEST HOLLYWOOD PLAZA

Plotted By: Rogers, Wes Sheet: Set: WEST HOLLYWOOD PLAZA - LAYOUT: LANDSCAPE - DETAILS April 19, 2017 02:13:46pm K:\QRL\LA - MARKETING\Wes - West Hollywood Plaza\CON\CON\PlanSheets\103 - LANDSCAPE - SPECIFICATIONS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK**
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
 3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FOOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FOOT STANDARD INDEX 600 IS NOT ACCEPTABLE, A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FOOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND GASOLINE OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS (\$300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
1. GENERAL MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
 2. PLANT MATERIALS
a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL, OR EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
 3. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)
a. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
b. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
c. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FINE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.
d. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
 4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.
 2. PROVIDE A THREE (3) INCH MINIMUM THICK LAYER OF SPREAD MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, WINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.
- I. DIGGING AND HANDLING**
1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 2. BALLED AND BURLAPED AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
 4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
 5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- J. CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
 4. RFG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.
- K. COLLECTED STOCK**
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- L. NATIVE STOCK**
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2)

- GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPANTING INTO THE NURSERY ROW.
- M. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- N. FINE GRADING**
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOO AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- O. PLANTING PROCEDURES**
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMESTONE AND LIMESTONE SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED OUTSIDE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "SETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS. WHICHEVER IS GREATER, CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
 16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- P. LAWN SODDING**
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
 2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 4. SODDING
a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDCAPE ELEMENTS, PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
 5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
 6. LAWN MAINTENANCE
a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- Q. CLEANUP**
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- R. PLANT MATERIAL MAINTENANCE**

- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- S. FINAL INSPECTION AND ACCEPTANCE OF WORK**
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- T. WARRANTY**
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
 2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
 3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	CI	5	CALOPHYLLUM INOPHYLLUM STRAIGHT, SINGLE LEADER, FULL, FLORIDA #1	TRUE KAMANI	FG	2' CAL MIN	12' HT., 6' SPR.
	CS2	10	CONOCARPUS ERECTUS 'SERICEUS' TREE STANDARD, SINGLE TRUNK, STRAIGHT, FULL, STAKED, FLORIDA #1	SILVER BUTTONWOOD	25 GAL	2' CAL MIN	8' HT MIN
	LW	26	LYSILOMA LATISLIQIUM STRAIGHT, SINGLE LEADER, FULL, FLORIDA #1	FALSE TAMARIND	FG	2' CAL MIN	12' HT., 6' SPR.
	PP	14	PELTOPHORUM PTEROCARPUM STRAIGHT, SINGLE LEADER, FULL, FLORIDA #1	YELLOW POINCIANA	FG	2' CAL MIN	12' HT., 6' SPR.
	QV	39	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FLORIDA #1	LIVE OAK	FG	2' CAL MIN	12' HT., 6' SPR.

PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	RR	12	ROYSTONEA SPF HEAVY CROWN, STARGET, FULL, CLOSELY MATCHING	ROYAL PALM	FG	-	10' CT
	SP	2	SABAL PALMETTO STRAIGHT, STAGGER HTS. 3' IN CLUSTERS, WITH BOOTS, HURRICANE CUT	CABBAGE PALM	FG	-	12' - 18' CT
	TR	9	THRINAX RADIATA STRAIGHT, SINGLE TRUNK, CLOSELY MATCHING, FULL	FLORIDA THATCH PALM	FG	-	14' - 16' OA
	VM	15	VEITCHIA MONTGOMERYANA SINGLE TRUNK, STRAIGHT, FULL, CLOSELY MATCHING	MONTGOMERY PALM	FG	-	14' - 16' OA
	WB1	6	WOODYETIA BIFURCATA SINGLE TRUNK, STRAIGHT, HEAVY FROND & CALIPER, CLOSELY MATCHING	FOXTAIL PALM	FG	-	10' - 12' HT. MIN.

UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	LE	16	LAGERSTROEMIA INDICA 'TUSKEGEE' MULTI-TRUNK, FULL	TUSKEGEE CRAPE MYRTLE	FG	4' CAL. TOT.	10' HT MIN
	CHR	583	CHRYSOBALANUS ICACO 'RED TIP' FULL TO BASE,	RED TIP COCOPLUM	3 GAL	24" OC	18" FULL
	JB	287	JUNIPERUS CONFERTA 'BLUE PACIFIC' FULL	BLUE PACIFIC JUNIPER	3 GAL	24" OC	18" FULL
	POD	48	PODOCARPUS MACROPHYLLUS FULL TO GROUND, MATCHING	PODOCARPUS	7 GAL	30" OC	30" HT MIN
	SCT	136	SCHIFFELERA ARBORICOLA 'TRINETTE' FULL TO BASE	TRINETTE ARBICOLA	3 GAL	30" OC	18" FULL
	VIO	84	VIBURNUM OBOVATUM FULL TO BASE	WALTER'S VIBURNUM	3 GAL	30" OC	24" FULL

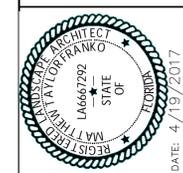
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	HAC1	207	HAMELIA PATENS 'COMPACTA' 3 GAL. FULL TO BASE	DWARF FIREBUSH	3 GAL	16" FULL	24" OC
	ILV1	590	ILEX VOMITORIA 'STOKE'S DWARF' FULL TO BASE	STOKE'S DWARF HOLLY	3 GAL	14" FULL	24" OC
	JAV1	821	JASMINUM VOLUBILE FULL TO BASE	WAX LEAF JASMINE	3 GAL	16" FULL	24" OC
	CG2	137	CARISSA MACROCARPA 'EMERALD BLANKET' FULL TO BASE	EMERALD BLANKET CARISSA	1 GAL	14" FULL	18" OC
	FIC	916	FICUS MICROCARPA 'GREEN ISLAND' FULL TO BASE	GREEN ISLAND FICUS	1 GAL	12" FULL	24" OC
	JUN	576	JUNIPERUS CHINENSIS 'PARSONI' FULL	PARSON'S JUNIPER	1 GAL	8" SPRD MIN	18" OC
	LIR1	530	LIROPE MUSCARI 'EMERALD GODESS' FULL	EMERALD GODESS LIROPE	1 GAL	12" FULL	18" OC

MISC	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
	TBD	FLORIMULCH	SHREDDED, GRADE 8', 3" DEPTH MINIMUM
	TBD	PASPALLUM NOTATUM 'PENASOCI' / 'PENASOCI' A RAHIA GRASS	8" IN LENGTH, 100% WEED/INERT/INERT/INERT

REVISIONS

NO.	DATE	BY
10-12-15	RS	
05-27-14	RS	

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32980
PHONE: 772-794-4100 FAX: 772-794-4130
WWW.KIMLEY-HORN.COM CA 0000696



KHA PROJECT: 147452000
DATE: 10/12/15
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA
DATE: 4/19/2017

LANDSCAPE SPECIFICATIONS

WEST HOLLYWOOD PLAZA

