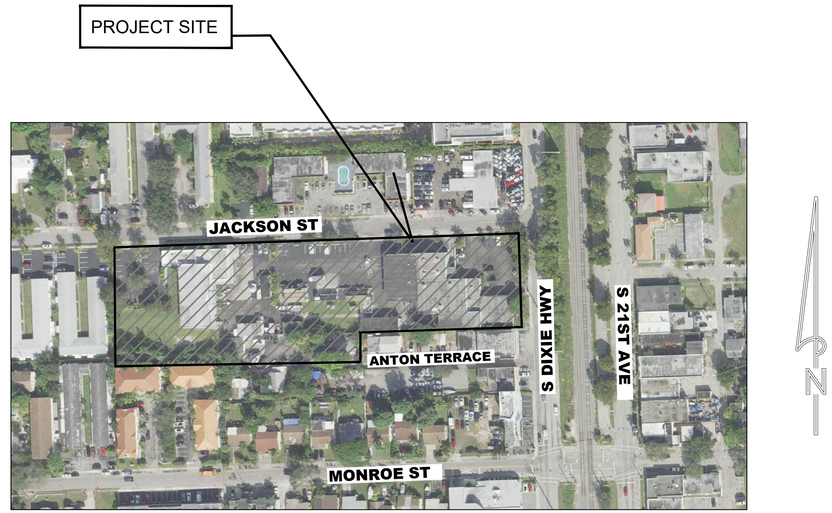
MODERA HOLLYWOOD

CITY OF HOLLYWOOD, FLORIDA

INDEX OF PLANS



PLANNER:
DORSKY + YUE ARCHITECTURE
101 NE 3RD AVE # 500
FORT LAUDERDALE, FL 3331
(954) 703-7830

CIVIL ENGINEER:
HSQ GROUP, LLC
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SUITE 105
BOCA RATON, FL 33431
(561) 392-0221

ARCHITECT:
DORSKY + YUE ARCHITECTURE
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DAVIE, FLORIDA 33314

DEVELOPER:
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4855 TECHNOLOGY WAY
SUITE 400
BOCA RATON, FL 33431
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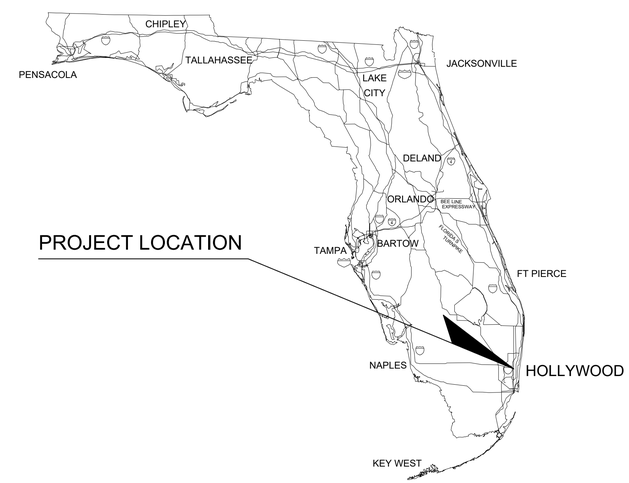
LANDSCAPE ARCHITECT
WITKIN HULTS + PARTNERS
307 SOUTH 21ST AVE
HOLLYWOOD, FLORIDA 33020
(954) 923-9681



LEGAL DESCRIPTION

PARCEL 1:
LOT 5 LESS THE WEST 250 FEET THEREOF, AND THE EAST 450 FEET OF LOTS 6 AND 7, BLOCK I; OF AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:
THE WEST 100.00 FEET OF LOT 5, BLOCK I; THE WEST 100.00 FEET OF LOT 6, BLOCK I; AND WEST 100.00 FEET OF LOT 7, BLOCK I; AND ALL OF LOTS 21 AND 22, BLOCK 4 OF AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
THE EAST 150.00 FEET OF THE WEST 250.00 FEET OF LOT 5, BLOCK I OF AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SPECIAL NOTES

1. PARCELS 2 AND 3 ARE CONSIDERED AS ONE PARCEL (ID # 5142 16 01 2370) AS PER BROWARD COUNTY PROPERTY APPRAISER'S OFFICE AT THE TIME OF PREPARATION OF THIS SURVEY.

2. ALL OF THE LOTS AND PARCELS DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT FILE NO.: 1062-5421431 MENTIONED HEREIN ARE CONTIGUOUS TO EACH OTHER WITH NO GAPES, GORES OR HIATUS

3. LEGAL DESCRIPTION FOR PARCEL 1 DESCRIBES THE SAME PROPERTY AS THE RECORDED DEED AND DOES NOT CREATE ANY GAP, GORE, OVERLAP OR HIATUS.

SECTION 15 / TOWNSHIP 51 S / RANGE 42 E

SITE ADDRESS: 400 S DIXIE HIGHWAY, HOLLYWOOD, FL 33020

CIVIL PLANS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 561.392.0221
CA26258 · LB7924

ENGINEER'S CERTIFICATION

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

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1001 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

MODERA HOLLYWOOD

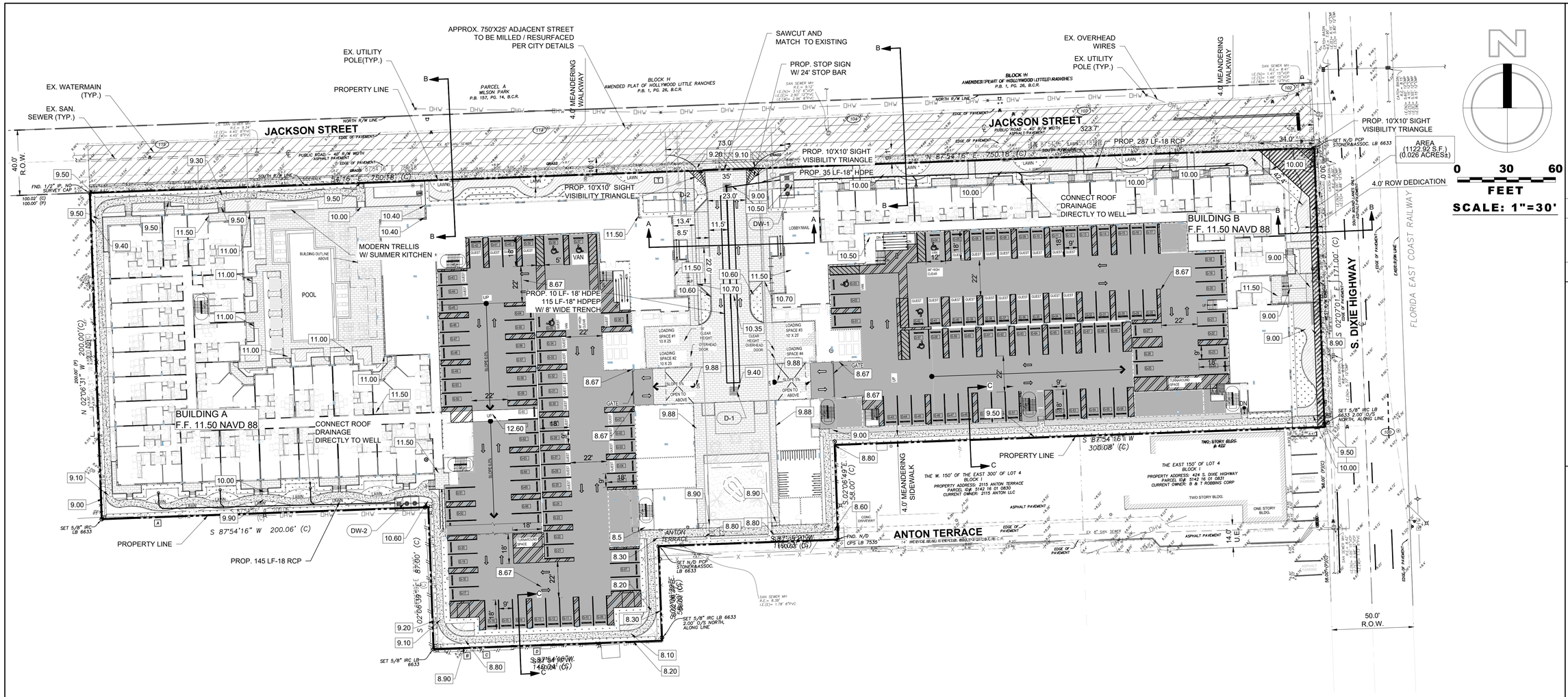
COVER SHEET

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

PROJECT:	2106-48
SHEET:	CS-1



ALL ELEVATIONS HERE ON REFERENCE NAVD 88

DRAINAGE INLET SCHEDULE

D-1 TYPE 'D' INLET
W/ U.S.F 4155-6210
FRAME AND GRATE
R.E: 9.40
I.E : 5.00 N

D-2 TYPE 'D' INLET
W/ U.S.F 4155-6210
FRAME AND GRATE
R.E: 9.00
I.E : 5.00 S,E

CONSTRUCTION NOTES:

1. THIS PLAN WAS PREPARED BASED ON TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SONER & ASSOCIATES, INC.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS AND DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
13. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
14. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
17. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
18. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
19. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
20. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
21. 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS ON HANDICAP SPACES.
22. 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE ON ALL ADA ACCESS WAYS.
23. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
24. CONTRACTOR SHALL REPLACE IN KIND ANY CONCRETE/PAVEMENT DAMAGED DURING THE PLACEMENT OF CURB AND GUTTER/SIDEWALK WITHIN COUNTY ROW.
25. CONTRACTOR SHALL VERIFY THE ELEVATION OF THE PROPOSE SIDEWALK, CURB AND GUTTER, AND FLARED ENDS TO CONFIRM POSITIVE FLOW TO INLETS ALONG THE PROPOSED CURB AND GUTTER.

LEGEND

	PROPOSED LIGHTING		SINGLE WATER METER
	PROPOSED ADA STALL		GATE VALVE
	PROPOSED CONCRETE SIDEWALK		EXISTING VALVE
	PROPOSED ASPHALT PAVEMENT		EXISTING FIRE HYDRANT ASSEMBLY
	10'X10' SIGHT TRIANGLE		BACTERIOLOGICAL SAMPLING POINT
			PROPOSED TYPE P6 STORM CURB INLET
	FLOW DIRECTION	R.C.P.	REINFORCED CONCRETE PIPE
6.40	PROPOSED GRADE	H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
	EXISTING GRADE	C.A.P.	CORRUGATED ALUMINUM PIPE
	SEWER / DRAINAGE MANHOLE	W.M.	WATER MAIN
	DRAINAGE INLET	G.V.	GATE VALVE
	YARD DRAIN BASIN	F.H.	FIRE HYDRANT
	DOUBLE SEWER SERVICE	R.E.	RIM ELEVATION
	SINGLE SEWER SERVICE	I.E.	INVERT ELEVATION
	FIRE HYDRANT ASSEMBLY	E.O.P.	EDGE OF PAVEMENT
	TAPPING SLEEVE & VALVE	P.R.B.	POLLUTION RETARDANT BAFFLE
	DOUBLE WATER METER	D.W.E.	DESIGN WATER ELEVATION
			TREE TO REMAIN (SEE LANDSCAPE PLAN)
			PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
11901 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

PAVING AND DRAINAGE PLAN

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

This item has been digitally signed and sealed by Zachary Todd, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PROJECT: 2106-48

SHEET: PD-1

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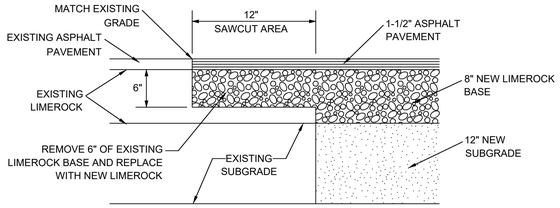
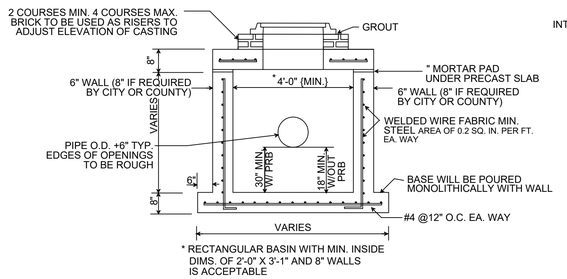


ASPHALT CONNECTION DETAIL

N.T.S.



MANHOLE/CATCH BASIN DETAIL

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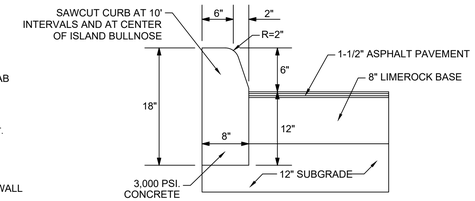


TYPE "D" CONCRETE CURB DETAIL

N.T.S.

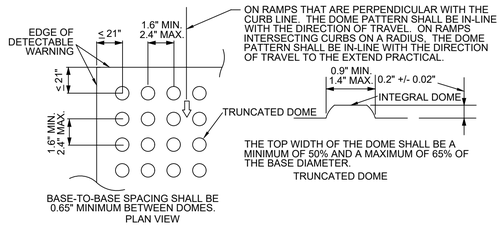
PAVEMENT NOTES

1. THE PAVEMENT SURFACE SHALL BE TYPE S-3 ASPHALTIC CONCRETE. THE SURFACE SHALL BE 1-1/2 INCHES THICK, APPLIED IN TWO (2) SEPARATE LIFTS OF 3/4 INCHES EACH. A TACK COAT SHALL BE APPLIED BETWEEN BOTH PAVEMENT COURSES. ASPHALT MUST BE APPLIED 300°F ± 30.
2. THE LIMEROCK BASE SHALL BE 8 INCHES THICK. THE LIMEROCK MATERIAL 6" THICK LIMEROCK BASE SHALL BE USED IN THE PRIVATE PARKING STALLS, SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 100. THE LIMEROCK MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
3. THE 8" OR 6" ROCK BASE CAN BE SUBSTITUTED WITH 8" OR 6" CRUSHED CONCRETE BASE. THE CRUSHED CONCRETE BASE MUST BE FREE OF ANY ORGANIC MATERIALS AND OF CONSISTENT SIZE WITH NO AGGREGATES LARGER THAN 2" IN SIZE.
   3.1. THE MATERIAL SHOULD BE WELL GRADED AND HAVE A (LBR) OF 100. MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.

THE CRUSHED CONCRETE GRADATION MUST MEET THE FOLLOWING REQUIREMENTS:

U.S. SIEVE SIZE	PERCENT PASSING
2"	100%
1 1/4"	95-100
3/4"	70-95
3/8"	50-80
No. 4	40-65
No.10	30-50
No.50	10-25
No. 200	<10

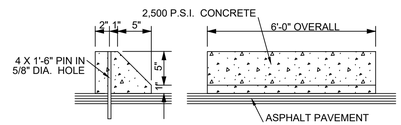
4. THE SUBGRADE SHALL BE 12 INCHES THICK. THE SUBGRADE MATERIAL SHALL HAVE A MINIMUM LIMEROCK BEARING RATIO (L.B.R.) VALUE OF 40. THE SUBGRADE MATERIAL SHALL BE COMPACTED TO A DENSITY EQUAL TO OR GREATER THAN 98% OF THE MAXIMUM DRY DENSITY PER A.A.S.H.T.O. T-180 SPECIFICATIONS.
5. THE LIMEROCK AND SUBGRADE COURSES SHALL NOT BE CONSTRUCTED UNTIL ALL UTILITY INSTALLATIONS UNDER PAVEMENT AREAS ARE COMPLETED. ANY PAVEMENT CONSTRUCTION PRIOR TO THIS REQUIREMENT SHALL BE CONDUCTED AT THE CONTRACTOR'S OWN RISK AND ANY REQUIRED REPAIRS WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
6. THE PRIME AND TACK COATS SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (SECTIONS 300-1 THRU 300-7) SPECIFICATIONS. THE PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQUARE YARD OF PAVEMENT.
7. PERIODIC DENSITY TESTING SHALL BE CONDUCTED FOR BOTH SUBGRADE AND LIMEROCK BASE COURSES . THE TOTAL NUMBER AND EXACT LOCATIONS OF THE TESTS SHALL BE DETERMINED BY EITHER THE ENGINEER-OF- RECORD OR GOVERNMENT INSPECTOR. THE MINIMUM AMOUNT OF TESTING SHALL BE BASED ON ONE (1) DENSITY TEST PER 5,000 SQUARE FEET OF PAVEMENT.
8. THE FIRST LIFT OF THE ASPHALTIC CONCRETE PAVEMENT SHALL BE APPLIED 1/2 INCH BELOW THE LIP OF CURB AND/OR SIDEWALK (IF APPLICABLE). THE SECOND (FINAL) LIFT SHALL EXTEND 1/4 INCH ABOVE THE LIP OF CURB AND/OR SIDEWALK. THE FINAL LIFT OF ASPHALT SHALL NOT BE APPLIED UNTIL EITHER THE CLIENT, ENGINEER-OF-RECORD AND/OR GOVERNMENT AGENCY DETERMINES THAT SUBSTANTIAL PROJECT CONSTRUCTION HAS BEEN COMPLETED.
9. ALL EXISTING ORGANIC AND DELETERIOUS MATERIALS WITHIN THE RIGHT-OF-WAY AND PAVEMENT AREAS ARE TO BE REMOVED TO THEIR FULL DEPTH AND REPLACED WITH APPROVED SUITABLE MATERIAL, UNLESS AN ALTERNATIVE METHOD IS RECOMMENDED BY A CERTIFIED GEOTECHNICAL ENGINEER. THE DETERMINATION OF ORGANIC AND UNSUITABLE MATERIALS SHALL BE BASED ON F.D.O.T. STANDARDS.
10. ALL EXISTING PAVEMENT CONNECTIONS AND REPAIRS SHALL HAVE A STRAIGHT SAW-CUT EDGE PRIOR TO APPLYING NEW ASPHALT.
11. ONCE FINAL LIFT OF ASPHALT HAS BEEN APPLIED, ALL PERMANENT CONTROL POINTS, REFERENCE MARKERS, VALVES, INLET AND MANHOLE RIMS SHALL BE ADJUSTED TO FINAL GRADE.
12. FINAL ASPHALT MUST BE ROLLED AND COMPACTED TO A SMOOTH SURFACE. NO LOOSE ASPHALT OR UNRAVELING PAVEMENT PERMITTED. NO STANDING WATER ALLOWED MORE THAN ⅛".
13. ROCK AS-BUILTS MUST BE REVIEWED AND APPROVED BY ENGINEER AND CITY PRIOR TO PAVING.



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMPS AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

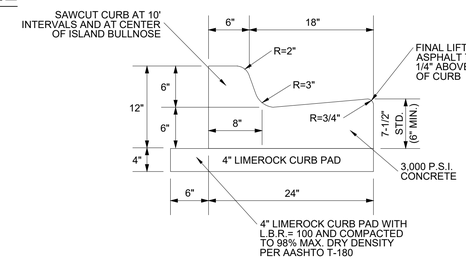
CURB RAMP DETECTABLE WARNING DETAIL

N.T.S.



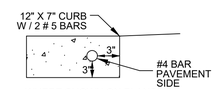
CONCRETE WHEEL STOP DETAIL

N.T.S.



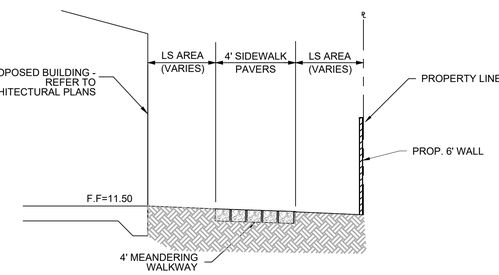
TYPE "F" CURB & GUTTER DETAIL

N.T.S. - PER F.D.O.T. INDEX 300



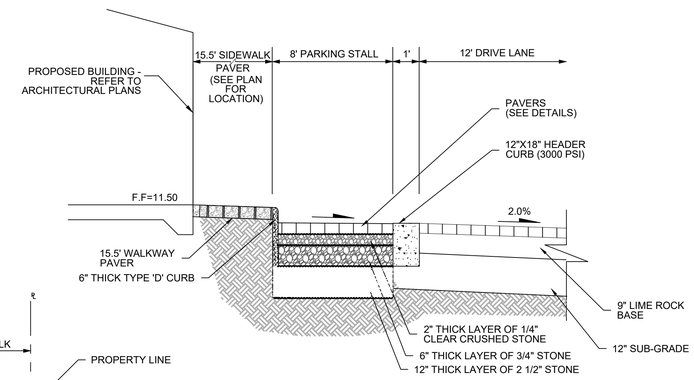
WHERE SHOWN ON PLANS

HEADER CURB



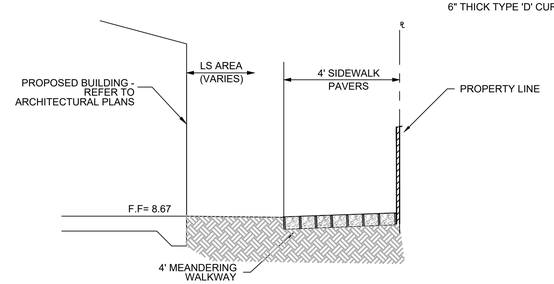
TYPICAL SECTION B-B

N.T.S.



TYPICAL SECTION A-A

N.T.S.



TYPICAL SECTION C-C

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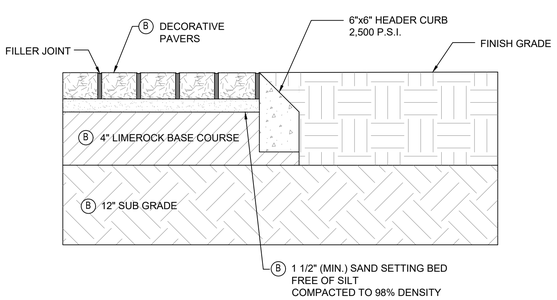

SIDEWALK PAVER DETAIL

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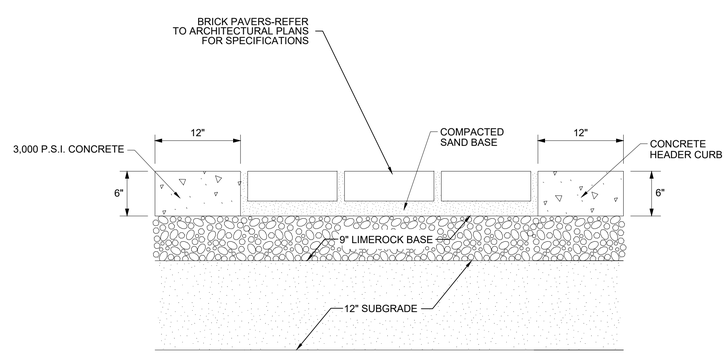

PAVER DETAIL

N.T.S.

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

MODERA HOLLYWOOD

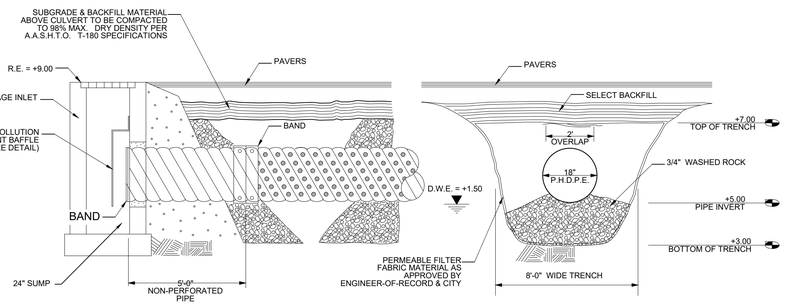
PAVING AND DRAINAGE DETAILS

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD · LICENSE · No 84179 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT:	2106-48
SHEET:	PD-2



ELEVATION SECTION

EXFILTRATION TRENCH DETAIL

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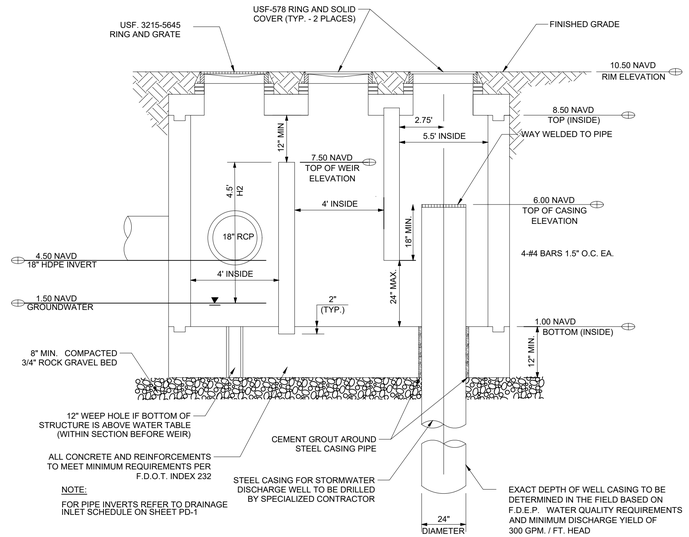

LONGITUDINAL SECTION A-A

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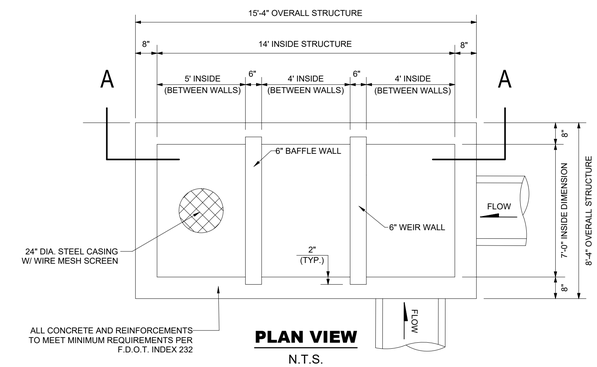


PLAN VIEW

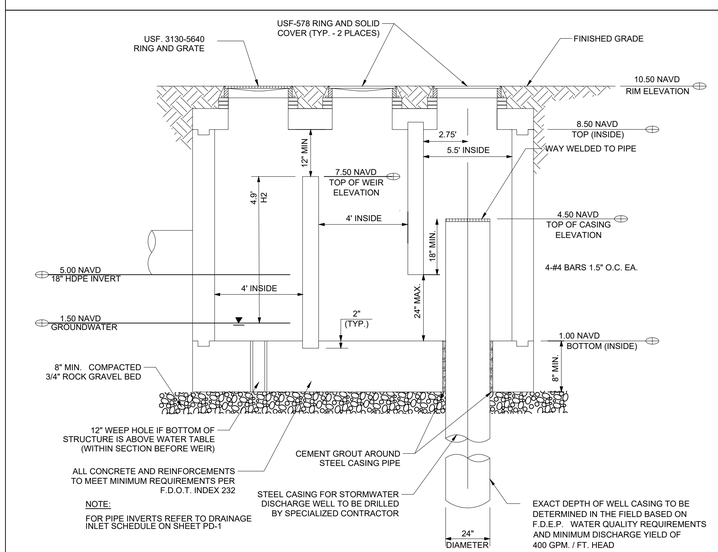
N.T.S.

GENERAL NOTES:

1. DRAINAGE WELL SHALL BE DRILLED TO A TOTAL DEPTH THAT WILL DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM OF 10,000 MG/LITER OF TOTAL DISSOLVED SOLIDS (TDS).
2. DRAINAGE WELL SHALL HAVE AN UPPER CASING WITH A MINIMUM OF 24 INCHES IN DIAMETER (WITH DRIVE SHOE) WHICH SHALL BE DRIVEN TO A FIRM SEAT.
3. DRAINAGE WELL SHALL BE INSTALLED AS PLUMB AND TRUE TO LINE AS POSSIBLE FOR THE ENTIRE DEPTH.
4. COMPLETED DRAINAGE WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. THE CONTRACTOR TO PERFORM STEP DRAW DOWN TEST OR INJECTION TEST IN ORDER TO DEMONSTRATE THAT THE COMPLETED DRAINAGE WELL HAS THE MINIMUM DESIGN CAPACITY OF 300 GPM / FT.-HEAD.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL INSTALLATION AND TESTING AND SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER-OF-RECORD PRIOR TO STARTING ANY WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY F.D.E.P. DRAINAGE WELL DRILLING PERMITS AND COMPLY WITH ALL THE F.D.E.P. PERMIT REQUIREMENTS AND PROVISIONS.

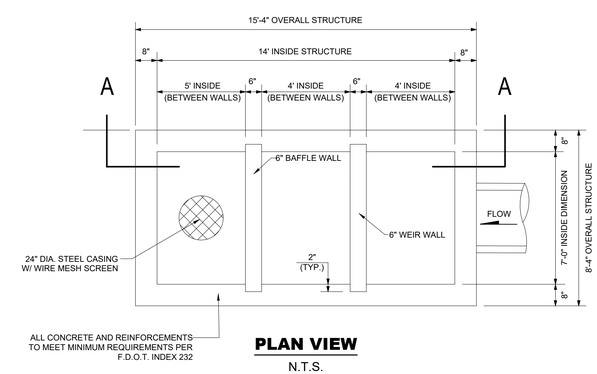
DRAINAGE RETENTION STRUCTURE & DISCHARGE WELL - NORTH SIDE

DW-1



LONGITUDINAL SECTION A-A

N.T.S.



PLAN VIEW

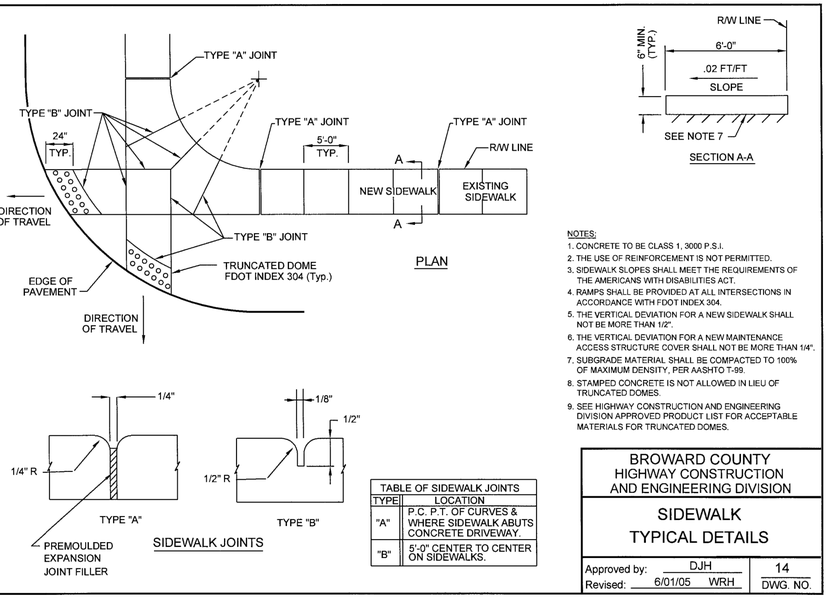
N.T.S.

GENERAL NOTES:

1. DRAINAGE WELL SHALL BE DRILLED TO A TOTAL DEPTH THAT WILL DISCHARGE RUNOFF TO AN AQUIFER HAVING A MINIMUM OF 10,000 MG/LITER OF TOTAL DISSOLVED SOLIDS (TDS).
2. DRAINAGE WELL SHALL HAVE AN UPPER CASING WITH A MINIMUM OF 24 INCHES IN DIAMETER (WITH DRIVE SHOE) WHICH SHALL BE DRIVEN TO A FIRM SEAT.
3. DRAINAGE WELL SHALL BE INSTALLED AS PLUMB AND TRUE TO LINE AS POSSIBLE FOR THE ENTIRE DEPTH.
4. COMPLETED DRAINAGE WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. THE CONTRACTOR TO PERFORM STEP DRAW DOWN TEST OR INJECTION TEST IN ORDER TO DEMONSTRATE THAT THE COMPLETED DRAINAGE WELL HAS THE MINIMUM DESIGN CAPACITY OF 400 GPM / FT.-HEAD.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL INSTALLATION AND TESTING AND SHALL PROVIDE A MINIMUM OF 48 HOURS NOTICE TO THE OWNER AND ENGINEER-OF-RECORD PRIOR TO STARTING ANY WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY F.D.E.P. DRAINAGE WELL DRILLING PERMITS AND COMPLY WITH ALL THE F.D.E.P. PERMIT REQUIREMENTS AND PROVISIONS.

DRAINAGE RETENTION STRUCTURE & DISCHARGE WELL - SOUTH SIDE

DW-2



NOTES:
1. CONCRETE TO BE CLASS 1, 3000 P.S.I.
2. THE USE OF REINFORCEMENT IS NOT PERMITTED.
3. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS IN ACCORDANCE WITH FDOT INDEX 304.
5. THE VERTICAL DEVIATION FOR A NEW SIDEWALK SHALL NOT BE MORE THAN 1/2".
6. THE VERTICAL DEVIATION FOR A NEW MAINTENANCE ACCESS STRUCTURE COVER SHALL NOT BE MORE THAN 1/4".
7. SUBGRADE MATERIAL SHALL BE COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-99.
8. STAMPED CONCRETE IS NOT ALLOWED IN LIEU OF TRUNCATED DOMES.
9. SEE HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION APPROVED PRODUCT LIST FOR ACCEPTABLE MATERIALS FOR TRUNCATED DOMES.

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES & WHERE SIDEWALK ABUTS CONCRETE DRIVEWAY.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS.

BROWARD COUNTY
HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION

SIDEWALK
TYPICAL DETAILS

Approved by: DJH
Revised: 6/01/05 WRH
DWG. NO. 14

A 14

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ZZ:\Projects\2021\210648-MODERA HOLLYWOOD\Drawings\Site Plan\210648-PD.dwg

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

MODERA HOLLYWOOD

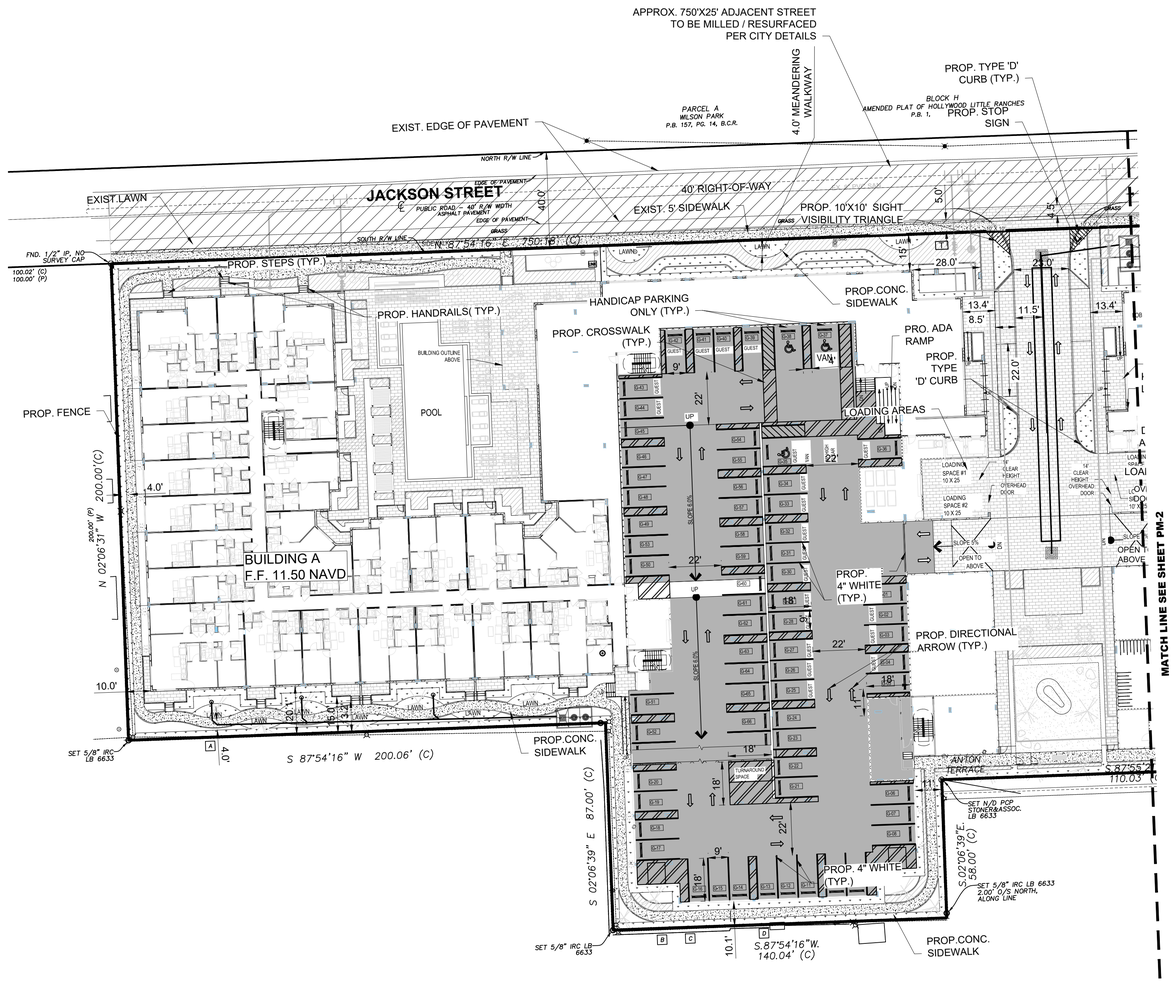
PAVING AND DRAINAGE DETAILS

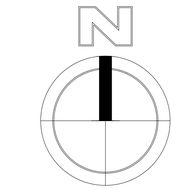
DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT: 2106-48

SHEET: PD-3





SCALE: 1"=30'

SIGN LEGEND

R1-1 "STOP SIGN" (30" X 30")

HANDICAP PARKING ONLY SIGN (SEE DETAIL)

R5-1 "DO NOT ENTER"

W11-02 "PEDESTRIAN CROSSING" SIGN W/ W16-07PR ARROW

D3-1 "STREET NAME" SIGN (VARIES" X 12")

R7-108 PARKING TIME LIMIT SIGN (18" X 12")

R6-1 "ONE WAY"

GENERAL TRAFFIC NOTES AND CONDITIONS:

1. ALL STOP BARS ARE TO BE INSTALLED 4' MIN. BEHIND ADJACENT TRAVEL LANES OR PEDSTRIAN CROSS WALKS.
2. ALL STOP SIGNS AND DO NOT ENTER SIGNS ARE TO BE COLUMN MOUNTED AT A HEIGHT OF 7'-0" MINIMUM.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS PER APPLICABLE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND MATCHING EXISTING PAVEMENT MARKINGS AND REFLECTIVE PAVEMENT MARKERS WHERE REQUIRED.
5. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER AND/OR INSPECTOR.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED RECONFIGURATION BY WATER JETTING METHOD OR APPROVED EQUAL.

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) NOTE:
ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

STRIPING PAVEMENT AND MARKING PLAN

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 86179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 8/18/2023
ZACHARY TODD CHAPPELL, P.E.
FLORIDA REGISTRATION NO. - 86179

PROJECT:	2106-48
SHEET:	PM-1

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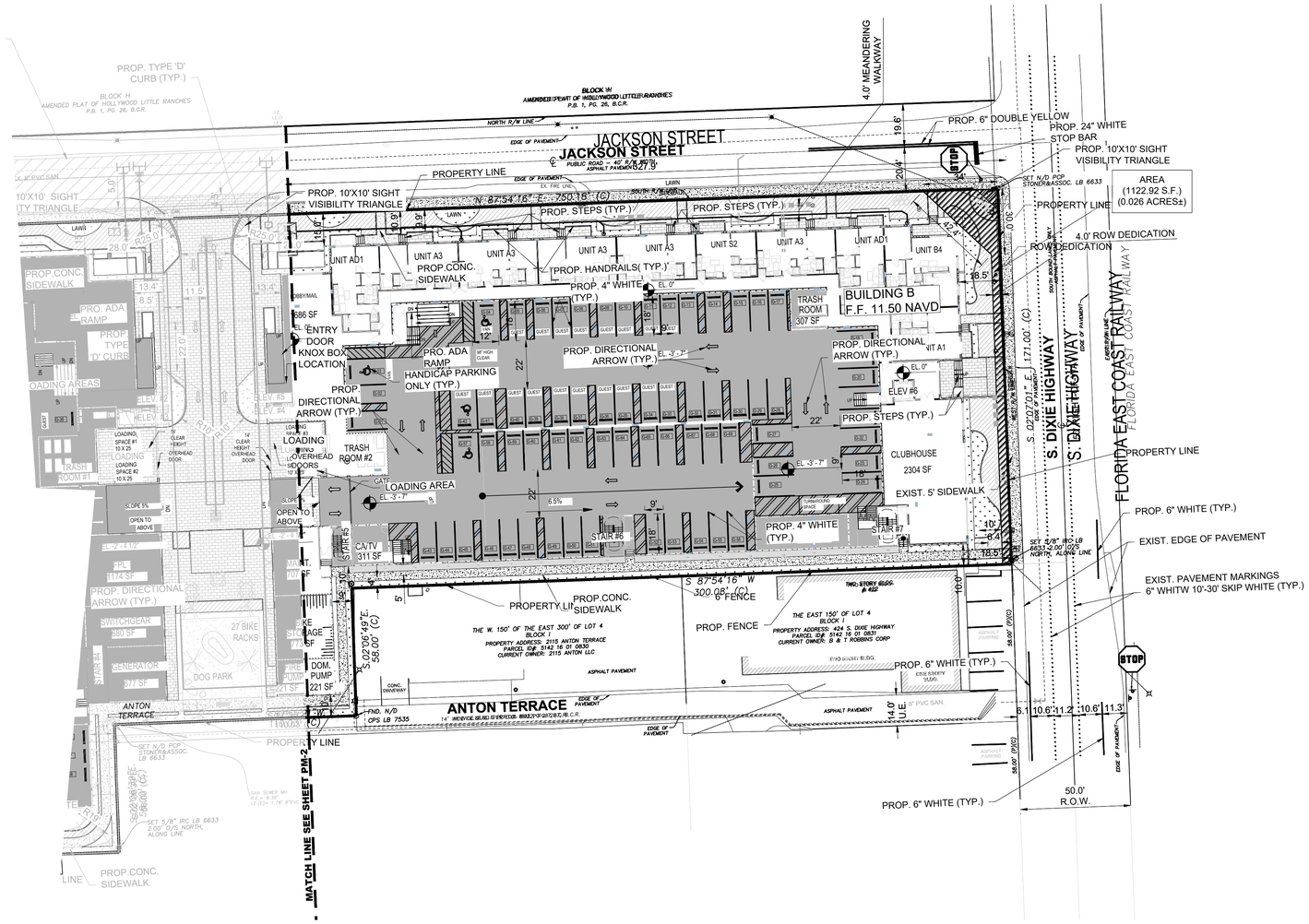

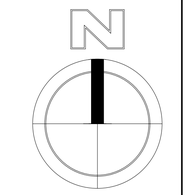

SIGN LEGEND

- R1-1 "STOP SIGN" (30" X 30")
- HANDICAP PARKING ONLY SIGN (SEE DETAIL)
- R5-1 "DO NOT ENTER"
- W11-02 "PEDESTRIAN CROSSING" SIGN W/ W16-07PR ARROW
- D3-1 "STREET NAME" SIGN (VARIES" X 12")
- R7-108 PARKING TIME LIMIT SIGN (18" X 12")
- R6-1 "ONE WAY"

GENERAL TRAFFIC NOTES AND CONDITIONS:

1. ALL STOP BARS ARE TO BE INSTALLED 4' MIN. BEHIND ADJACENT TRAVEL LANES OR PEDSTRIAN CROSS WALKS.
2. ALL STOP SIGNS AND DO NOT ENTER SIGNS ARE TO BE COLUMN MOUNTED AT A HEIGHT OF 7'-0" MINIMUM.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS PER APPLICABLE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND MATCHING EXISTING PAVEMENT MARKINGS AND REFLECTIVE PAVEMENT MARKERS WHERE REQUIRED.
5. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER AND/OR INSPECTOR.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED RECONFIGURATION BY WATER JETTING METHOD OR APPROVED EQUAL.

BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED) NOTE:
ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.

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Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

MODERA HOLLYWOOD

STRIPING PAVEMENT AND MARKING PLAN

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 86179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 8/18/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 86179

This item has been digitally signed and sealed by Zachary Todd, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication must be verified on any electronic copies.

PROJECT: 2106-48

SHEET: PM-2

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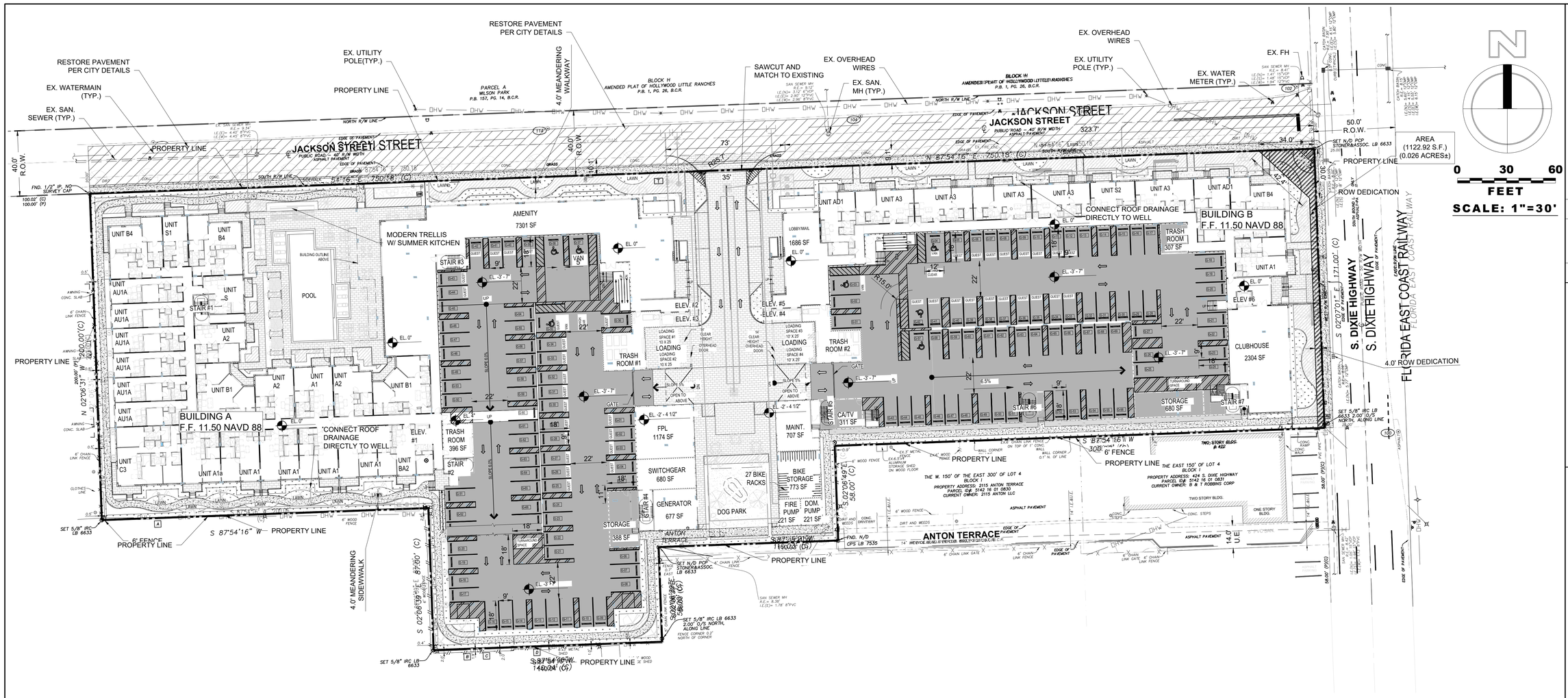

ALL ELEVATIONS HERE ON REFERENCE NAVD 88.

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NO	DATE	BY	REVISIONS

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Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

OVERALL CIVIL SITE PLAN

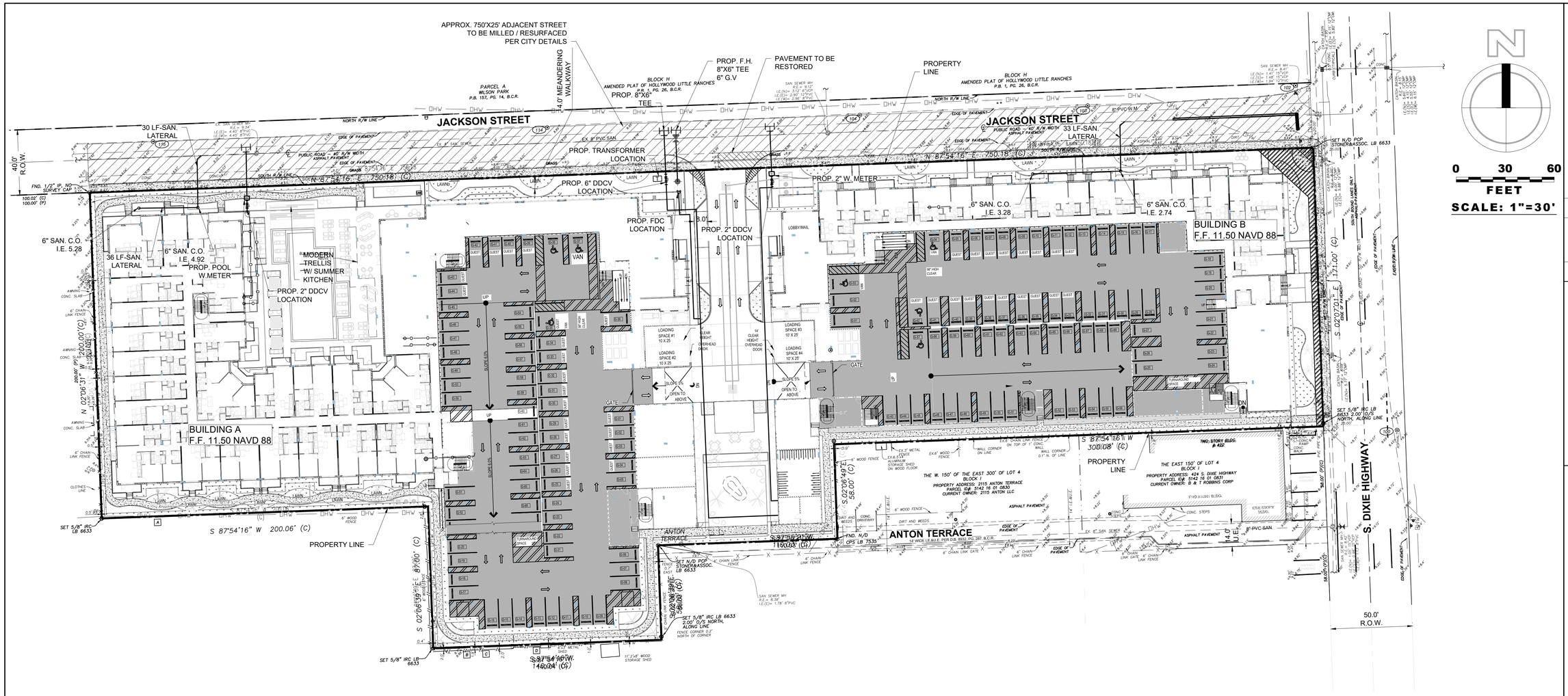
DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 86179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 8/18/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 86179

PROJECT: 2106-48

SHEET: OSP-1



FLOW DEMANDS:

WATER:	SEWER:
DWELLING UNIT 141 GPD/UNIT	DWELLING UNIT 100 GPD/UNIT
394 UNITS X 141GPD/UNIT = 55,554 GPD (PER BROWARD COUNTY GUIDELINES)	394 UNITS X 100 GPD/UNIT = 39,400 GPD (PER BROWARD COUNTY GUIDELINES)
ONE (1) WATER ERC = 350 GPD (55,554 GPD) X 1 ERC / 350 GPD = 158.72 ERCs	ONE (1) SEWER ERC = 350 GPD (39,400 GPD) X 1 ERC / 350 GPD = 112.57 ERCs
TOTAL WATER ERCs: 158.72 ERCs	TOTAL WATER ERCs: 112.57 ERCs

NOTE: ALL ELEVATIONS HERE ON REFERENCE NAVD 88

LEGEND

- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- 6.40 PROPOSED GRADE
- 4.2 EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- BACTERIOLOGICAL SAMPLING POINT
- PROPOSED TYPE P6 STORM CURB INLET
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

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Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

WATER AND SEWER PLAN

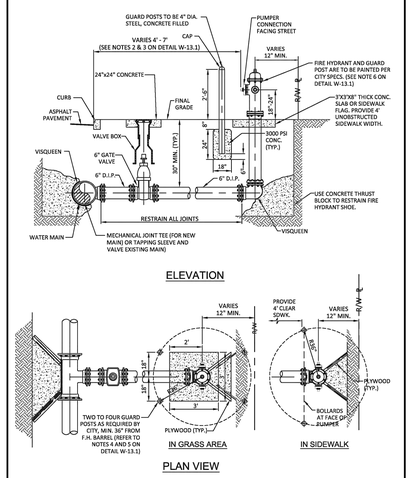
DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

PROJECT: 2106-48

SHEET: WS-1

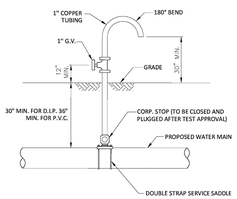


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 03/05/2019
DRAWN: EAM	TYPICAL FIRE HYDRANT INSTALLATION	DRAWING NO.
APPROVED: XXX		W-13

NOTES:

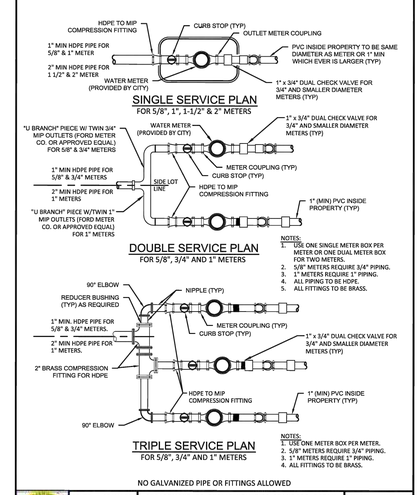
1. IN ALL CASES, PROVIDE 4' UNOBSTRUCTED SIDEWALK CLEAR OF THE FIRE HYDRANT AND BOLLARDS.
2. FIRE HYDRANTS SHALL BE LOCATED BETWEEN 4' AND 7' FROM THE FACE OF CURB.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN A RADIUS OR WITHIN FDOT CLEAR DRIVING ZONE.
4. GUARD POSTS SHALL BE INSTALLED AS REQUIRED FOR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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL FIRE HYDRANT NOTES	DRAWING NO.
APPROVED: XXX		W-13.1



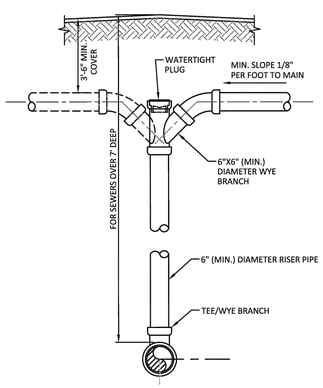
NOTES:
SAMPLING POINT SHALL NOT BE REMOVED UNTIL APPROVAL IS OBTAINED FROM BROWARD COUNTY HEALTH DEPARTMENT.

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



NO GALVANIZED PIPE OR FITTINGS ALLOWED

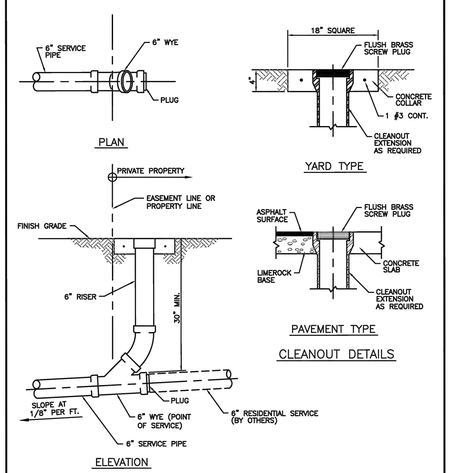
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO.
APPROVED: XXX		W-06



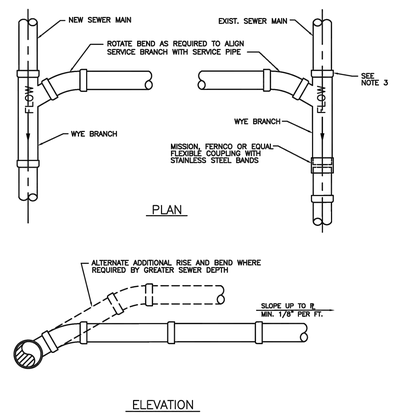
NOTES:

1. RISER CONNECTION TO BE USED ONLY WHEN SANITARY SEWER IS MORE THAN 7'-0" DEEP OR WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL VERTICAL RISER	DRAWING NO.
APPROVED: XXX		S-11



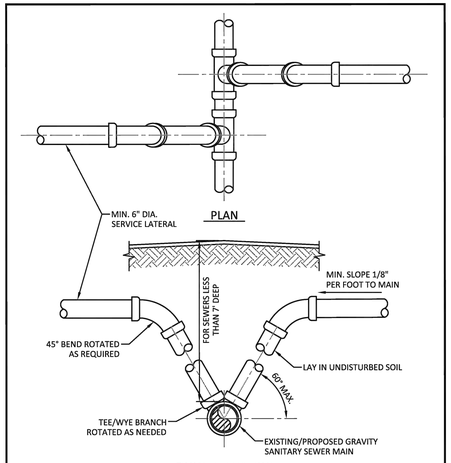
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE	DRAWING NO.
APPROVED: XXX		S-12



NOTES:

1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION	DRAWING NO.
APPROVED: XXX		S-09



NOTES:

1. MODIFIED RISER CONNECTION TO BE USED ONLY WHEN DIRECTED BY THE CITY.
2. NO. 57 ROCK OR ¾" DRAINFIELD LIMEROCK MAY BE USED AS BEDDING OVER UNDISTURBED SOIL WITH PVC PIPE.
3. SINGLE SERVICE CONNECTIONS SHALL USE 6" (MIN.) DIAMETER PIPE AND FITTINGS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER LATERAL MODIFIED RISER	DRAWING NO.
APPROVED: XXX		S-10

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
11931 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

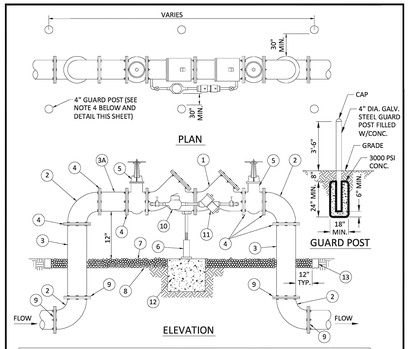
WATER AND SEWER DETAILS

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

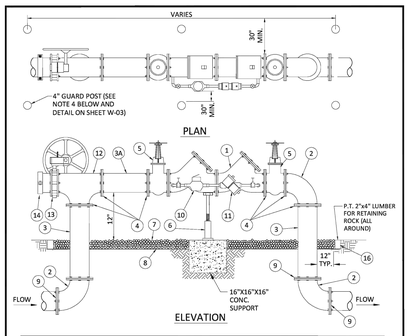
PROJECT:	2106-48
SHEET:	WS-2



MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-07.2) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

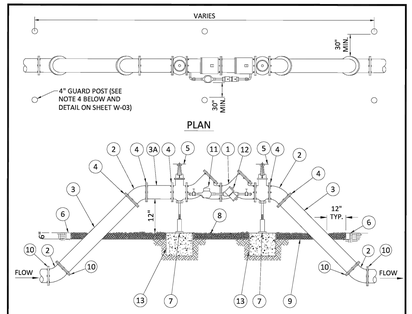
ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	DRAWING NO.	
APPROVED: XXX		W-03	



MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
2	4	4",6",8" BEND-90°	9	4	RESTRAINED JOINTS
3	2	4",6",8" D.I.P. SPOOL PIECE	10	1	LOW FLOW METER
3A	1	4",6",8" D.I.P. SPOOL PIECE(24" LONG)	11	1	VALVE, BYPASS DOUBLE CHECK
4	10	4",6",8" FLANGE, D.I.P.	12	1	4", 6", 8" TEE
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	13	1	4", 6" 8" BUTTERFLY VALVE (SUPERVISED CLOSED), CHAINED AND LOCKED
6	1	SCREW JACK/ANCHORED			
7	N/A	PEA GRAVEL (4" DEEP)	14	1	4", 6", 8" CAP

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 45° BENDS (SEE DETAIL W-05) WHEN WORKING AREA IS NOT LIMITED, AS DIRECTED BY CITY.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

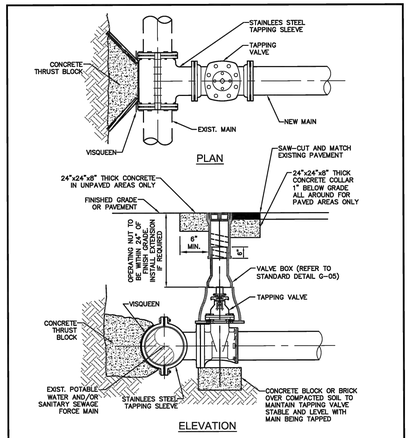
ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE W/B.V. CONNECTION (90° BENDS)	DRAWING NO.	
APPROVED: XXX		W-04	



MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	2	SCREW JACK/ANCHORED
2	4	4",6",8" BEND-45°	8	N/A	PEA GRAVEL (4" DEEP)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3A	1	4",6",8" D.I.P. SPOOL PIECE(24" LONG)	10	4	RESTRAINED JOINTS
4	7	4",6",8" FLANGE, D.I.P.	11	1	LOW FLOW METER
5	2	4",6",8" GATE VALVE (SEE NOTE 6)	12	1	VALVE, BYPASS DOUBLE CHECK
6	2	P.T. 2"x4" LUMBER (ALL AROUND)	13	1	16"x16"x16" CONC. SUPPORT

NOTES:
1. FIELD ADJUST AND CUT ITEM 3 TO THE PROPER LENGTH.
2. ALL PIPING SHALL BE D.I.P. CL 50/52 AS APPLICABLE TO MINIMUM STANDARDS.
3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.
4. PROTECTIVE 4" GALV. GUARD POSTS SHALL BE SPACED EVENLY APART AS SHOWN ABOVE OR IN ACCORDANCE WITH INSPECTOR'S DIRECTIONS.
5. MAY USE 90° BENDS (SEE DETAIL W-03) WHEN WORKING AREA IS LIMITED.
6. GATE VALVES SHALL BE CHAINED AND LOCKED TOGETHER TO PREVENT TAMPERING.

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (45° BENDS)	DRAWING NO.	
APPROVED: XXX		W-05	



NOTES:
1. NOTIFY THE CITY OF HOLLYWOOD 48 HOURS IN ADVANCE OF PROPOSED TAP.
2. TAPPING MUST BE DONE IN THE PRESENCE OF AN AUTHORIZED CITY REPRESENTATIVE.
3. TEMPORARY THRUST BLOCKS TO BE INSTALLED AND REMAIN IN PLACE DURING TAPPING OPERATIONS.
4. FOR SEWAGE FORCE MAINS, REFER TO DETAIL OF PRIVATE FORCE MAIN TIE-IN AT PROPERTY LINE.
5. FOR WATER MAINS, A GATE VALVE OF SAME DIAMETER SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF THE TAPPING VALVE.

ISSUED: 03/01/99	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014	
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO.	
APPROVED: XXX		G-06	

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
11901 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

WATER AND SEWER DETAILS

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

PROJECT:	2106-48
SHEET:	WS-3

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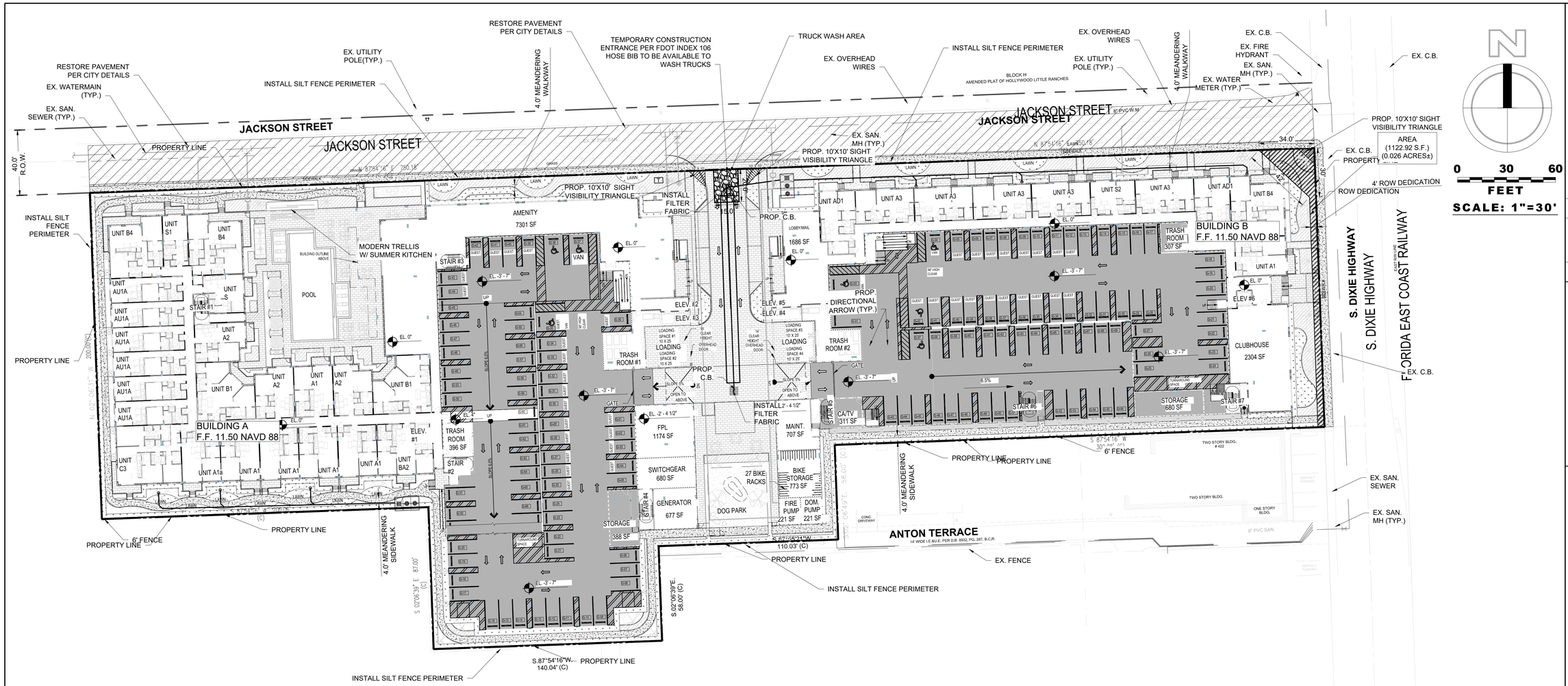

NOTE: ALL ELEVATIONS HERE ON REFERENCE NAVD 88

LEGEND

	PROPOSED LIGHTING		SINGLE WATER METER
	PROPOSED ADA STALL		GATE VALVE
	PROPOSED CONCRETE SIDEWALK		EXISTING VALVE
	PROPOSED ASPHALT PAVEMENT		EXISTING FIRE HYDRANT ASSEMBLY
	10'X10' SIGHT TRIANGLE		BACTERIOLOGICAL SAMPLING POINT
			PROPOSED TYPE P6 STORM CURB INLET
	FLOW DIRECTION	R.C.P.	REINFORCED CONCRETE PIPE
6.40	PROPOSED GRADE	H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
	EXISTING GRADE	C.A.P.	CORRUGATED ALUMINUM PIPE
	SEWER / DRAINAGE MANHOLE	W.M.	WATER MAIN
	DRAINAGE INLET	G.V.	GATE VALVE
	YARD DRAIN BASIN	F.H.	FIRE HYDRANT
	DOUBLE SEWER SERVICE	R.E.	RIM ELEVATION
	SINGLE SEWER SERVICE	I.E.	INVERT ELEVATION
	FIRE HYDRANT ASSEMBLY	E.O.P.	EDGE OF PAVEMENT
	TAPPING SLEEVE & VALVE	P.R.B.	POLLUTION RETARDANT BAFFLE
	DOUBLE WATER METER	D.W.E.	DESIGN WATER ELEVATION
	CONSTRUCTION ENTRANCE ROCK TRUCK WASH PER FDOT (2010) INDEX 106		TREE TO REMAIN (SEE LANDSCAPE PLAN)
			PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

STORMWATER POLLUTION PREVENTION PLAN

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 86179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 8/18/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 86179

PROJECT: 2106-48

SHEET: SWPPP-1

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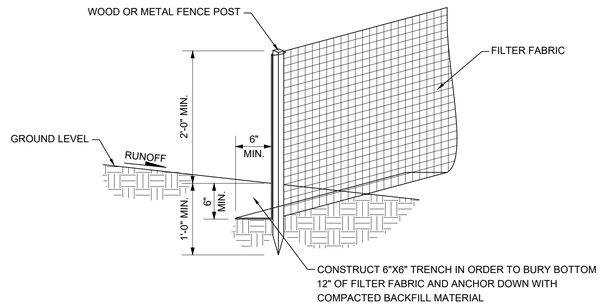
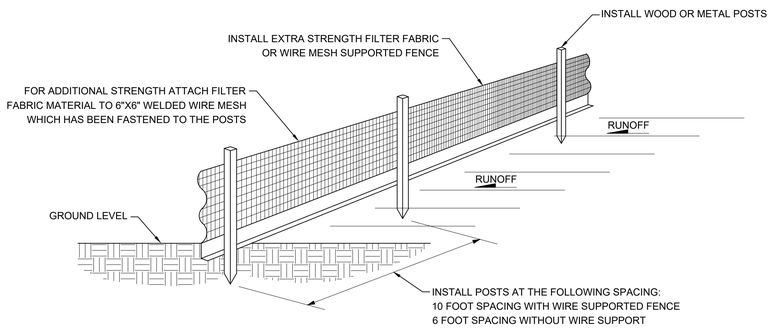


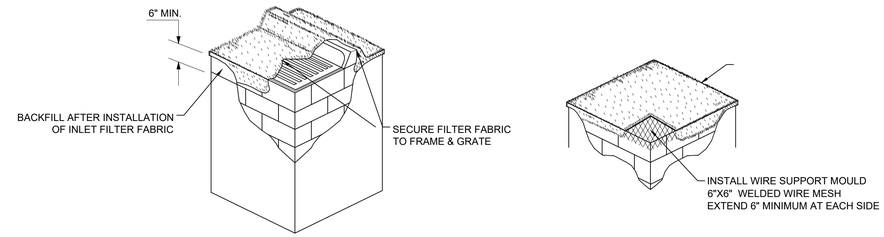
POST & FILTER FABRIC INSTALLATION DETAIL

N.T.S.



SILT FENCE INSTALLATION DETAIL

N.T.S.



FILTER FABRIC INSTALLATION DETAIL

N.T.S.

FILTER FABRIC INSTALLATION NOTES

1. CONTRACTOR SHALL CLEAN OUT DRAINAGE INLET AND FILTER FABRIC AFTER EVERY STORM EVENT OR AS NEEDED.
2. CONTRACTOR SHALL REPAIR AND/OR REPLACE ALL DAMAGED FILTER FABRIC WITHIN INLETS DURING CONSTRUCTION OPERATIONS.
3. CONTRACTOR SHALL REMOVE FILTER FABRIC FROM DRAINAGE INLETS PRIOR TO STARTING FINAL PAVING OPERATIONS.

GENERAL EROSION AND TURBIDITY CONTROL NOTES

1. ALL EROSION AND TURBIDITY CONTROL DEVICES AND TEMPORARY BARRIERS SHALL BE INSTALLED WITHIN THE LIMITS OF THE CONSTRUCTION AREA PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING.
2. A TEMPORARY BARRIER SHALL BE INSTALLED AROUND ALL WETLAND AND/OR NATURAL PRESERVATION AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES COMMENCING. NO CONSTRUCTION VEHICLES SHALL ENCROACH WITHIN THESE AREAS.
3. CONTRACTOR SHALL HAVE ALL EXISTING UNDERGROUND UTILITIES LOCATED BY APPROPRIATE AGENCIES PRIOR TO INSTALLATION OF ANY EROSION AND TURBIDITY CONTROL DEVICES AND BARRIERS.
4. DURING CONSTRUCTION ACTIVITIES, EXISTING PERIMETER NATIVE VEGETATION SHALL REMAIN IN ORDER TO ACT AS A BUFFER BETWEEN ADJACENT PROPERTIES, AND TO MINIMIZE NUISANCE DUST, NOISE, AND/OR AIR POLLUTION.
5. PRACTICES SUCH AS SEEDING, MULCHING AND WETTING WHICH MINIMIZE AIRBORNE DUST AND PARTICULATE EMISSIONS GENERATED DURING CONSTRUCTION ACTIVITIES SHALL BE USED AS DIRECTED BY BOTH THE ENGINEER-OF-RECORD AND/OR APPLICABLE GOVERNMENTAL AGENCIES.
6. ALL AREAS DISTRIBUTED DURING CONSTRUCTION ACTIVITIES, WHICH ARE NOT GOING TO BE PAVED OR LANDSCAPED, SHALL BE SEEDED AND MULCHED.

SILT FENCE & POST INSTALLATION NOTES

1. THE HEIGHT OF THE SILT FENCE SHALL BE INSTALLED AT A MINIMUM OF 24 INCHES BUT SHALL NOT EXCEED 36 INCHES.
2. THE FILTER FABRIC MATERIAL SHALL BE PURCHASED IN A CONTINUOUS ROLL IN ORDER TO BE ABLE TO CUT THE ENTIRE REQUIRED LENGTH IN ONE PIECE AND AVOID THE USE OF JOINTS.
3. WHEN STANDARD STRENGTH FILTER FABRIC MATERIAL IS USED, A WELDED WIRE MESH SUPPORT SHALL BE FASTENED SECURELY TO THE UP SLOPE SIDE OF THE FENCE POSTS BY USING EITHER HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
4. THE FILTER FABRIC MATERIAL SHALL BE EITHER STAPLED OR WIRED TO THE FENCE POSTS AND 12 INCHES OF THE FABRIC SHALL BE EXTENDED AT THE BOTTOM INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE GROUND SURFACE.
5. A 6"X6" TRENCH SHALL BE CONSTRUED ALONG THE BOTTOM OF THE ENTIRE LINE OF FENCE POSTS AND UP SLOPE FROM THE BARRIER IN ORDER TO BURY THE BOTTOM 12 INCHES OF THE FILTER FABRIC MATERIAL. THE TRENCH SHALL BE BACK FILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
6. THE FENCE POSTS SHALL BE INSTALLED AT A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND FOR A MINIMUM OF 12 INCHES WHEN THE FILTER FABRIC IS USED WITHOUT WIRE MESH SUPPORT. IF WIRE SUPPORT IS USED THEN THE FENCE POSTS SHALL BE SPACED AT A MAXIMUM OF 6 FEET APART.
7. WHEN INSTALLING TWO SILT FENCES AROUND THE PERIMETER, PLACE THE POSTS OF THE SECOND FENCE INSIDE THE POSTS OF THE FIRST FENCE. ROTATE BOTH FENCE POSTS AT A CLOCKWISE DIRECTION IN ORDER TO CREATE A TIGHT SEAL. FOLLOW ALL OTHER STANDARD INSTALLATION REQUIREMENTS.

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

STORMWATER POLLUTION PREVENTION DETAILS

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSED No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 8/10/2023
ZACHARY TODD SCHORR, P.E.
FLORIDA REGISTRATION NO. - 84179

PROJECT:	2106-48
SHEET:	SWPPP-2

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PROJECT LOCATION:	BROWARD, FLORIDA
TOTAL AREA OF THE SITE:	3.59 ACRES
TOTAL AREA OF THE SITE TO BE DISTURBED:	3.59 ACRES
DESCRIBE THE NATURE OF THE CONSTRUCTION ACTIVITY:	CONSTRUCTION OF MODERA HOLLYWOOD IN A 3.59 AC PROPERTY.
DESCRIBE THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:	1. TREE REMOVAL 2. CLEAR & GRUB EXISTING VEGETATION WITHIN THE SITE. 3. START SITE EARTHWORK GRADING
EXISTING DATA DESCRIBING THE SOIL OR QUALITY OF ANY STORMWATER DISCHARGE FROM THE SITE:	EXISTING SOILS ARE CLASSIFIED AS SAND WITH LIMESTONE UNDERNEATH.
ESTIMATE THE DRAINAGE AREA SIZE FOR EACH DISCHARGE POINT:	DISCHARGE TO ONSITE LAKE
LATITUDE AND LONGITUDE OF EACH DISCHARGE POINT AND IDENTIFY THE RECEIVING WATER OR MS4 FOR EACH DISCHARGE POINT:	N/A

THE PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES USED AT THE CONSTRUCTION SITE:	NO FERTILIZERS, HERBICIDES, AND/OR PESTICIDES TO BE USED DURING THE CONSTRUCTION OPERATOINS.
THE STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES:	NO TOXIC SUBSTANCES WILL BE STORED ON THE PROJECT SITE DURING THE CONSTRUCTION OPERATIONS.
WASTE DISPOSAL, THIS MAY INCLUDE CONSTRUCTION DEBRIS, CHEMICALS, LITTER, AND SANITARY WASTES:	TEMPORARY WASTE DISPOSAL SERVICES, INCLUDING SANITARY WASTES, WILL BE PROVIDED BY LOCAL SERVICE COMPANY.
OFFSITE VEHICLE TRACKING FROM CONSTRUCTION ENTRANCES /EXITS:	CONSTRUCT TEMPORARY ENTRANCE THROUGH SW. 4TH STREET USING THE SOIL TRACKING PREVENTION DEVICE PER THE FLORIDA EROSION CONTROL MANUAL.
OTHER:	N/A

GIVE A DETAILED DESCRIPTION OF ALL CONTROLS, BEST MANAGEMENT PRACTICES (BMPS) AND MEASURES THAT WILL BE IMPLEMENTED AT THE CONSTRUCTION SITE FOR EACH ACTIVITY IDENTIFIED IN THE INTENDED SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES SECTION. PROVIDE TIME FRAMES IN WHICH THE CONTROLS WILL BE IMPLEMENTED. NOTE: ALL CONTROLS SHALL BE CONSISTENT WITH PERFORMANCE STANDARDS FOR EROSION AND SEDIMENT CONTROL AND STORMWATER TREATMENT SET FORTH IN S. 62-40.432, F.A.C. , THE APPLICABLE STORMWATER OR ENVIRONMENTAL RESOURCE PERMITTING REQUIREMENTS OF THE DEPARTMENT OR A WATER MANAGEMENT DISTRICT, AND THE GUIDELINES CONTAINED IN THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT (DEP, 1988) AND ANY SUBSEQUENT AMENDMENTS.

1. A SILT FENCE SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE CONSTRUCTION SITE.
2. FILTER FABRIC MATERIAL SHALL BE INSTALLED ON ALL EXISTING OPEN GRATE DRAINAGE INLETS.

DESCRIBE ALL TEMPORARY AND PERMANENT STABILIZATION PRACTICES. STABILIZATION PRACTICES INCLUDE TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, VEGETATIVE PRESERVATIONS, ETC.

THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE CONSTRUCTION SITE UNTIL THE PERMANENT PERIMETER BERM HAS BEEN CONSTRUCTED AND STABILIZED.

DESCRIBE ALL STRUCTURAL CONTROLS TO BE IMPLEMENTED TO DIVERT STORMWATER FLOW FROM EXPOSED SOILS AND STRUCTURAL PRACTICES TO STORE FLOWS, RETAIN SEDIMENT ON-SITE OR IN ANY OTHER WAY LIMIT STORMWATER RUNOFF. THESE CONTROLS INCLUDE SILT FENCES, EARTH DIKES, DIVERSIONS, SWALES, SEDIMENT TRAPS, CHECK DAMS, SUBSURFACE DRAINS, PIPE SLOPE DRAINS, LEVEL SPREADERS, STORM DRAIN INLET PROTECTION, ROCK OUTLET PROTECTION, REINFORCED SOIL RETAINING SYSTEMS, GABIONS, COAGULATING AGENTS AND TEMPORARY OR PERMANENT SEDIMENT BASINS.

1. SILT FENCES
2. FILTER FABRIC MATERIAL

INSPECTIONS: DESCRIBE THE INSPECTION AND INSPECTION DOCUMENTATION PROCEDURES, AS REQUIRED BY PART V.D.4. OF THE PERMIT. INSPECTIONS MUST OCCUR AT LEAST ONCE A WEEK AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.50 INCHES OR GREATER (SEE ATTACHED FORM).

1. PROJECT/DEVELOPER SUPERINTENDENT WILL CONDUCT DAILY INSPECTIONS.
2. SITE CIVIL INSPECTOR WILL CONDUCT WEEKLY INSPECTIONS.
3. INSPECTION REPORTS WILL BE MAINTAINED ON-SITE BY PROJECT/DEVELOPER SUPERINTENDENT.

IDENTIFY AND DESCRIBE ALL SOURCES OF NON-STORMWATER DISCHARGES AS ALLOWED IN PART IV.A.3. OF PERMIT. FLOWS FROM FIGHTING ACTIVITIES DO NOT HAVE TO BE LISTED OR DESCRIBED.

NONE

DESCRIBE ALL SEDIMENT BASINS TO BE IMPLEMENTED FOR AREAS THAT WILL DISTURB 10 OR MORE ACRES AT ONE TIME. THE SEDIMENT BASINS (OR EQUIVALENT ALTERNATIVE) SHOULD BE ABLE TO PROVIDE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED. TEMPORARY SEDIMENT BASINS (OR AN EQUIVALENT ALTERNATIVE) ARE RECOMMENDED FOR DRAINAGE AREAS UNDER 10 ACRES.

1. TEMPORARY SEDIMENT BASINS WILL BE CONSTRUCTED AS REQUIRED WITHIN THE SITE DURING UNDERGROUND UTILITY INSTALLATION OPERATIONS. (ONLY IF NEEDED)

DESCRIBE ALL PERMANENT STORMWATER MANAGEMENT CONTROLS SUCH AS, BUT NOT LIMITED TO, DETENTION OR RETENTION SYSTEMS OR VEGETATED SWALES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS.

A PERMANENT PERIMETER BERM AND RETENTION AREA WILL BE CONSTRUCTED WITHIN THE SITE AS PART OF THE PROPOSED STORM WATER MANAGEMENT SYSTEM.

PROVIDE A DETAILED DESCRIPTION OF THE MAINTENANCE PLAN FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS TO ENSURE THAT THEY REMAIN IN GOOD AND EFFECTIVE OPERATING CONDITION.

1. THE EROSION AND TURBIDITY CONTROL DEVICES WILL BE INSPECTED BY THE PROJECT/DEVELOPER SUPERINTENDENT ON A DAILY BASIS.
2. THE SITE CIVIL INSPECTOR WILL INSPECT THE EROSION AND TURBIDITY CONTROL DEVICES DURING EACH SCHEDULED INSPECTION AND/OR AFTER EACH HEAVY STORM EVENT AS REQUIRED.
3. ALL REQUIRED REPAIRS TO THE EROSION AND TURBIDITY CONTROL DEVICES SHALL BE MADE BY THE CONTRACTOR AND/OR DEVELOPER WITHIN A 24 HOUR PERIOD.

CONTRACTOR CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

OPERATOR AND RESPONSIBLE AUTHORITY CERTIFICATION STATEMENT

"I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS."

NAME / TITLE	SIGNATURE	COMPANY NAME ADDRESS & PHONE NUMBER	DATE

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
1601 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

MODERA HOLLYWOOD

STORMWATER POLLUTION PREVENTION NOTES

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. - 84179

This item has been digitally signed and sealed by ZACHARY TODD, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication parameters cannot be verified.

PROJECT: 2106-48

SHEET: SWPPP-3

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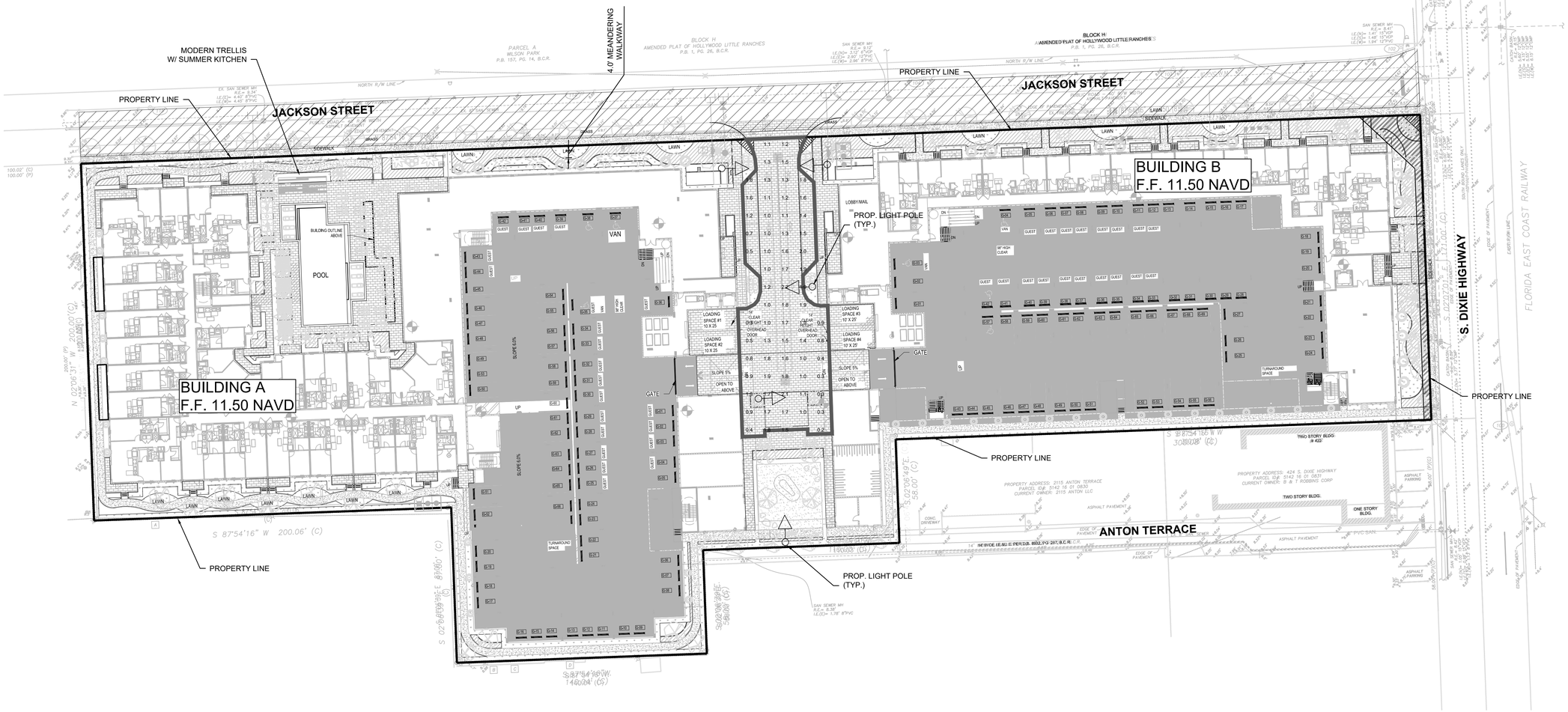
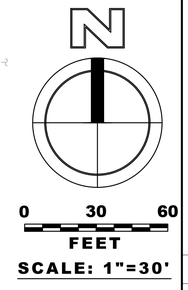
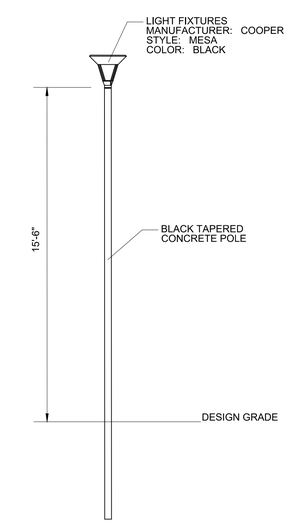




DriveWay	
AVERAGE FOOT-CANDLES	1.15
MAXIMUM FOOT-CANDLES	2.0
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.09
MAXIMUM TO MINIMUM FC RATIO	11.31
AVERAGE TO MINIMUM FC RATIO	6.58

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	MODEL	QUANTITY	DEFAULT ELEVATION	TOTAL LUMENS
MESA		(1)	MESA POST TOP DECORATIVE LUMINAIRE. (1) LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS.	COOPER LIGHTING SOLUTIONS – INVUE (FORMERLY EATON), MSA-SA1A-740-U-T3	5	15'-6"	4035



LIGHT POLE DETAIL (1)

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers · Planners · Surveyors
11601 Yamato Road, Suite 105
Boca Raton, Florida 33431 · 954.392.0221
C26258 · LB7924

MODERA HOLLYWOOD

PHOTOMETRIC PLAN

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

PROJECT:	2106-48
SHEET:	PH-1

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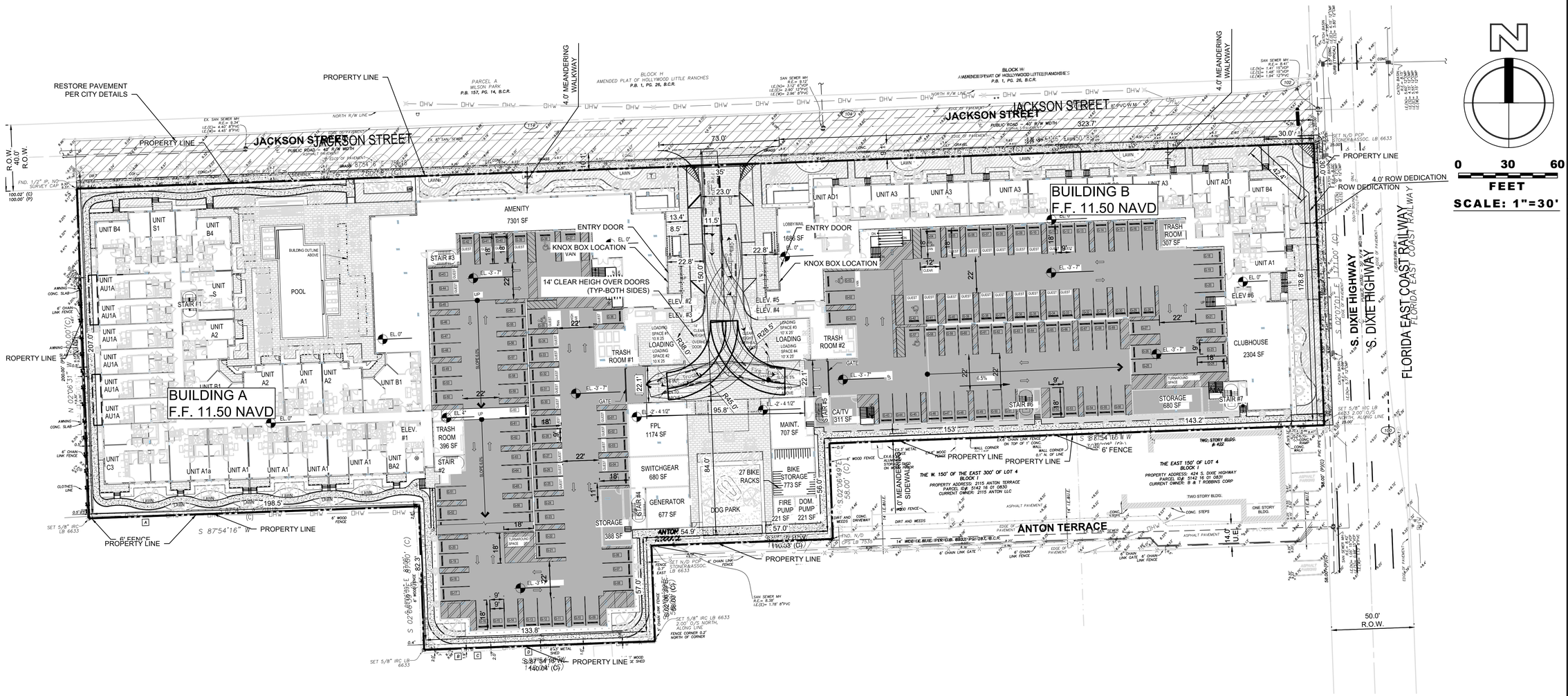

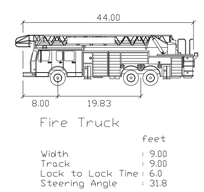

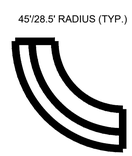

LEGEND

- PROPOSED LIGHTING
- PROPOSED ADA STALL
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- 10'X10' SIGHT TRIANGLE
- FLOW DIRECTION
- 6.40 PROPOSED GRADE
- 4.2 EXISTING GRADE
- SEWER / DRAINAGE MANHOLE
- DRAINAGE INLET
- YARD DRAIN BASIN
- DOUBLE SEWER SERVICE
- SINGLE SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- TAPPING SLEEVE & VALVE
- DOUBLE WATER METER
- SINGLE WATER METER
- GATE VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT ASSEMBLY
- 1 BACTERIOLOGICAL SAMPLING POINT
- PROPOSED TYPE P6 STORM CURB INLET
- R.C.P. REINFORCED CONCRETE PIPE
- H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE
- C.A.P. CORRUGATED ALUMINUM PIPE
- W.M. WATER MAIN
- G.V. GATE VALVE
- F.H. FIRE HYDRANT
- R.E. RIM ELEVATION
- I.E. INVERT ELEVATION
- E.O.P. EDGE OF PAVEMENT
- P.R.B. POLLUTION RETARDANT BAFFLE
- D.W.E. DESIGN WATER ELEVATION
- TREE TO REMAIN (SEE LANDSCAPE PLAN)
- PIPE CONFLICT BOX

INV TOP PIPE
TOP OF BOTTOM PIPE

D=DRAINAGE
W=WATER
S= SEWER
FM=FORCE MAIN
CN=CONDUIT

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
1901 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

FIRE TRUCK ROUTING PLAN

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

LICENSED No 66815 STATE OF FLORIDA

DATE: 8/18/2023
ZACHARY TAYLOR
FLORIDA REGISTRATION NO. - 84575

PROJECT:	2106-48
SHEET:	FT-1

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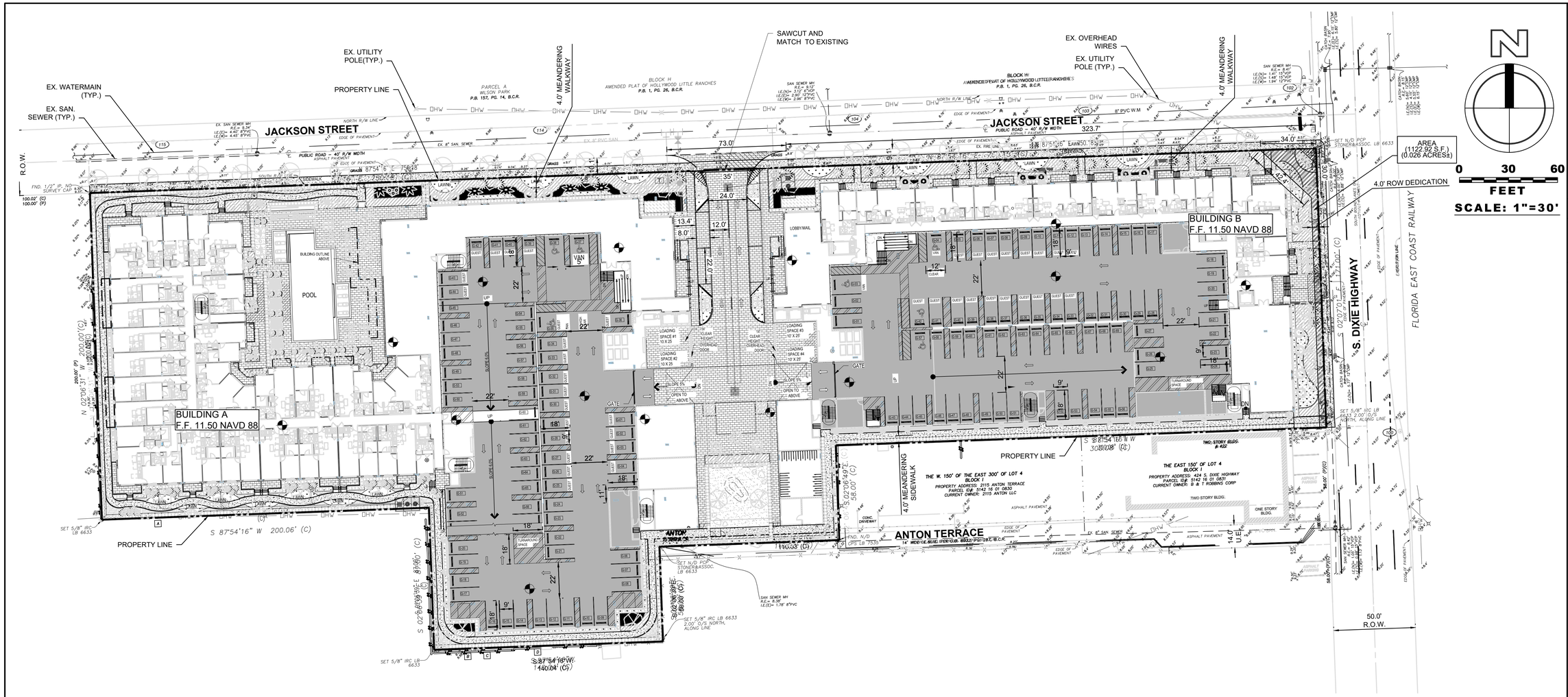

CONSTRUCTION NOTES:

1. THIS PLAN WAS PREPARED BASED ON TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY SONER & ASSOCIATES, INC.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND /OR ELEVATION OF ALL EXISTING UTILITIES (ABOVE AND BELOW GROUND) AS SHOWN ON THESE PLANS ARE BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS AND DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES (ABOVE AND BELOW GROUND) BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND / OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILTS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING AND COVERS.
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTIONS ACTIVITIES.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH CITY / COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
13. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
14. CONTRACTOR SHALL TRIM, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT
15. EXISTING MANHOLES AND VALVE BOXES TO REMAIN IN PLACE SHALL BE ADJUSTED TO FINAL GRADES.
16. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
17. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
18. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
19. CONTRACTOR TO SOD ALL DISTURBED AREAS, SODDING INCLUDES MAINTAINING SLOPE AND SOD UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
20. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
21. 2.0% MAXIMUM SLOPE IN ALL DIRECTIONS ON HANDICAP SPACES.
22. 2.0% CROSS SLOPE AND 5.0% LONGITUDINAL SLOPE ON ALL ADA ACCESS WAYS.
23. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
24. CONTRACTOR SHALL REPLACE IN KIND ANY CONCRETE/PAVEMENT DAMAGED DURING THE PLACEMENT OF CURB AND GUTTER/SIDEWALK WITHIN COUNTY ROW.
25. CONTRACTOR SHALL VERIFY THE ELEVATION OF THE PROPOSE SIDEWALK, CURB AND GUTTER, AND FLARED ENDS TO CONFIRM POSITIVE FLOW TO INLETS ALONG THE PROPOSED CURB AND GUTTER.

LEGEND

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NO	DATE	BY	REVISIONS

HSQ GROUP, LLC
Engineers - Planners - Surveyors
11901 Yamato Road, Suite 105
Boca Raton, Florida 33431 - 954.392.0221
C26258 - LB7924

MODERA HOLLYWOOD

ROW DEDICATION EXHIBIT

DATE:	08/10
DESIGNED BY:	ZT
DRAWN BY:	SE
CHECKED BY:	ZT

ZACHARY TODD LICENSE No 84179 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 8/10/2023
ZACHARY TODD, P.E.
FLORIDA REGISTRATION NO. – 84179

PROJECT: 2106-48

SHEET: EXH-1

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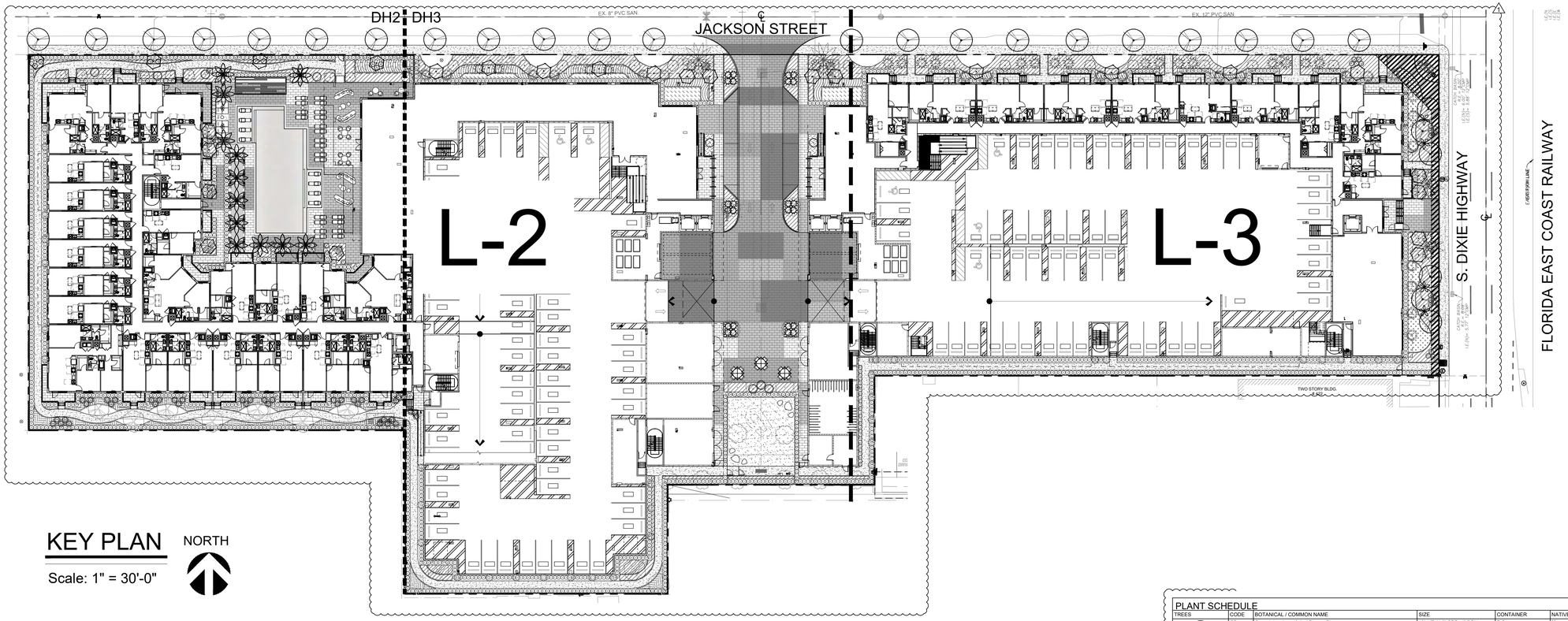


KEY PLAN

Scale: 1" = 30'-0"

NORTH

LANDSCAPE LEGEND
CITY OF HOLLYWOOD

ZONE DISTRICT: DH-2 / DH-3

	REQ.	PROV.
OPEN SPACE: A. Square Feet of open space required by Article 4, as indicated on site plan: Net lot area = 156,711 s.f. x 20 % =	31,342.2	48,374
LANDSCAPE OPEN SPACE: A. Square Feet of landscpae open space required by Article 4, as indicated on site plan: Net lot area = 156,711 s.f. x 20 % =	31,342.2	32,129
TREES:	REQ.	PROV.
A. No. trees required per pervious landscape area 1 tree per 1,000 sq. ft. 31,342 sq ft. / 1,000 sq.ft. = 32 trees	32	32
B. Percentage palms allowed Palms permitted count as 3 palms = 1 tree Up to 50%, but more than 20% all trees must be shade natives	61	5
C. Street trees (maximum spacing 30' o.c.) 921 linear feet along street / 30 lf = 31 trees	31	31
D. Parking Buffer trees (maximum spacing 20' o.c.)	N/A	N/A
E. South Buffer trees (maximum spacing 20' o.c.) 953 linear feet along South buffer/ 20 lf = 48	48	48
F. West Buffer trees (maximum spacing 20' o.c.) 200 linear feet along West buffer/ 20 lf = 10	10	10
E. Total Trees Required A + C + D + E + F = Total Trees (60% NATIVE REQUIRED)	121	121
F. Percentage Natives Required 60% of total trees required must be Florida Native	73	73
SHRUBS	REQ.	PROV.
A. Parking Buffer shrubs (maximum spacing 36" o.c.)	N/A	N/A
B. Percentage Natives Required 50% of total shrubs required must be Florida Native	50%	50%
GROUND FLOOR OPEN SPACE REQUIREMENTS	REQ.	PROV.
1. Ground floor open spaces, such as, plazas, courtyards, and passageways which are visible from the public right-of-way and larger than 3,000 square feet	3,000 sq. ft.	8,364 sq. ft.
A. A minimum of 25% of the open space shall be vegetated	2,091 sq. ft.	2,180 sq. ft.
B. Overhead cover shall be provided for a minmimum of 10 percent of the open space area	837 sq. ft.	1,189 sq. ft.
C. A minimum of one (1) linear foot of seating for ever 30 square feet of open space shall be provided	279 LF	279 LF MIN.

NOTES

IRRIGATION: 100% coverage as required by City of Hollywood
Plant material will not be planted into root balls of trees and palms
No substitutions without the approval of Hollywood's Landscape Plan Reviewer
A minimum 40% of walk-up garden area shall be pervious

BUILDING 1 - 4TH LEVEL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	BS	Bursera simaruba / Gumbo Limbo	12' HT. X 5' SPR. 4" DBH	F.G.	Y	6	
	MF2	Myrcianthes fragrans / Simpson's Stopper	12' HT. X 5' SPR. X 2" DBH	F.G.	Y	10	
PALM TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	DC	Dypsis cabadae / Cabada Palm	10' O.A. HT. MIN.	F.G., STAGGERED	N	4	Accent Tree
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AI	Alcantarea imperialis / Imperial Bromeliad	2'-6" O.A. SPR.	10" POT	N	12	
	CH2	Chamaerops humilis / European Fan Palm	4-5' O.A. HT.	15 GAL.	N	14	
	CG	Clusia guttifera / Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	81	
	TC	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	5' O.A. HT.	7 GAL. TRL.	N	5	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	FM	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	769	
	MS	Microsorum scolopendria / Wart Fern	12" HT. X 12" SPR. / 15" O.C.	1 GAL.	N	70	

BUILDING 2 - 4TH LEVEL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	LJ	Ligustrum japonicum / Japanese Privet	8' HT. X 8' SPR. MULTI-TRUNK	F.G.	N	8	
	MF2	Myrcianthes fragrans / Simpson's Stopper	12' HT. X 5' SPR. X 2" DBH	F.G.	Y	18	
PALM TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	PS	Phoenix sylvestris / Silver Date Palm	10' C.T.	F.G.	N	7	
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AI	Alcantarea imperialis / Imperial Bromeliad	2'-6" O.A. SPR.	10" POT	N	21	
	AO	Alcantarea odorata / Silver - Blue Bromeliad	2'-6" O.A. SPR.	10" POT	N	42	
	CH2	Chamaerops humilis / European Fan Palm	4-5' O.A. HT.	15 GAL.	N	30	
	CG	Clusia guttifera / Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	109	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	FM	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	1,362	

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	CD	Coccoloba diversifolia / Pigeon Plum	12' HT. X 5' SPR. 4" DBH	F.G.	Y	28	Street tree
	CE	Conocarpus erectus / Green Buttonwood	12' HT. X 5' SPR. 4" DBH	F.G.	Y	11	Buffer Tree
	ED	Elaeocarpus decipiens / Japanese Blueberry Tree	12' HT. X 5' SPR. 4" DBH	F.G.	N	16	Lot tree
	MF	Myrcianthes fragrans / Simpson's Stopper	12' HT. X 5' SPR. X 2" DBH	F.G.	Y	26	Lot tree. 1 West Buffer Tree
	PP	Polyalthia longifolia pendula / Indian Mast Tree	12' HT. X 3' SPR. 2" DBH	F.G.	N	35	Buffer Tree
PALM TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	DC	Dypsis cabadae / Cabada Palm	10' O.A. HT. MIN.	F.G., STAGGERED	N	12	Accent Tree
	PD	Phoenix dactylifera 'Medjool' / Medjool Date Palm	10' C.T.	F.G.	N	4	3 Street trees at 1:1 ratio
	TR2	Thrinax radiata / Florida Thatch Palm	6' O.A. HT.	F.G.	Y	22	Accent Tree
	VM2	Veitchia montgomeryana 'Double' / Montgomery Palm	20' O.A. HT. MIN.	F.G.	N	18	Lot Tree at 3:1 Ratio
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AI	Alcantarea imperialis / Imperial Bromeliad	2'-6" O.A. SPR.	10" POT	N	45	
	AO	Alcantarea odorata / Silver - Blue Bromeliad	2'-6" O.A. SPR.	10" POT	N	24	
	CH2	Chamaerops humilis / European Fan Palm	4-5' O.A. HT.	15 GAL.	N	9	
	CG	Clusia guttifera / Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	128	
	CE2	Conocarpus erectus / Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	1,564	
	CF	Cordyline fruticosa 'Auntie Lou' / Auntie Lou Ti Plant	4' O.A. HT. 4PPP	3 GAL.	N	15	
	CA	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily	3' O.A. HT.	7 GAL.	N	32	
	DS	Dioon spinulosum / Giant Dioon	36" HT. X 36" SPR.	15 GAL.	N	4	
	HR	Hibiscus rosa-sinensis 'Anderson Crepe' / Anderson Crepe Hibiscus	6' HT. X 3' SPR.	15 GAL.	N	23	
	MD	Monstera deliciosa / Swiss Cheese Plant	36" HT. X 24" SPR.	7 GAL.	N	15	
	TD	Tripsacum dactyloides / Fakahatchee Grass	24" HT. X 24" SPR / 24" O.C.	3 GAL.	Y	40	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AP	Alpinia purpurata / Red Ginger	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	N	118	
	CI	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	18" HT. X 18" SPR. / 18 O.C.	3 GAL.	Y	419	
	CH	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	18" HT. X 18" SPR. / 24" O.C.	3 GAL.	Y	155	
	PB	Philodendron Burle Marx / Burle Marx	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	26	
	SA	Schefflera arboricola / Green Schefflera	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	244	
	TD2	Tripsacum dactyloides / Fakahatchee Grass	36" HT. X 36" SPR. / 36" O.C.	3 GAL.	Y	18	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	FM	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	4,881	
	PL	Pentas lanceolata 'New Look White' / New Look® White Pentas	12" HT. X 12" SPR. / 12" O.C.	1 GAL.	N	155	
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD				

WITKIN HULTS + PARTNERS
307 south 21st avenue hollywood, florida
phone: 954.923.0001 facsimile: 954.923.9689
www.witkindesign.com

Project:

MODERA HOLLYWOOD
HOLLYWOOD, FLORIDA
LANDSCAPE INDEX

Revisions:	Date:	By:
1) City Comments	09.08.2023	AGS

Seal:

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

Drawing: Landscape Index

Date: 3/30/2023

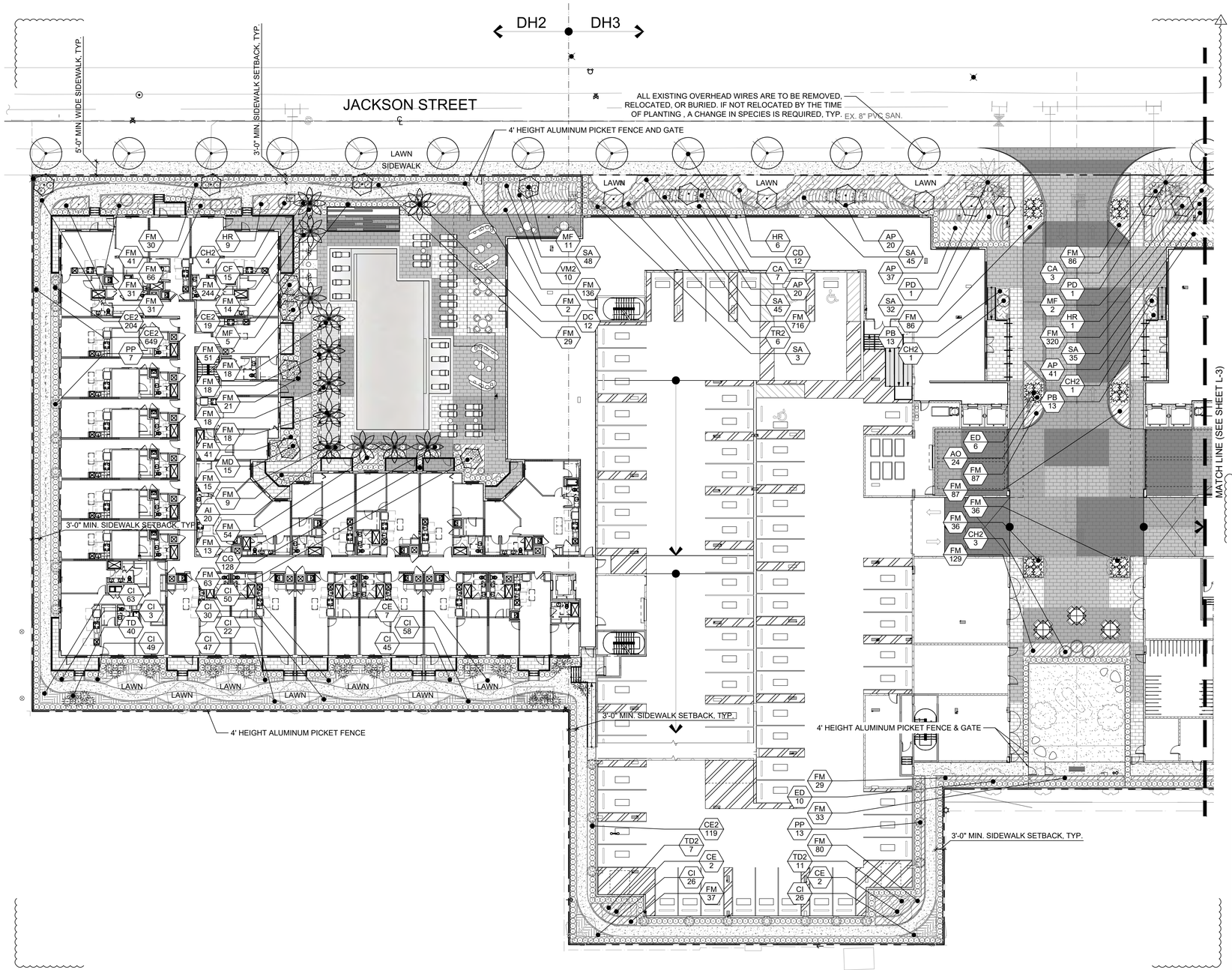
Scale: See Left

Drawn by: AGS

Sheet No.:

L-1

Cad Id.: 2022-055



GROUND FLOOR LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	CD	Coccoloba diversifolia / Pigeon Plum	12' HT. X 5' SPR. 4" DBH	F.G.	Y	28	Street tree
	CE	Conocarpus erectus / Green Buttonwood	12' HT. X 5' SPR. 4" DBH	F.G.	Y	11	Buffer Tree
	ED	Elaeocarpus decipiens / Japanese Blueberry Tree	12' HT. X 5' SPR. 4" DBH	F.G.	N	16	Lot tree
	MF	Myrcianthes fragrans / Simpson's Stopper	12' HT. X 5' SPR. X 2" DBH	F.G.	Y	26	Lot tree. 1 West Buffer Tree
	PP	Polyalthia longifolia pendula / Indian Mast Tree	12' HT. X 3' SPR. 2" DBH	F.G.	N	35	Buffer Tree
PALM TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	DC	Dypsis cabadae / Cabada Palm	10' O.A. HT. MIN.	F.G., STAGGERED	N	12	Accent Tree
	PD	Phoenix dactylifera 'Medjool' / Medjool Date Palm	10' C.T.	F.G.	N	4	3 Street trees at 1:1 ratio
	TR2	Thrinax radiata / Florida Thatch Palm	6' O.A. HT.	F.G.	Y	22	Accent Tree
	VM2	Veitchia montgomeryana 'Double' / Montgomery Palm	20' O.A. HT. MIN.	F.G.	N	18	Lot Tree at 3:1 Ratio
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AI	Alcantarea imperialis / Imperial Bromeliad	2'-6" O.A. SPR.	10" POT	N	45	
	AO	Alcantarea odorata / Silver - Blue Bromeliad	2'-6" O.A. SPR.	10" POT	N	24	
	CH2	Chamaerops humilis / European Fan Palm	4-5' O.A. HT.	15 GAL.	N	9	
	CG	Clusia guttifera / Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	128	
	CE2	Conocarpus erectus / Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	1,564	
	CF	Cordyline fruticosa 'Auntie Lou' / Auntie Lou Ti Plant	4' O.A. HT. 4PPP	3 GAL.	N	15	
	CA	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily	3' O.A. HT.	7 GAL.	N	32	
	DS	Dioon spinulosum / Giant Dioon	36" HT. X 36" SPR.	15 GAL.	N	4	
	HR	Hibiscus rosa-sinensis 'Anderson Crepe' / Anderson Crepe Hibiscus	6' HT. X 3' SPR.	15 GAL.	N	23	
	MD	Monstera deliciosa / Swiss Cheese Plant	36" HT. X 24" SPR.	7 GAL.	N	15	
	TD	Tripsacum dactyloides / Fakahatchee Grass	24" HT. X 24" SPR / 24" O.C.	3 GAL.	Y	40	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AP	Alpinia purpurata / Red Ginger	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	N	118	
	CI	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	18" HT. X 18" SPR. / 18 O.C.	3 GAL.	Y	419	
	CH	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	18" HT. X 18" SPR. / 24" O.C.	3 GAL.	Y	155	
	PB	Philodendron Burle Marx / Burle Marx	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	26	
	SA	Schefflera arboricola / Green Schefflera	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	244	
	TD2	Tripsacum dactyloides / Fakahatchee Grass	36" HT. X 36" SPR. / 36" O.C.	3 GAL.	Y	18	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	FM	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	4,881	
	PL	Pentas lanceolata 'New Look White' / New Look® White Pentas	12" HT. X 12" SPR. / 12" O.C.	1 GAL.	N	155	
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD				

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Project:

MODERA HOLLYWOOD

HOLLYWOOD, FLORIDA

GROUND FLOOR LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	09.08.2023	AGS

Seal:

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

Drawing: Ground Floor Landscape Plan

Date: 3/30/2023

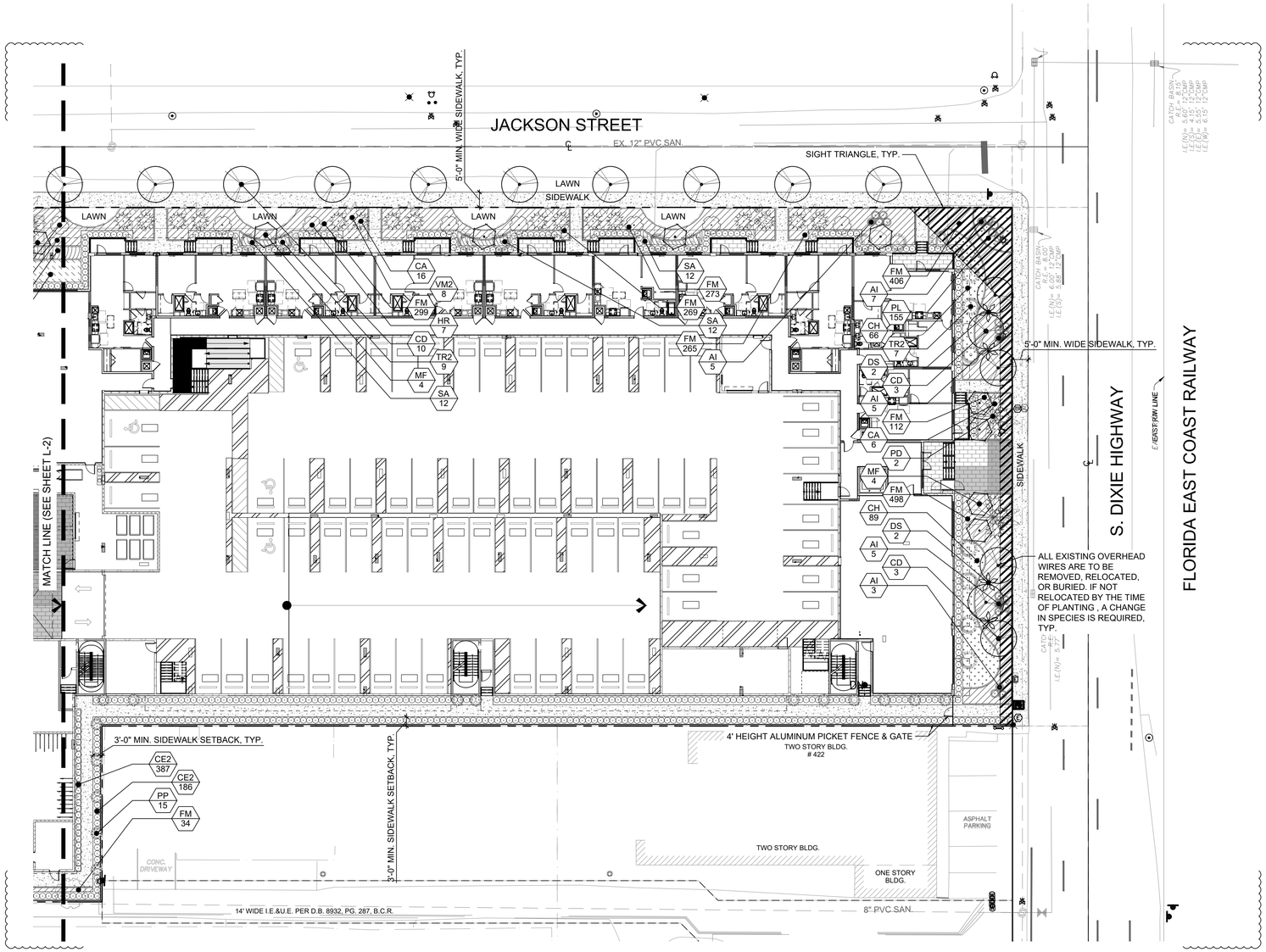
Scale: See Left

Drawn by: AGS

Sheet No.:

L-2

Cad Id.: 2022-055



GROUND FLOOR LANDSCAPE PLAN

Scale: 1" = 20'-0"

NORTH

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	CD	Coccoloba diversifolia / Pigeon Plum	12' HT. X 5' SPR. 4" DBH	F.G.	Y	28	Street tree
	CE	Conocarpus erectus / Green Buttonwood	12' HT. X 5' SPR. 4" DBH	F.G.	Y	11	Buffer Tree
	ED	Elaeocarpus decipiens / Japanese Blueberry Tree	12' HT. X 5' SPR. 4" DBH	F.G.	N	16	Lot tree
	MF	Myrcianthes fragrans / Simpson's Stopper	12' HT. X 5' SPR. X 2" DBH	F.G.	Y	26	Lot tree. 1 West Buffer Tree
	PP	Polyalthia longifolia pendula / Indian Mast Tree	12' HT. X 3' SPR. 2" DBH	F.G.	N	35	Buffer Tree
PALM TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	DC	Dypsis cabadae / Cabada Palm	10' O.A. HT. MIN.	F.G., STAGGERED	N	12	Accent Tree
	PD	Phoenix dactylifera 'Medjool' / Medjool Date Palm	10' C.T.	F.G.	N	4	3 Street trees at 1:1 ratio
	TR2	Thrinax radiata / Florida Thatch Palm	6' O.A. HT.	F.G.	Y	22	Accent Tree
	VM2	Veitchia montgomeryana 'Double' / Montgomery Palm	20' O.A. HT. MIN.	F.G.	N	18	Lot Tree at 3:1 Ratio
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AI	Alcantarea imperialis / Imperial Bromeliad	2'-6" O.A. SPR.	10" POT	N	45	
	AO	Alcantarea odorata / Silver - Blue Bromeliad	2'-6" O.A. SPR.	10" POT	N	24	
	CH2	Chamaerops humilis / European Fan Palm	4-5' O.A. HT.	15 GAL.	N	9	
	CG	Clusia guttifera / Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	128	
	CE2	Conocarpus erectus / Green Buttonwood	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	1,564	
	CF	Cordyline fruticosa 'Auntie Lou' / Auntie Lou Ti Plant	4' O.A. HT. 4PPP	3 GAL.	N	15	
	CA	Crinum augustum 'Queen Emma' / Queen Emma Crinum Lily	3' O.A. HT.	7 GAL.	N	32	
	DS	Dioon spinulosum / Giant Dioon	36" HT. X 36" SPR.	15 GAL.	N	4	
	HR	Hibiscus rosa-sinensis 'Anderson Crepe' / Anderson Crepe Hibiscus	6' HT. X 3' SPR.	15 GAL.	N	23	
	MD	Monstera deliciosa / Swiss Cheese Plant	36" HT. X 24" SPR.	7 GAL.	N	15	
	TD	Tripsacum dactyloides / Fakahatchee Grass	24" HT. X 24" SPR / 24" O.C.	3 GAL.	Y	40	
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	AP	Alpinia purpurata / Red Ginger	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	N	118	
	CI	Chrysobalanus icaco 'Horizontalis' / Horizontal Cocoplum	18" HT. X 18" SPR. / 18 O.C.	3 GAL.	Y	419	
	CH	Chrysobalanus icaco 'Red Tip' / Red Tip Cocoplum	18" HT. X 18" SPR. / 24" O.C.	3 GAL.	Y	155	
	PB	Philodendron Burle Marx / Burle Marx	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	26	
	SA	Schefflera arboricola / Green Schefflera	24" HT. X 24" SPR / 24" O.C.	3 GAL.	N	244	
	TD2	Tripsacum dactyloides / Fakahatchee Grass	36" HT. X 36" SPR. / 36" O.C.	3 GAL.	Y	18	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	FM	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	4,881	
	PL	Pentas lanceolata 'New Look White' / New Look® White Pentas	12" HT. X 12" SPR. / 12" O.C.	1 GAL.	N	155	
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD				

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Project:

MODERA HOLLYWOOD
HOLLYWOOD, FLORIDA
GROUND FLOOR LANDSCAPE PLAN

Revisions:	Date:	By:
1) City Comments	09.08.2023	AGS

Seal:

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

Drawing: Ground Floor Landscape Plan

Date: 3/30/2023

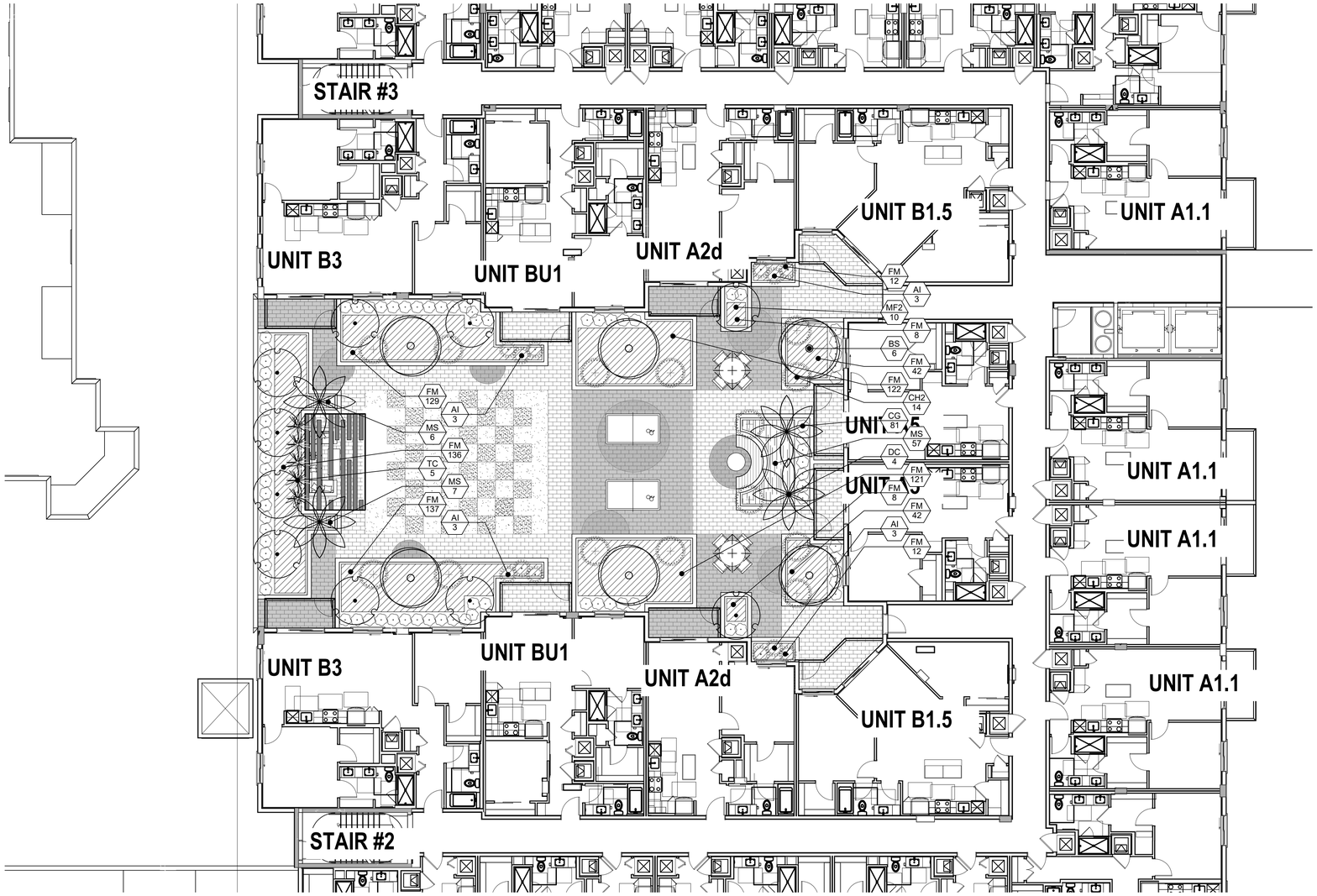
Scale: See Left

Drawn by: AGS

Sheet No.:

L-3

Cad Id.: 2022-055



BUILDING 1 - 4TH LEVEL LANDSCAPE PLAN

Scale: 1" = 10'-0"

NORTH

BUILDING 1 - 4TH LEVEL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	BS	Bursera simaruba / Gumbo Limbo	12' HT. X 5' SPR. 4" DBH	F.G.	Y	6	
	MF2	Myrcianthes fragrans / Simpson's Stopper	12' HT. X 5' SPR. X 2" DBH	F.G.	Y	10	
PALM TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**NATIVE**	**QTY**	**REMARKS**
	DC	Dypsis cabadae / Cabada Palm	10' O.A. HT. MIN.	F.G., STAGGERED	N	4	Accent Tree
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**NATIVE**	**QTY**	**REMARKS**
	AI	Alcantarea imperialis / Imperial Bromeliad	2'-6" O.A. SPR.	10" POT	N	12	
	CH2	Chamaerops humilis / European Fan Palm	4-5' O.A. HT.	15 GAL.	N	14	
	CG	Clusia guttifera / Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	81	
	TC	Trachelospermum jasminoides 'Confederate' / Confederate Jasmine	5' O.A. HT.	7 GAL. TRL.	N	5	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**NATIVE**	**QTY**	**REMARKS**
	FM	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	769	
	MS	Microsorum scolopendria / Wart Fern	12" HT. X 12" SPR. / 15" O.C.	1 GAL.	N	70	

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MODERA HOLLYWOOD

HOLLYWOOD, FLORIDA

BUILDING 1 - 4TH LEVEL LANDSCAPE PLAN

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Seal:

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

Drawing: Bldg. 1 - 4th Level Landscape Plan

Date: 3/30/2023

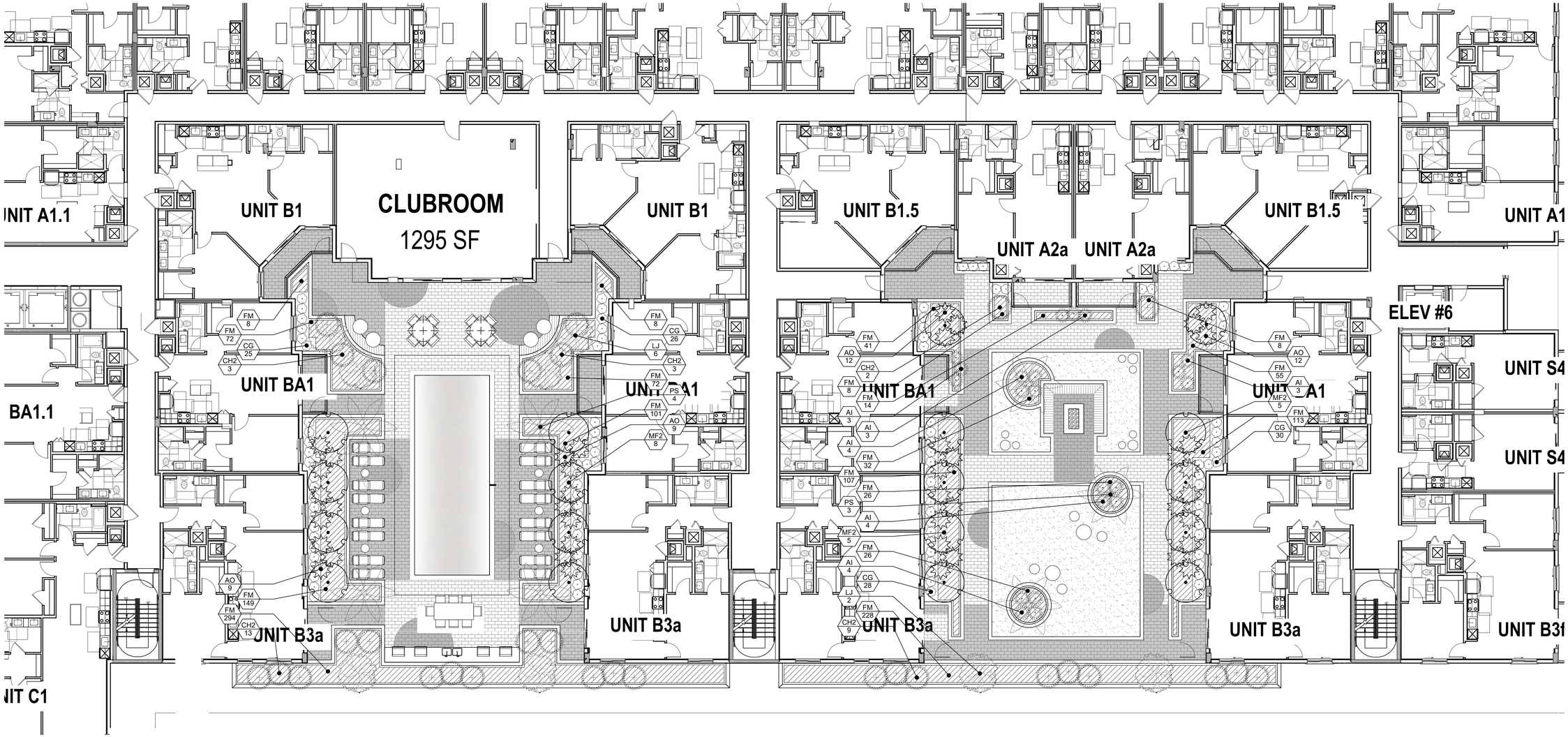
Scale: See Left

Drawn by: AGS

Sheet No.:

L-4

Cad Id.: 2022-055



BUILDING 2 - 4TH LEVEL LANDSCAPE PLAN

Scale: 1" = 10'-0"

NORTH

BUILDING 2 - 4TH LEVEL PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	NATIVE	QTY	REMARKS
	LJ	Ligustrum japonicum / Japanese Privet	8` HT. X 8` SPR. MULTI-TRUNK	F.G.	N	8	
	MF2	Myrcianthes fragrans / Simpson's Stopper	12` HT. X 5` SPR. X 2" DBH	F.G.	Y	18	
PALM TREES	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**NATIVE**	**QTY**	**REMARKS**
	PS	Phoenix sylvestris / Silver Date Palm	10` C.T.	F.G.	N	7	
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**NATIVE**	**QTY**	**REMARKS**
	AI	Alcantarea imperialis / Imperial Bromeliad	2`-6" O.A. SPR.	10" POT	N	21	
	AO	Alcantarea odorata / Silver - Blue Bromeliad	2`-6" O.A. SPR.	10" POT	N	42	
	CH2	Chamaerops humilis / European Fan Palm	4-5` O.A. HT.	15 GAL.	N	30	
	CG	Clusia guttifera / Small Leaf Clusia	24" HT. X 24" SPR. / 24" O.C.	3 GAL.	Y	109	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**CONTAINER**	**NATIVE**	**QTY**	**REMARKS**
	FM	Ficus microcarpa / Green Island ficus	15" HT. X 15" SPR. / 15" O.C.	3 GAL.	N	1,362	

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HOLLYWOOD, FLORIDA
BUILDING 2 - 4TH LEVEL LANDSCAPE PLAN

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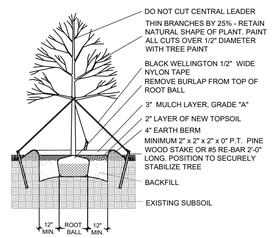
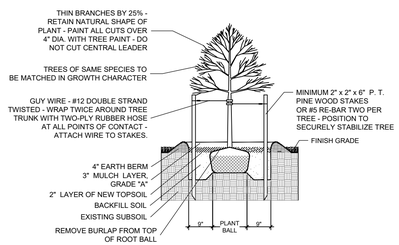
Drawing: Bldg. 2 - 4th Level Landscape Plan
Date: 3/30/2023
Scale: See Left
Drawn by: AGS
Sheet No.:

L-5

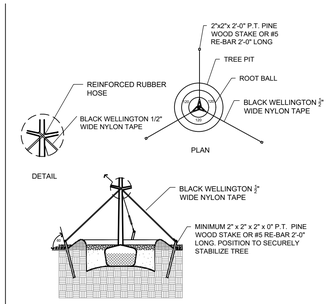
Cad Id.: 2022-055



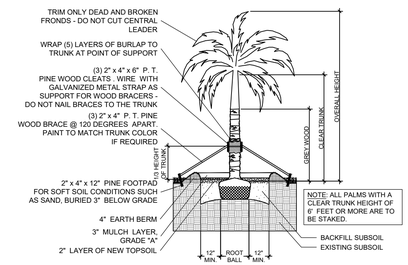
LARGE TREE PLANTING DETAIL



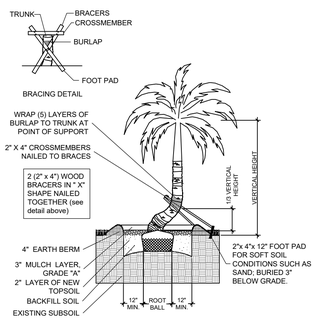
SMALL TREE PLANTING DETAIL



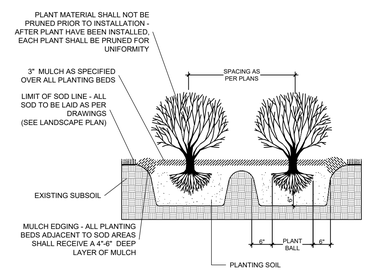
TYPICAL TREE GUYING DETAIL



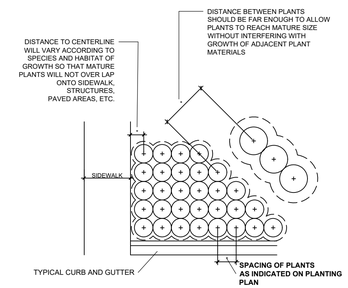
STRAIGHT TRUNK PALM PLANTING DETAIL



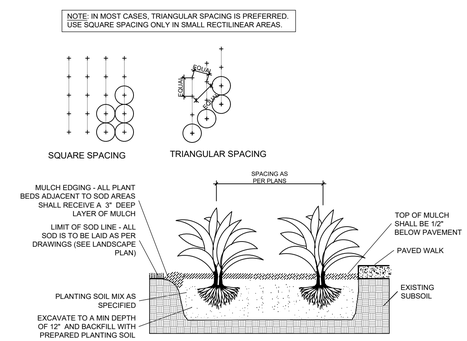
CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL CONTAINER SPACING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES:

-All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

-All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.

-Planting plans shall take precedence over plant list in case of discrepancies.

-No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.

-Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.

- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.

- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.

- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

-Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

-All above ground equipment shall be screened with a hedge.

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

-100% irrigation converage shall be provided.

SOD NOTES:

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

-All areas marked "LAWN" shall be solid sodded with St. Augustine 'Floratam' solid sod. See limit on plan. All areas marked 'Bahia Grass' shall be solid sodded with Paspalum.

-Provide a 2" deep blanket of planting soil as described in planting notes this sheet. Prior to planting, remove stones, sticks, etc. from the sub soil surface. Excavate existing non-conforming soil as required so that the finish grade of sod is flush with adjacent pavement or top of curb as well as adjacent sod in the case of sod patching.

-Place sod on moistened soil, with edges tightly butted, in staggered rows at right angles to slopes.

-Keep edge of sod bed a minimum of 18" away from groundcover beds and 24" away from edge of shrub beds and 36" away from trees, measured from center of plant.

-Sod Shall be watered immediatley after installation to uniformily wet the soil to at least 2" below the bottom of the sod strips.
-Excavate and remove excess soil so top of sod is flush with top of curb or adjacent pavement or adjacent existing sod.

GENERAL NOTES:

-The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).

-Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.

-All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.

-All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.

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MODERA HOLLYWOOD
HOLLYWOOD, FLORIDA
LANDSCAPE DETAILS

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Lic. # LA0000889
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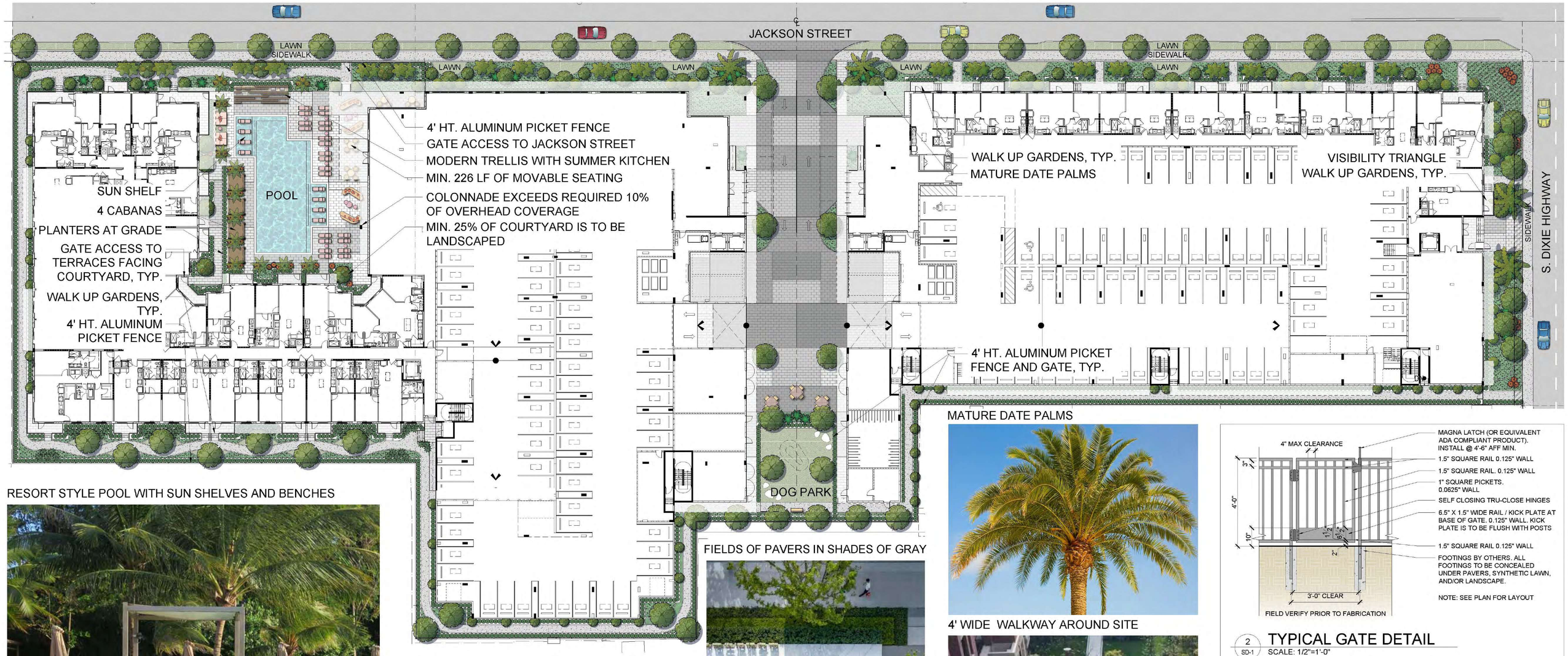
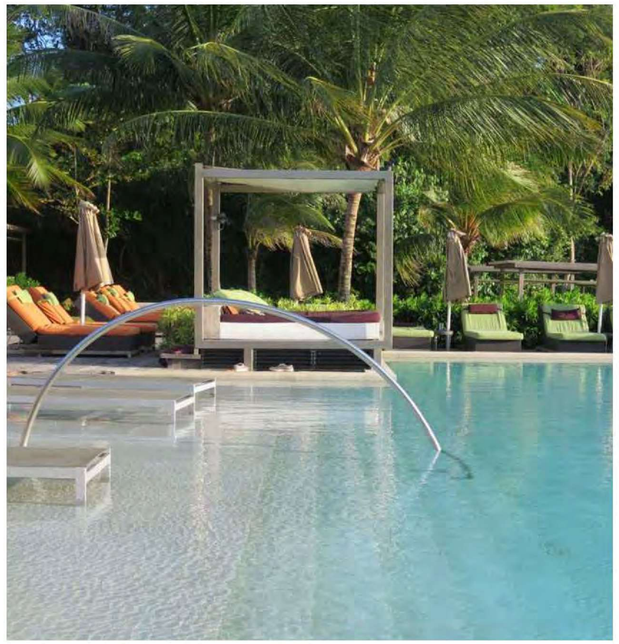
L-6
Cad Id.: 2022-055

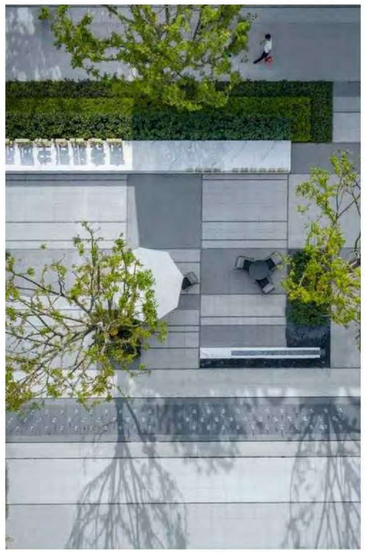


RESORT STYLE POOL WITH SUN SHELVES AND BENCHES



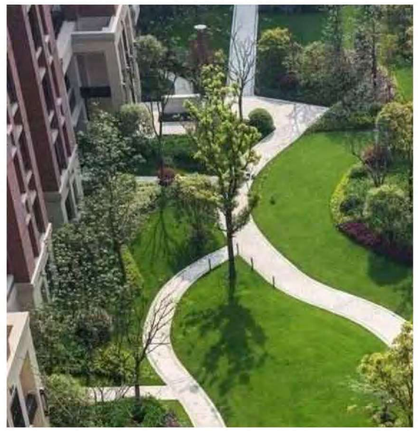
MODERN TRELLIS WITH SUMMER KITCHEN

FIELDS OF PAVERS IN SHADES OF GRAY

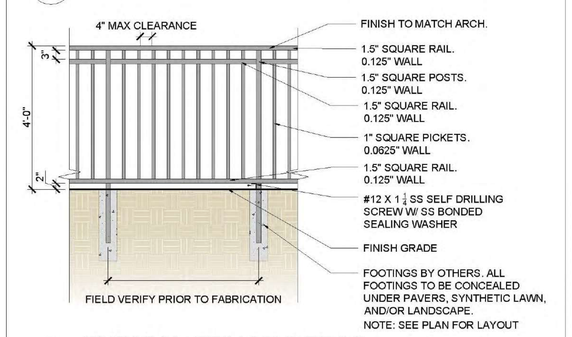


MATURE DATE PALMS

4' WIDE WALKWAY AROUND SITE



2 SD-1 TYPICAL GATE DETAIL
SCALE: 1/2"=1'-0"



1 SD-1 TYPICAL FENCE DETAIL
SCALE: 1/2"=1'-0"

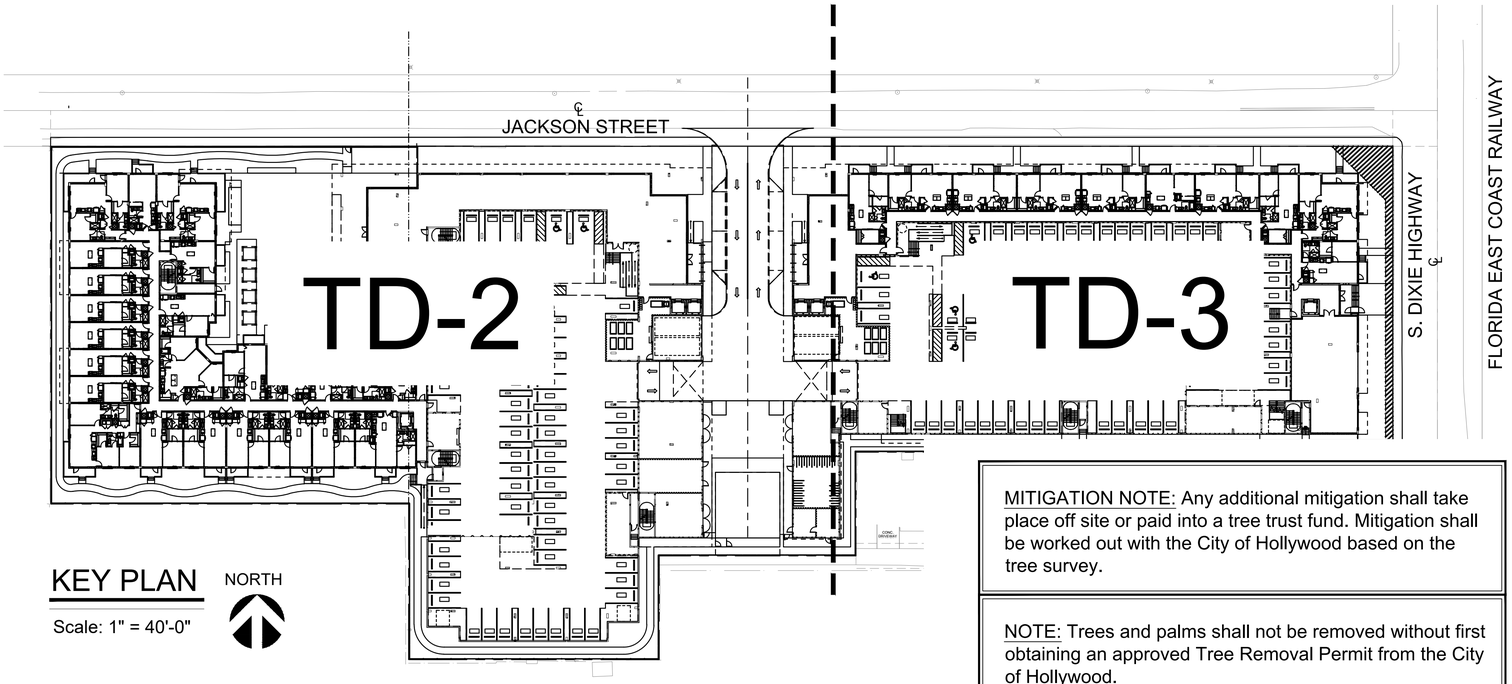
MODERA HOLLYWOOD

Ground Floor Schematic Design Plan

Scale: n.t.s.

MILL CREEK RESIDENTIAL

WITKIN HULTS + PARTNERS
LANDSCAPE ARCHITECTURE
www.witkindesign.com
307 South 21 Avenue
Hollywood, Florida 33020
(954) 923-8681



KEY PLAN

Scale: 1" = 40'-0"

NORTH

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

NOTE: Trees and palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.

SHEET INDEX:

PALMS
EXEMPT TREES (NO REMOVAL PERMIT REQUIRED)

MITIGATION REQUIRED: 716" TREE DBH REMOVED + 18 PALMS REMOVED = 716" DBH + (18) 8' CLEAR TRUNK PALMS

MITIGATION	REQ.	PROV.
TREES	716" DBH	190" DBH
PALMS	18 PALMS	18 PALMS
TOTAL MITIGATION: 716" - 190" = 526"	(263) 2" Trees x $350 = $92,050	

TREE DISPOSITION TABLE

#	SCIENTIFIC NAME	COMMON NAME	DBH (INCH)	H/CT (FT)	CANOPY (FT)	CONDITION	DISPOSITION
1	Terminalia catappa	Tropical almond	10	40	40	Moderate	Remove
2	Ficus benjamina	Weeping fig	5	28	18	Poor	Remove
3	Ficus binnendijkii	Alii	4	16	8	Poor	Remove
4	Ficus aurea	Strangler fig	0	35	30	Poor	Remove
4a	Syzygium species	Java plum	12	28	26	Poor	Remove
5	Murraya paniculata	Orange jasmine	23	20	18	Moderate	Remove
6	Cupaniopsis anacardioides	Carrotwood	6	35	28	Moderate	Remove
7	Terminalia catappa	Tropical almond	5	30	26	Moderate	Remove
8	Ficus microcarpa	Laurel fig	19	65	30	Poor	Remove
9	Cupaniopsis anacardioides	Carrotwood	14	35	40	Moderate	Remove
10	Schinus terebinthifolius	Brazilian pepper	50	50	45	Invasive	Remove
11	Schinus terebinthifolius	Brazilian pepper	38	35	45	Invasive	Remove
12	Murraya paniculata	Orange jasmine	12	18	18	Good	Remove
13	Delonix regia	Royal poinciana	19	40	75	Moderate	Remove
14	Schinus terebinthifolius	Brazilian pepper	24	26	28	Invasive	Remove
15	Mangifera indica	Mango	13	35	50	Moderate	Remove
16	Ficus benjamina	Weeping fig	10	30	14	Poor	Remove
17	Ficus benjamina	Weeping fig	7	25	16	Poor	Remove
18	Erythrina variegata	Indian coral tree	0	2	2	Poor	Remove
19	Ficus benjamina	Weeping fig	16	30	35	Poor	Remove
20	Mangifera indica	Mango	17	30	35	Poor	Remove
21	Ficus aurea	Strangler fig	11	30	40	Poor	Remove
22	Adonidia merrillii	Christmas palm	5	15	10	Moderate	Remove
23	Adonidia merrillii	Christmas palm	5	15	12	Good	Remove
24	Tabebuia aurea	Yellow tabebuia	9	25	20	Poor	Remove
25	Cupaniopsis anacardioides	Carrotwood	0	5	2	Poor	Remove
26	Ficus benjamina	Weeping fig	22	45	40	Poor	Remove
27	Ficus benjamina	Weeping fig	31	90	85	Moderate	Remove
28	Cupaniopsis anacardioides	Carrotwood	7	23	20	Poor	Remove
29	Bursera simaruba	gumbo limbo	10	22	26	Poor	Remove
30	Sabal palmetto	Sabal palm	16	14	20	Good	Remove
31	Ficus aurea	Strangler fig	30	70	85	Moderate	Remove
32	Aerial root of 31						Remove
33	Mangifera indica	Mango	2	12	10	Good	Remove
34	Phoenix roebelenii	Pygmy date palm	0	4	4	Good	Remove
35	Veitchia montomeryana	Montgomery palm	7	18	16	Good	Remove
36	Adonidia merrillii x 3 tks	Christmas palm	16	9	16	Good	Remove
37	Filicium decipiens	Japanese fern tree	13	60	42	Moderate	Remove
38	Bucida buceras	Black olive	13	25	29	Moderate	Remove
39	Bucida buceras	Black olive	19	30	37	Moderate	Remove
40	Bucida buceras	Black olive	14	35	34	Moderate	Remove
41	Quercus laurifolia	Laurel oak	15	30	35	Moderate	Remove
42	Ficus benjamina	Weeping fig	13	28	32	Poor	Remove
43	Adonidia merrillii x 3 tks	Christmas palm	11	6	12	Good	Remove
44	Adonidia merrillii	Christmas palm	0	4	11	Good	Remove
45	Cocos nucifera	Coconut palm	9	18	30	Moderate	Remove
46	Syagrus romanzoffiana	Queen palm	8	7	14	Moderate	Remove
47	Quercus virginiana	Live oak	12	20	30	Moderate	Remove
48	Quercus laurifolia	Laurel oak	14	23	42	Good	Remove
49	Ficus aurea	Strangler fig	37	40	55	Moderate	Remove
50	Cupaniopsis anacardioides	Carrotwood	6	17	24	Good	Remove
51	Thespesia populnea	Seaside mahoe	20	26	35	Good	Remove
52	Cocos nucifera	Coconut palm	0	2	28	Good	Remove
53	Dypsis lutescens	Areca palm	4	6	8	Poor	Remove
54	Dypsis lutescens	Areca palm	2	6	6	Poor	Remove
55	Pongamia pinnata	Pongam	11	15	20	Poor	Remove
56	Dypsis lutescens	Areca palm	8	9	12	Poor	Remove
57	Dypsis lutescens	Areca palm	5	7	12	Poor	Remove
58	Dypsis lutescens	Areca palm	6	6	12	Poor	Remove
59	Dracaena reflexa	Pleomele	2	6	6	Good	Remove
60	Murraya paniculata	Orange jasmine	3	18	24	Good	Remove
61	Dracaena reflexa	Pleomele	8	12	8	Good	Remove
62	Quercus laurifolia	Laurel oak	22	28	35	Moderate	Remove
63	Quercus laurifolia	Laurel oak	11	23	36	Good	Remove
64	Syagrus romanzoffiana	Queen palm	9	22	18	Good	Remove
65	Dracaena reflexa	Pleomele	4	15	8	Poor	Remove
66	Dracaena reflexa	Pleomele	0	5	4	Poor	Remove
67	Dracaena reflexa	Pleomele	4	12	12	Poor	Remove
68	Dracaena reflexa	Pleomele	7	12	10	Poor	Remove
69	Dracaena reflexa	Pleomele	4	11	5	Poor	Remove
70	Dracaena reflexa	Pleomele	0	7	6	Poor	Remove
71	Dracaena reflexa	Pleomele	3	8	4	Poor	Remove
72	Dracaena reflexa	Pleomele	3	11	5	Poor	Remove
73	Terminalia catappa	Tropical almond	7	22	20	Poor	Remove
74	Terminalia catappa	Tropical almond	6	18	14	Poor	Remove
75	Schefflera actinophylla	Umbrella tree	18	26	24	Invasive	Remove
76	Swietenia mahagoni	Mahogany	20	35	35	Moderate	Remove
77	Dracaena reflexa	Pleomele	3	10	6	Moderate	Remove
78	Dracaena reflexa	Pleomele	5	17	10	Good	Remove
79	Dracaena reflexa	Pleomele	6	17	12	Good	Remove
80	Dracaena reflexa	Pleomele	5	10	8	Good	Remove
81	Dracaena reflexa	Pleomele	8	15	10	Good	Remove
82	Dracaena reflexa	Pleomele	5	13	8	Good	Remove
83	Quercus laurifolia	Laurel oak	13	35	45	Good	Remove
84	Terminalia catappa	Tropical almond	39	55	62	Moderate	Remove
85	Bucida buceras	Black olive	16	36	42	Poor	Remove
86	Dracaena reflexa	Pleomele	7	13	10	Good	Remove
87	Bucida buceras	Black olive	14	38	40	Moderate	Remove
88	Swietenia mahagoni	Mahogany	21	45	55	Moderate	Remove
89	Cupaniopsis anacardioides	Carrotwood	8	16	12	Poor	Remove
90	Sabal palmetto	Sabal palm	0	0	16	Good	Remove
91	Cupaniopsis anacardioides	Carrotwood	12	15	10	Poor	Remove
92	Persea americana	Avocado	2	12	9	Poor	Remove

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Project:

MODERA HOLLYWOOD

HOLLYWOOD, FLORIDA

TREE DISPOSITION INDEX

Revisions: Date: By:

Seal:

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

Drawing: Tree Disposition Index

Date: 09/08/2023

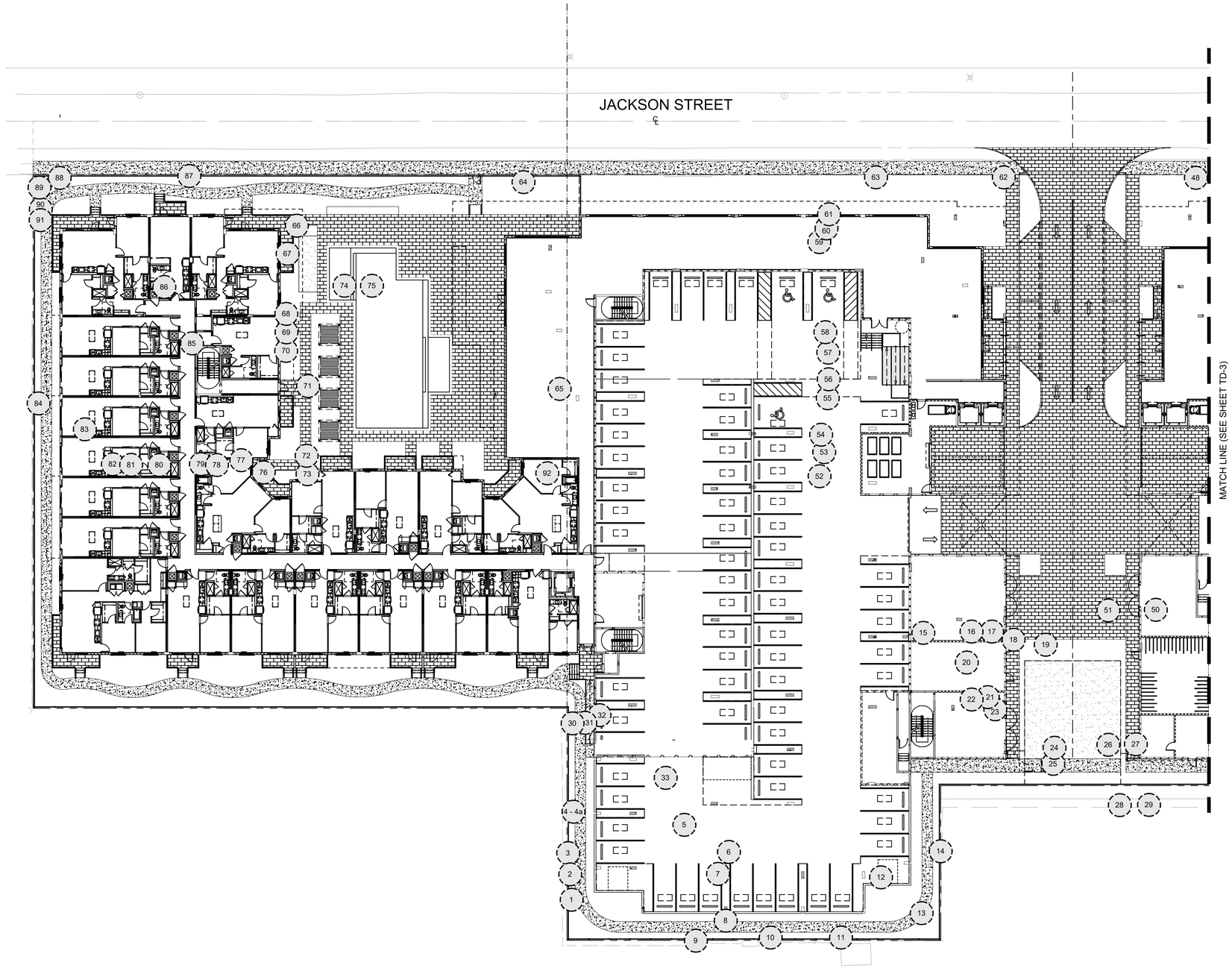
Scale: See Left

Drawn by: RA

Sheet No.:

TD-1

Cad Id.: 2022-055



TREE DISPOSITION PLAN

Scale: 1" = 20'-0"

NORTH

SYMBOL LEGEND

(#x) Tree to Remove

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

Drawing: Tree Disposition Plan

Date: 09/08/2023

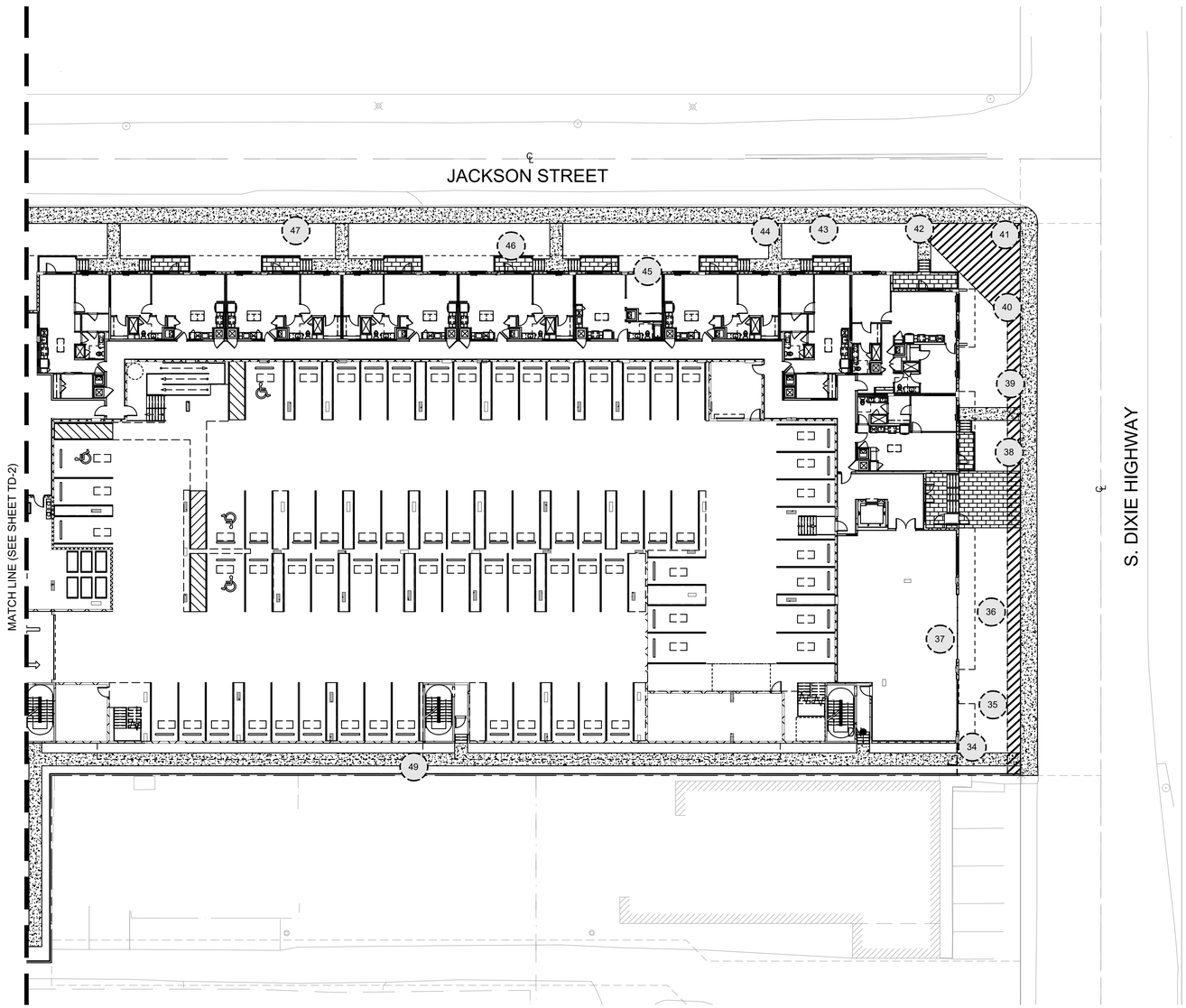
Scale: See Left

Drawn by: RA

Sheet No.:

TD-2

Cad Id.: 2022-055



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Scale: 1" = 20'-0"

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SYMBOL LEGEND

#x Tree to Remove

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Revisions:	Date:	By:

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Drawing: Tree Disposition Plan

Date: 09/08/2023

Scale: See Left

Drawn by: RA

Sheet No.:

TD-3

Cad Id.: 2022-055