PAVING, GRADING & DRAINAGE PLANS
FOR PARKSIDE VUE
1807-1809 MADISON ST. HOLLYWOOD, FL

ENGINEERING NOTES:

1. IF DISCREPANCIES FOUND ON THESE PLANS ARE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.

2. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. THE CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.

3. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISITING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

4. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

5. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.

6. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED.

7. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

8. ALL FILL AND LIMEROCK BASE COURSE SHALL BE TESTED WITH DENSITY TESTS ACCORDING TO AASTHO SPECIFICATION T-180. COPIES OF RESULTS SHALL BE PROVIDED TO ENGINEER OF RECORDS PRIOR TO PLACING ASPHALT PAVEMENT.

9. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.

10. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

11. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.

12. IT IS THE INTENT OF THE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.

13. ALL DRIVING SURFACES MUST BE CONSTRUCTED ON AN EIGHT (8) INCH ROCK BASE THAT WILL PRODUCE A C.B.R. VALUE OF NO LESS THAN 25 WHEN COMPACTED TO A MINIMUM FIELD DENSITY OF 98% OF MAX. DENSITY AS DETERMINED BY AASTHO T-180. WITH REINFORCED CONCRETE SLAB. SEE STRUCTURAL PLANS FOR DETAILS.

14. ALL DIMENSIONS IN THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD.

15. ALL WORK SHALL MEET CITY OF HOLLYWOOD PUBLIC WORK DEPARTMENT STANDARDS.

16. WATER TABLE PER BROWARD COUNTY PLATE WC 2.2 IS 1.5 NAVD.

17. ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM 1988

18. UNDERGROUND CONTRACTOR SHALL COMPLY WITH THE TRENCH SAFETY ACT HB 3183, FLORIDA STATUTES.

19. ALL MUCK, PEAT, AND/OR CLAY WITH HIGH PERCENTAGE OF ORGANIC MATERIAL AND OR EXISTING UNSUITABLE FILL MATERIAL SHALL BE REMOVED FROM PROPOSED RIGHT OF WAY OR PROPOSED PAVEMENT AREAS IF ANY.

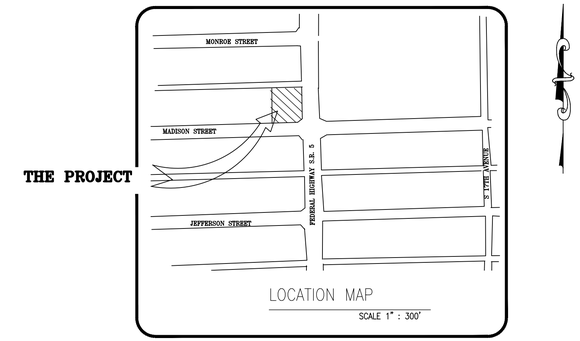
20. ALL TOP FINISHED GRADES FOR EXISTING MANHOLES, VALVE LIDS AND SIMILAR UTILITIES STRUCTURES SHALL BE ADJUSTED TO NEW FINISHED GRADES, IF AFFECTED FOR NEW GRADING.

21. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY NOSTER, LLC.

22. FLOOD INSURANCE RATE MAP, ZONE 'X NEW FLOOD PANEL 12011C0569H, MAP 08/18/2014.

23. SHOWN INFORMATION FOR EXISTING UTILITIES AS IT WAS RECEIVED BY UTILITIES OWNERS UNDER CHAPTER 556, FLORIDA STATUTES.

24. DRAINAGE PIPING HIGH DENSITY POLYETHYLENE SHALL CONFORM ASTM F477, AASHTO M294, M252 REQUIREMENTS.



NOTE:
ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM (1988)

LEGAL DESCRIPTION:

PARCEL 2:
LOT 13, IN BOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND
PARCEL 3:
LOT 14 AND 15, LESS THE EAST 15 FEET THEREOF, AND ALSO LESS SO MUCH THEREOF INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE TO ALINE WITCH IS 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

811 Know what's **below.** **Call** before you dig.

FOLIO # 51-4215-017-110

SEC. 15-51-42

INDEX:

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA
LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER
9-8-2023

MARVIN J. ABARCA
P.E. No. 49529

REVISIONS

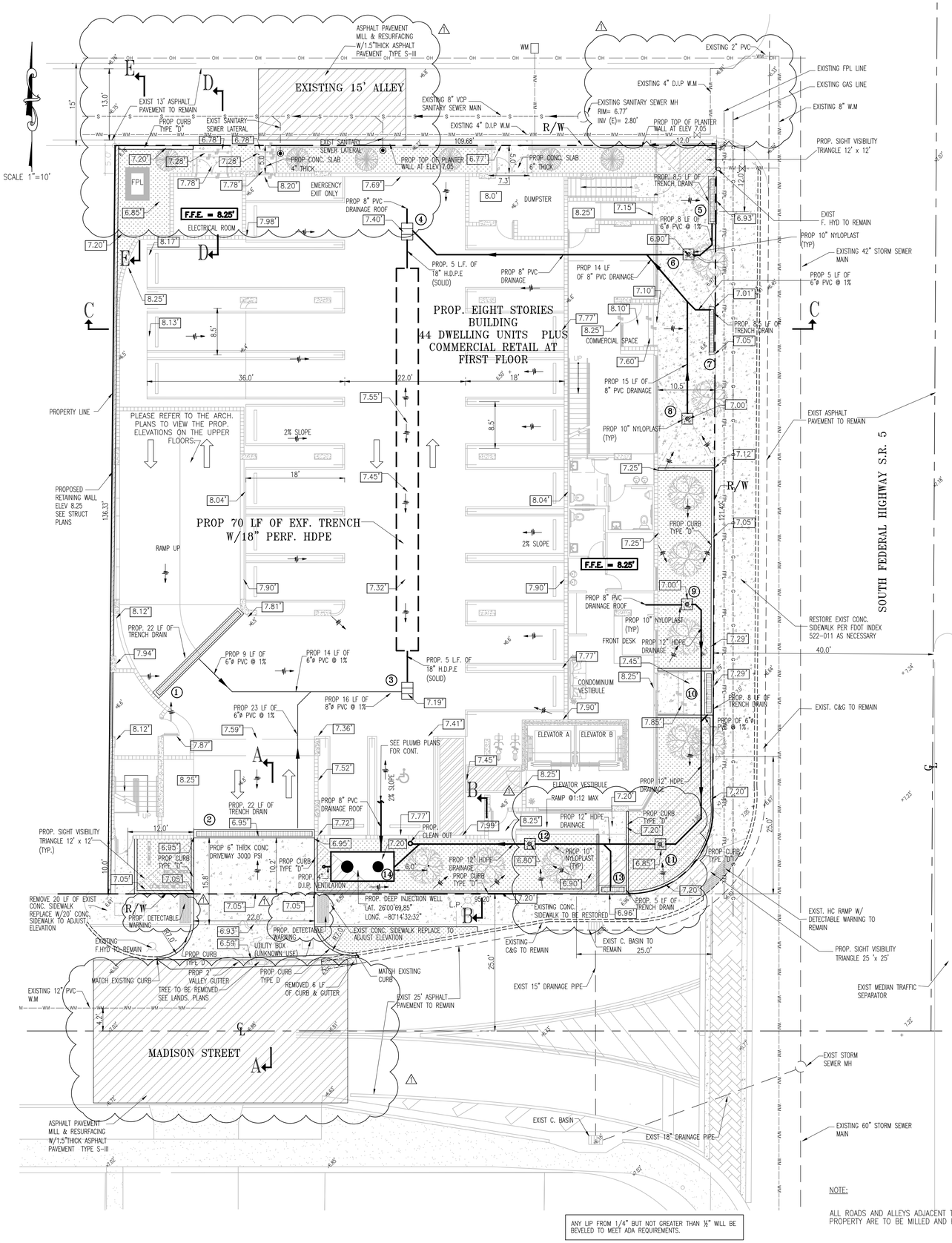
⚠1 CITY COMMENST 08-14-23

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES FL 33014
PHONE (786) 452 7315
marvin@abengineers.net

SITE ADDRESS:
1807 MADISON STREET
HOLLYWOOD, FL 33020

DRAWING NAME : COVER SHEET
PROJECT : PARKSIDE VUE
PREPARED FOR : JAVIER MARTIN

DESIGNED : MARVIN ABARCA
DRAWN : DISAICA LLC
SCALE : INDICATED
SHEET : 1
CS-PD
OF 5 SHEETS
DATE : 03-10-2023
PROJ. : P23-0309-04



ANY LIP FROM 1/4" BUT NOT GREATER THAN ½" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

NOTE:

ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.

SECTION A-A

N.T.S

SECTION B-B

N.T.S

SECTION D-D

N.T.S

SECTION C-C

N.T.S.

LEGEND:

▨	PROPOSED CONCRETE DRIVEWAY
10.3	EXISTING ELEVATION
7.60	PROPOSED ELEVATION
F.F.E. = XXX	PROPOSED FINISH FLOOR ELEVATION
▭	PROPOSED EXFILTRATION TRENCH W/ CATCH BASIN
→	PROPOSED FLOW OF RUNOFF
— OH —	EXISTING OVERHEAD LINE
— WM —	EXISTING WATER MAIN LINE
— S —	EXISTING SANITARY SEWER LINE
⌀	EXISTING POWER POLE

STRUCTURE DRAINAGE DATA

STRUCT. NUMBER	TYPE OF STRUCT. FRAME/GRATE	SIZE OF STRUCT.	RIM EL.	PIPE INV. EL.	BOTTOM STRUCT. EL.	BOTTOM TRENCH. EL.	EXFILTRATION TRENCHES FROM STR. #	TO STR. #	TRENCH (L.F.)	WIDTH (FT.)	PIPE DIAM. (IN.)	TYPE PIPE	BAFFLE
1	TRENCH DRAIN	SEE DETAIL	7.81'	6.81'(S)	SEE DETAIL	–	–	–	–	–	6	P.V.C	–
2	TRENCH DRAIN	SEE DETAIL	6.95'	5.95'(N)	SEE DETAIL	–	–	–	–	–	6	P.V.C	–
3	4700-6223 W/HINGES CATCH BASIN	42"ø	7.19'	3.69'(N) 4.69'(W)	0.19'	(–)2.81'	3	4	70	5	18 8	H.D.P.E P.V.C	(N)
4	4700-6223 W/HINGES CATCH BASIN	42"ø	7.40'	3.69'(S) 4.23'(E) 4.75'(N)	0.19'						18 8 8	H.D.P.E P.V.C P.V.C	(S)
5	TRENCH DRAIN	SEE DETAIL	6.93'	5.93'(N)	SEE DETAIL	–	–	–	–	–	6	P.V.C	–
6	NYLOPLAST DRAIN BASIN	10"ø	6.90'	5.83'(E) 5.00'(W)	SEE DETAIL	–	–	–	–	–	6 8	P.V.C P.V.C	–
7	TRENCH DRAIN	SEE DETAIL	7.01'	6.01'(W)	SEE DETAIL	–	–	–	–	–	6	P.V.C	–
8	NYLOPLAST DRAIN BASIN	10"ø	7.00'	5.00'(N)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
9	NYLOPLAST DRAIN BASIN	10"ø	7.00'	5.00'(E) 6.00'(W)	SEE DETAIL	–	–	–	–	–	12 8	H.D.P.E P.V.C	–
10	TRENCH DRAIN	SEE DETAIL	7.29'	6.29'(S)	SEE DETAIL	–	–	–	–	–	6	P.V.C	–
11	NYLOPLAST DRAIN BASIN	10"ø	6.85'	4.85'(N)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
12	NYLOPLAST DRAIN BASIN	10"ø	6.80'	4.80'(N)	SEE DETAIL	–	–	–	–	–	8	P.V.C	–
13	TRENCH DRAIN	SEE DETAIL	6.96'	5.96'(N)	SEE DETAIL	–	–	–	–	–	6	P.V.C	–
14	DEEP INJECTION WELL	48" (W) 82" (H) 120" (L)	7.20'	3.50'(E) 3.90'(N)	(–)0.30	–	–	–	–	–	12 8	H.D.P.E P.V.C	(E) (N)

ZURN CHANNEL TRENCH

(Z-886 PRE SLOPPED PERMA TRENCH FOR PATIO UNITS)

SECTION E-E

N.T.S

811 Know what's below. Call before you dig.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA
LICENSE NO. 49529
STATE OF FLORIDA
9-8-2023

MARVIN J. ABARCA
P.E. No. 49529

© WARNING:
THIS DRAWING IS THE PROPERTY OF AB ENGINEERS, INC. AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF SAME.

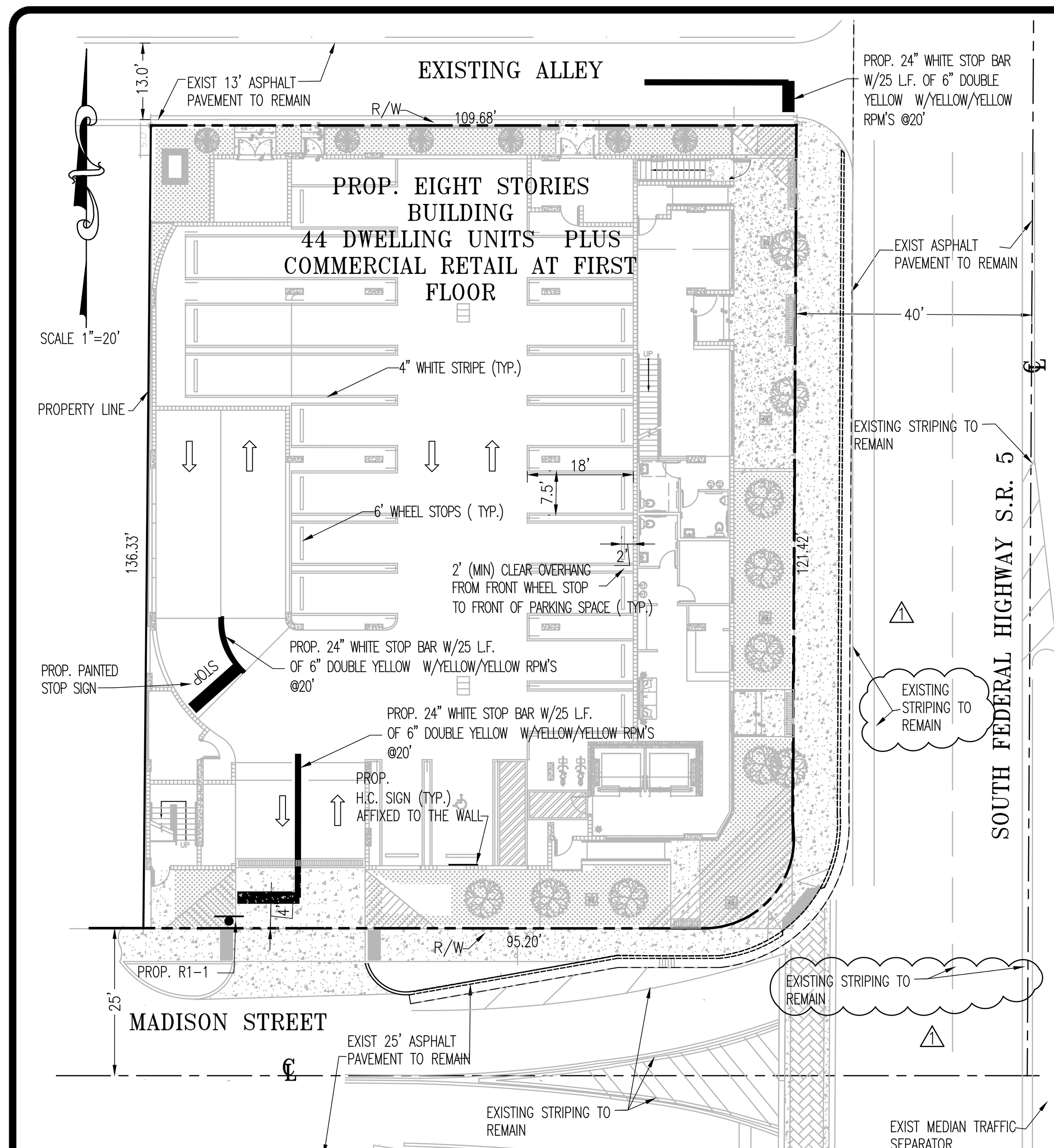
REVISIONS
1 CITY COMMENTS 08-14-23

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

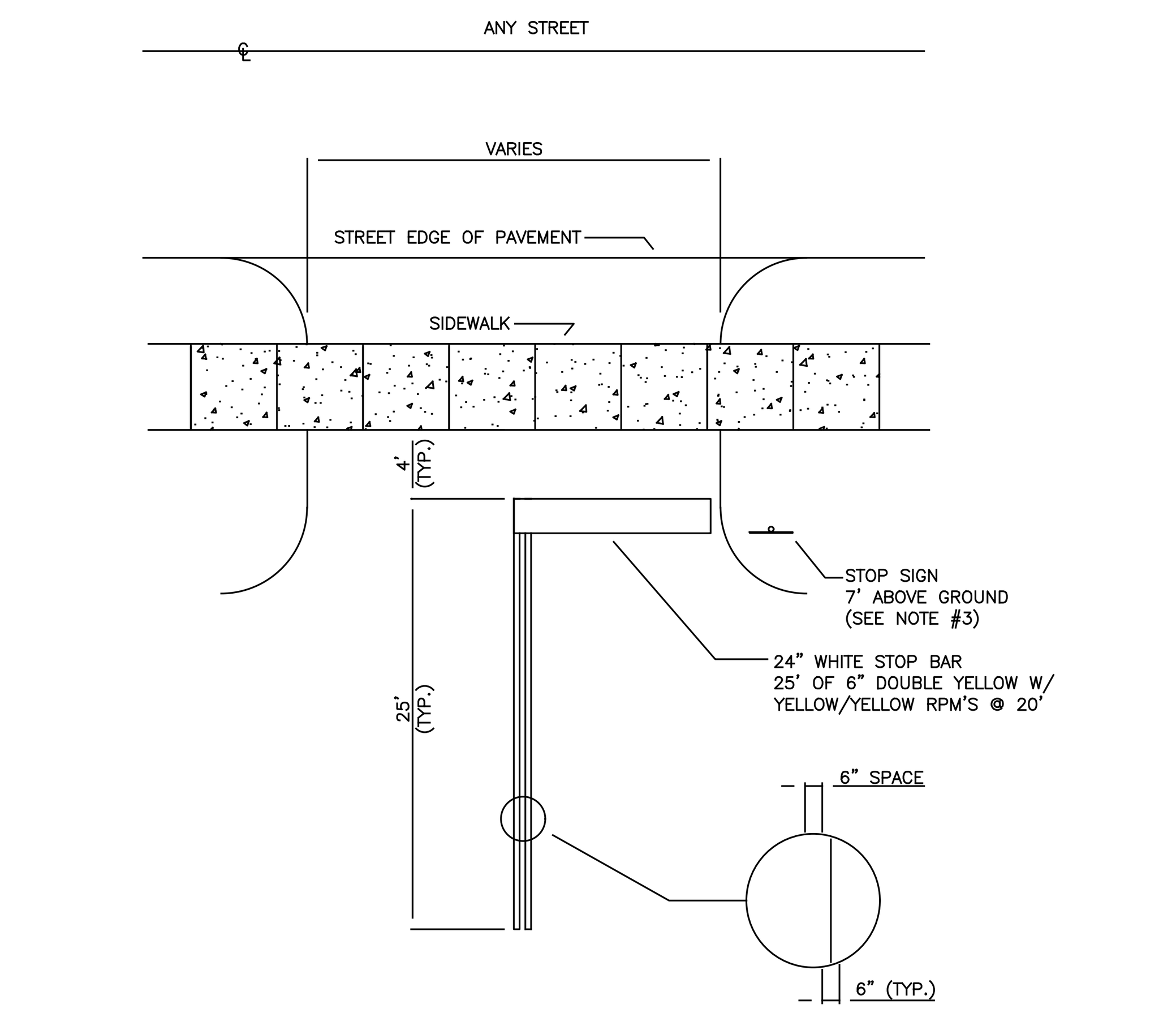
SITE ADDRESS:
1807-1809 MADISON STREET
HOLYWOOD, FL 33020

DRAWING NAME: PAVING, GRADING & DRAINAGE PLAN
PROJECT: PARKSIDE VUE
PREPARED FOR: JAVIER MARTIN

DESIGNED: M.A.
DRAWN: DISAICA LLC
SCALE: INDICATED
SHEET: 2
PD-1
OF 5 SHEETS
DATE: 03-16-2023
PROJ.: P23-0309-04



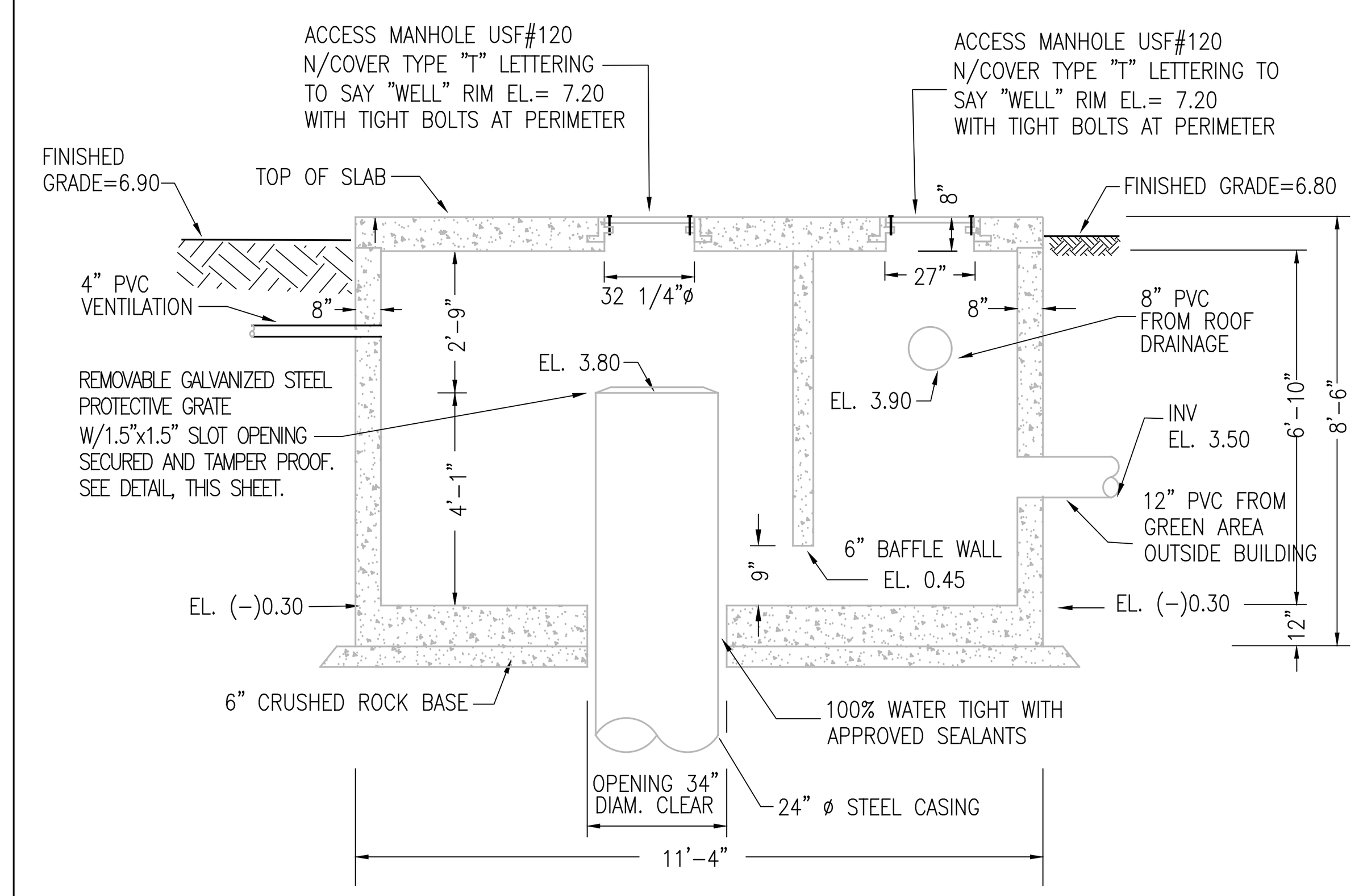
PAVING, MARKING & SIGNING PLAN



NOTES:

1. USE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY THE CITY ENGINEER.
2. ALL SIGNAGE AND MARKING SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARD.
3. REFER TO STOP SIGN AND STREET IDENTIFICATION ASSEMBLY TYPICAL DETAILS FROM BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (LATEST EDITION).

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL	DRAWING NO.: C–20
APPROVED: JG		

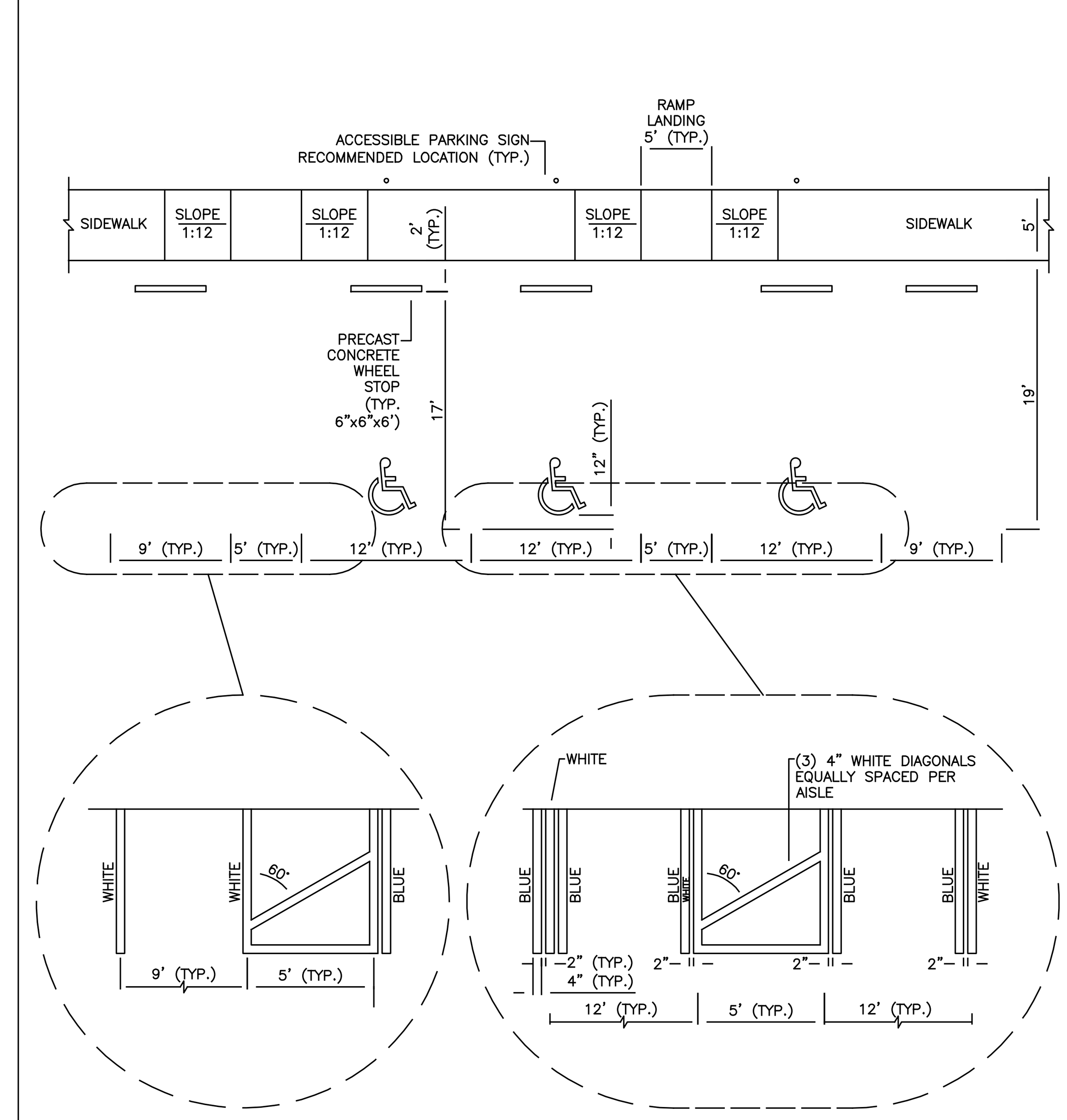


DEEP INJECTION WELL
N.T.S.
INTERIOR DIM'S:
4'–0" (W) x 6'–10" (H) x 10'–0" (L)

NOTES FOR DRAINAGE WELL:

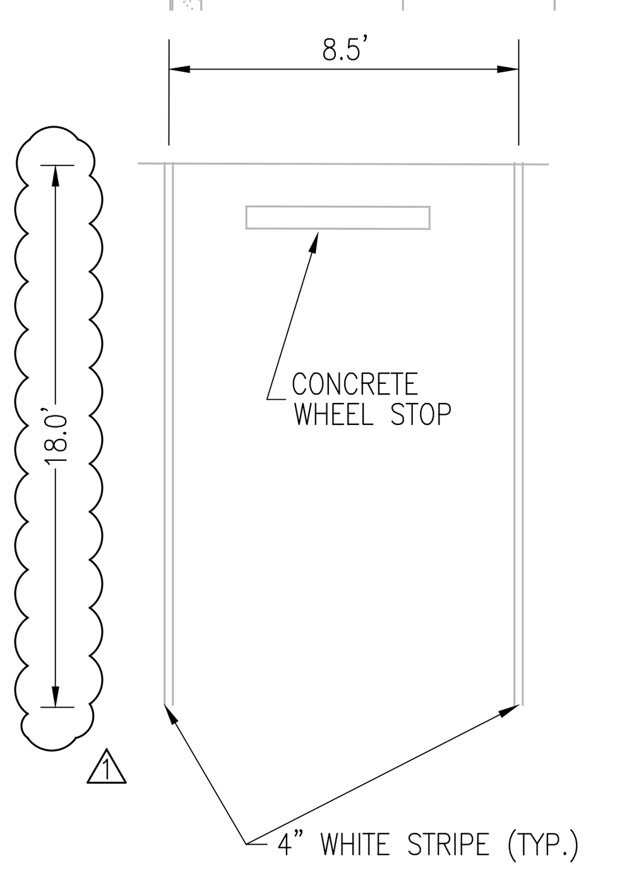
1. DRAINAGE WELL SHOULD BE DRILLED TO A DEPTH WHERE GROUND WATER'S TOTAL DISSOLVED SOLID (TDS) CONCENTRATION EXCEED OF 10,000 P.P.M.
2. WELL SHALL HAVE AN UPPER CASING OF A MINIMUM OF 24 INCHES IN DIAMETER. BLACK STEEL PIPE WITH A MINIMUM WALL THICKNESS OF 3/8" AND SHALL CONFORM TO ASTM A53, A120.
3. WELL SHALL BE AS PLUMB AND TRUE TO LINE AS GOOD WORKMANSHIP PROVIDED.
4. COMPLETED WELL SHALL BE THOROUGHLY AGITATED AND DEVELOPED.
5. THE COMPLETED WELL SHALL BE PUMPED AT A RATE OF 2,500 G.P.M., AND SHALL MEET DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION REQUIREMENTS FOR ALLOWABLE DRAWDOWN AND TEST DIRECTION.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT FOR CONDUCTING THE WELL TEST AND SATISFACTORILY DISPOSING OF THE WATER PUMP FROM THE WELL.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE NECESSARY D.P.E. WELL DRILLING PERMITS AND COMPLY WITH ALL THE PROVISIONS THEREOF.
8. CONTRACTOR SHALL CONSTRUCT THE WELL TO A WATER BEARING STRATA CAPABLE OF ACCEPTING THE DESIGN DISCHARGE RATE OF 250 G.P.M.

ACCESSIBLE PARKING SPACE COMPLYING WITH FLORIDA AND ADA REQUIREMENTS (*)



(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C–21
APPROVED: JG		

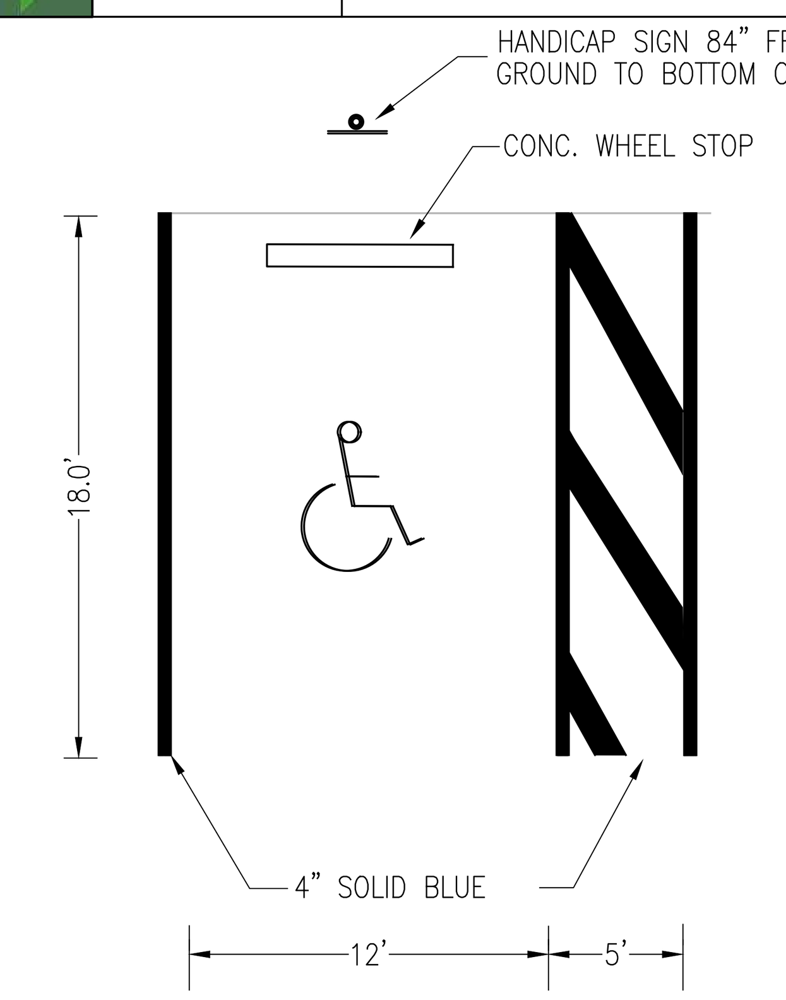


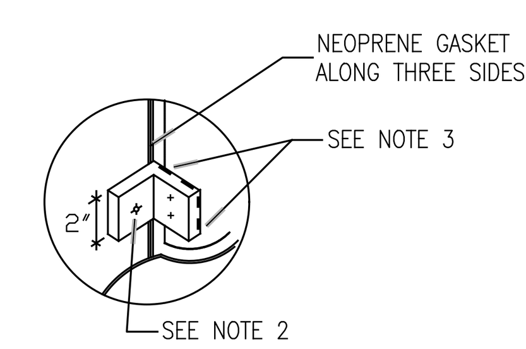
DOUBLE STRIPPING DETAIL
N.T.S.

NOTES:

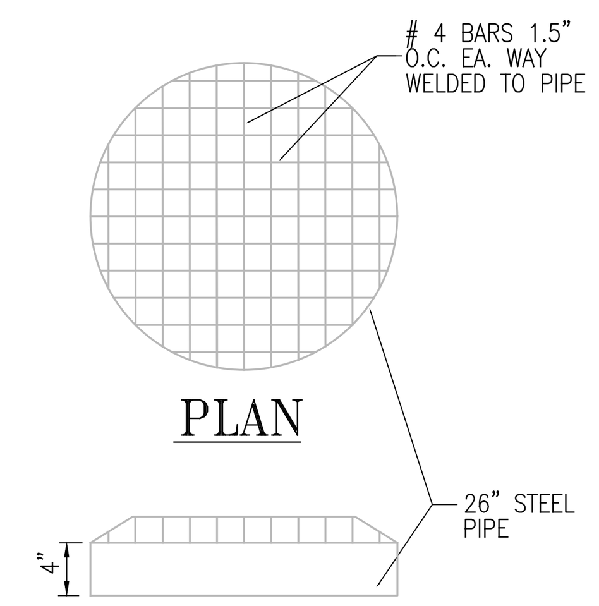
1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER

HANDICAP PARKING SIGN DETAIL

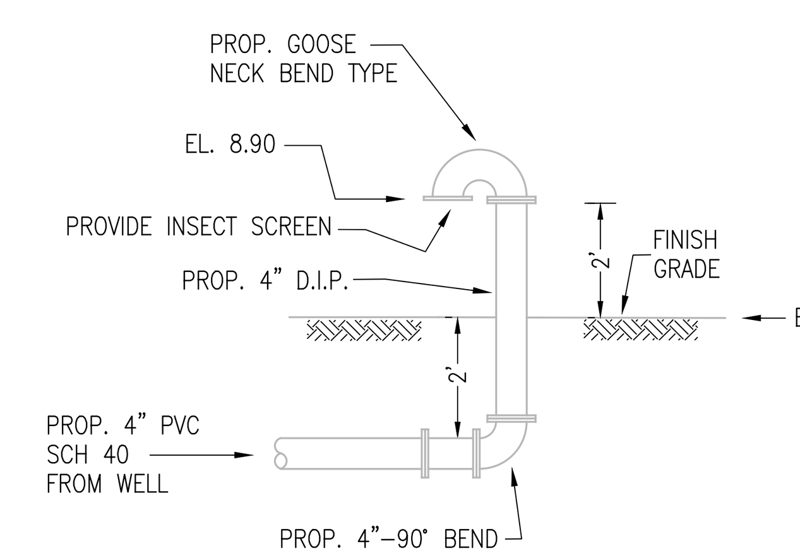




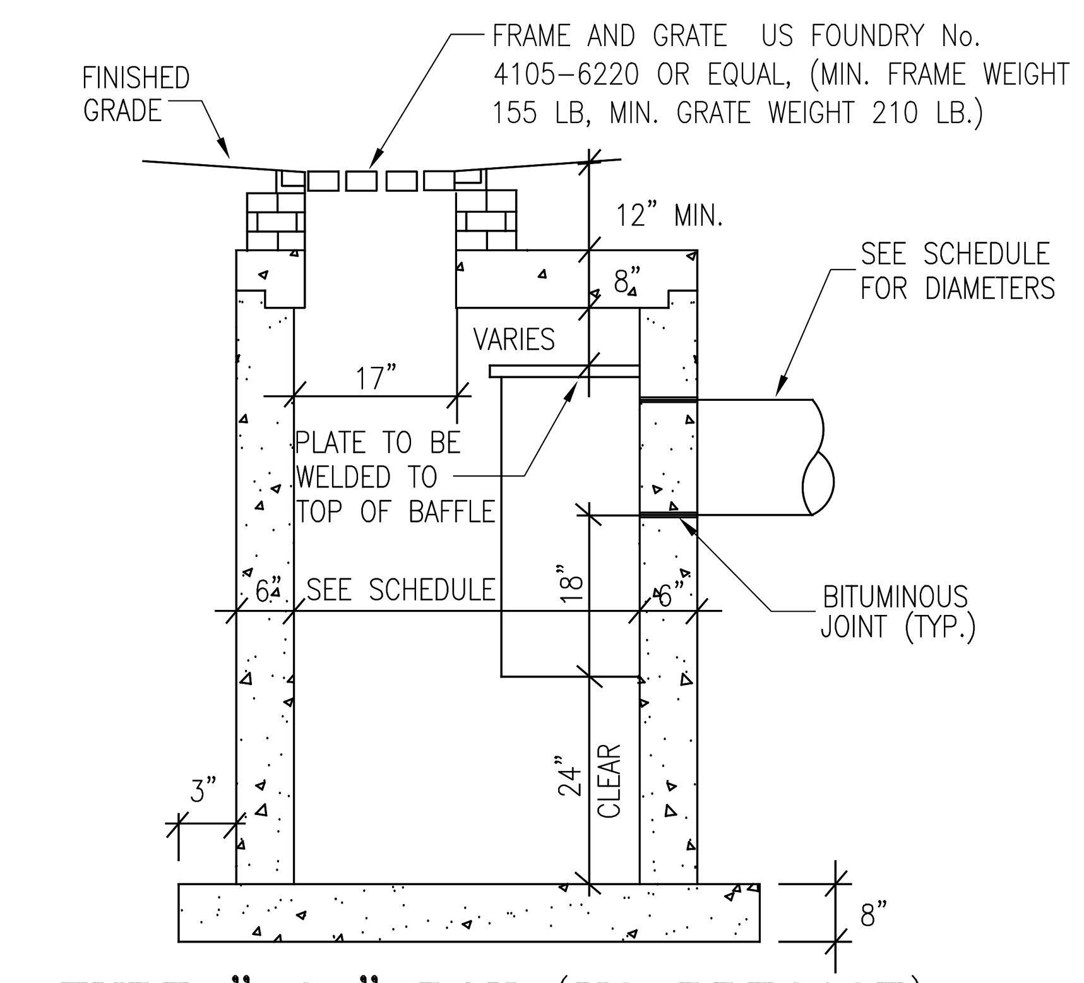
BRACKET DETAIL



WELL SCREEN DETAIL
N.T.S.



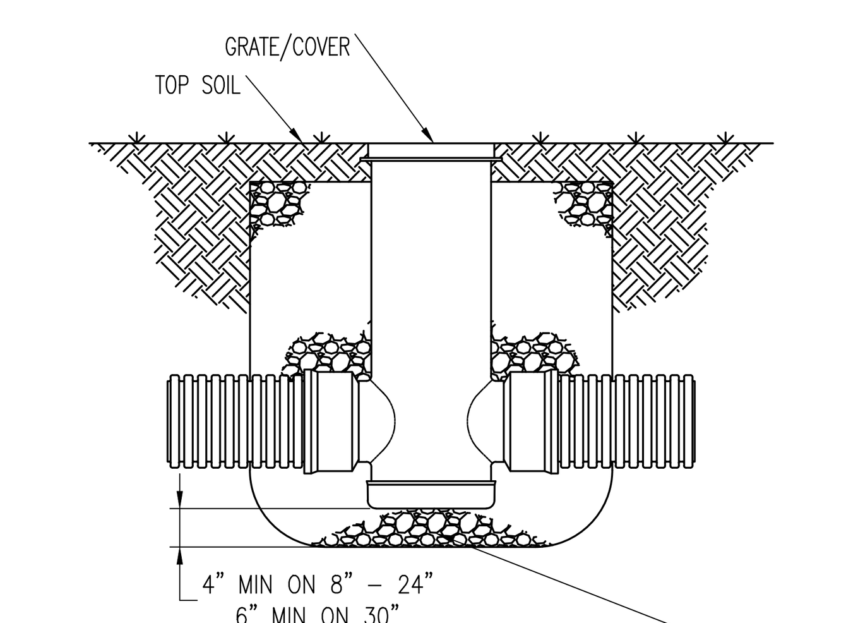
VENTILATION PIPE DETAIL
N.T.S.



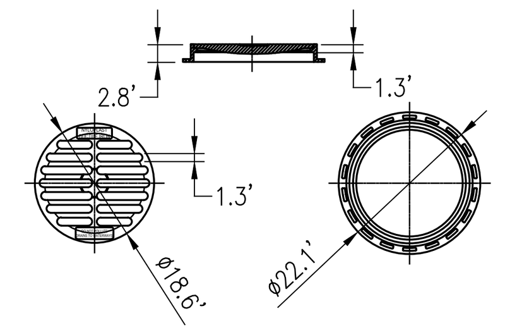
TYPE " C " BOX (US PRECAST)
(DOUBLE BAFFLE WHERE APPLICABLE)
N.T.S.

NOTE FOR CATCH BASIN GRATES:
CONTRACTOR TO PROVIDE ON ALL CATCH BASINS HINGED FRAME GRATES

NON TRAFFIC INSTALLATION

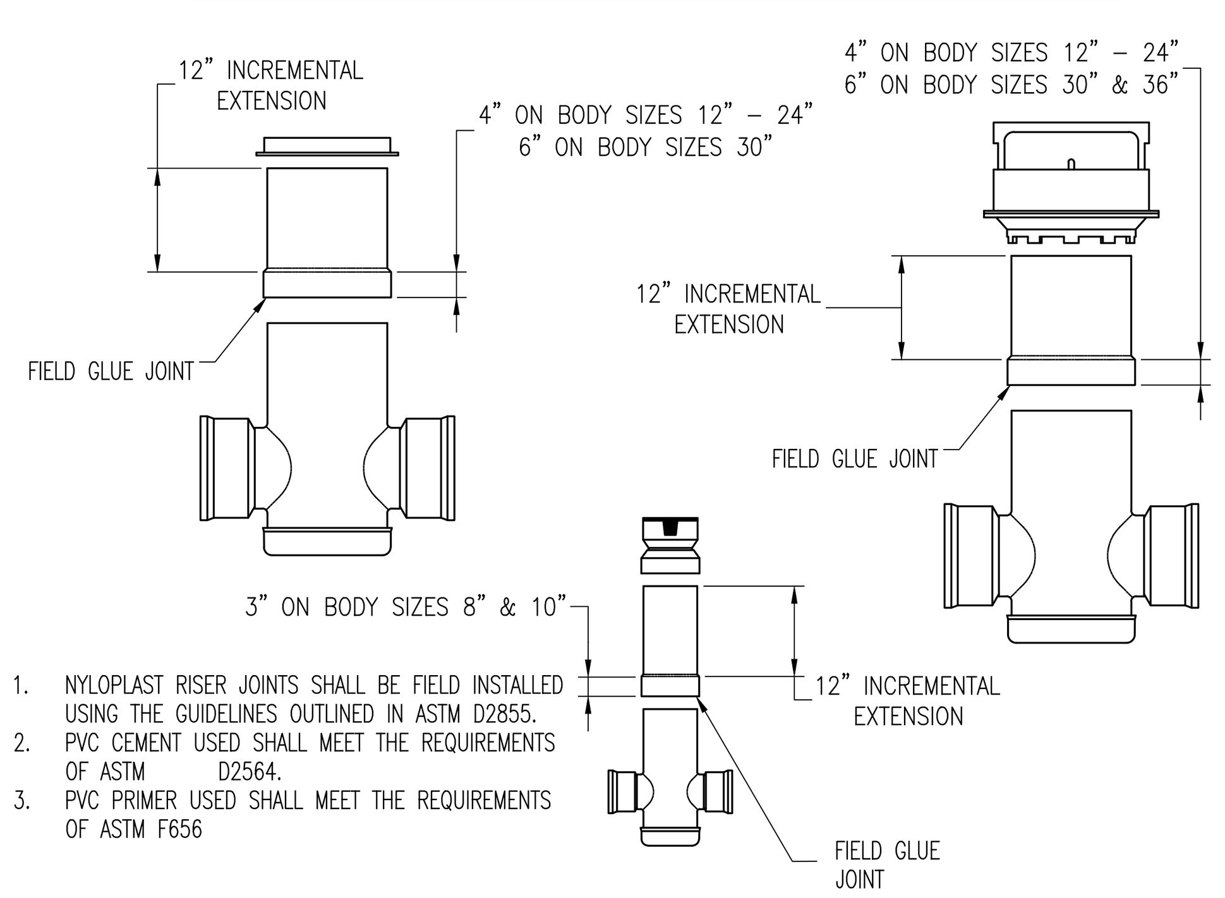


THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.



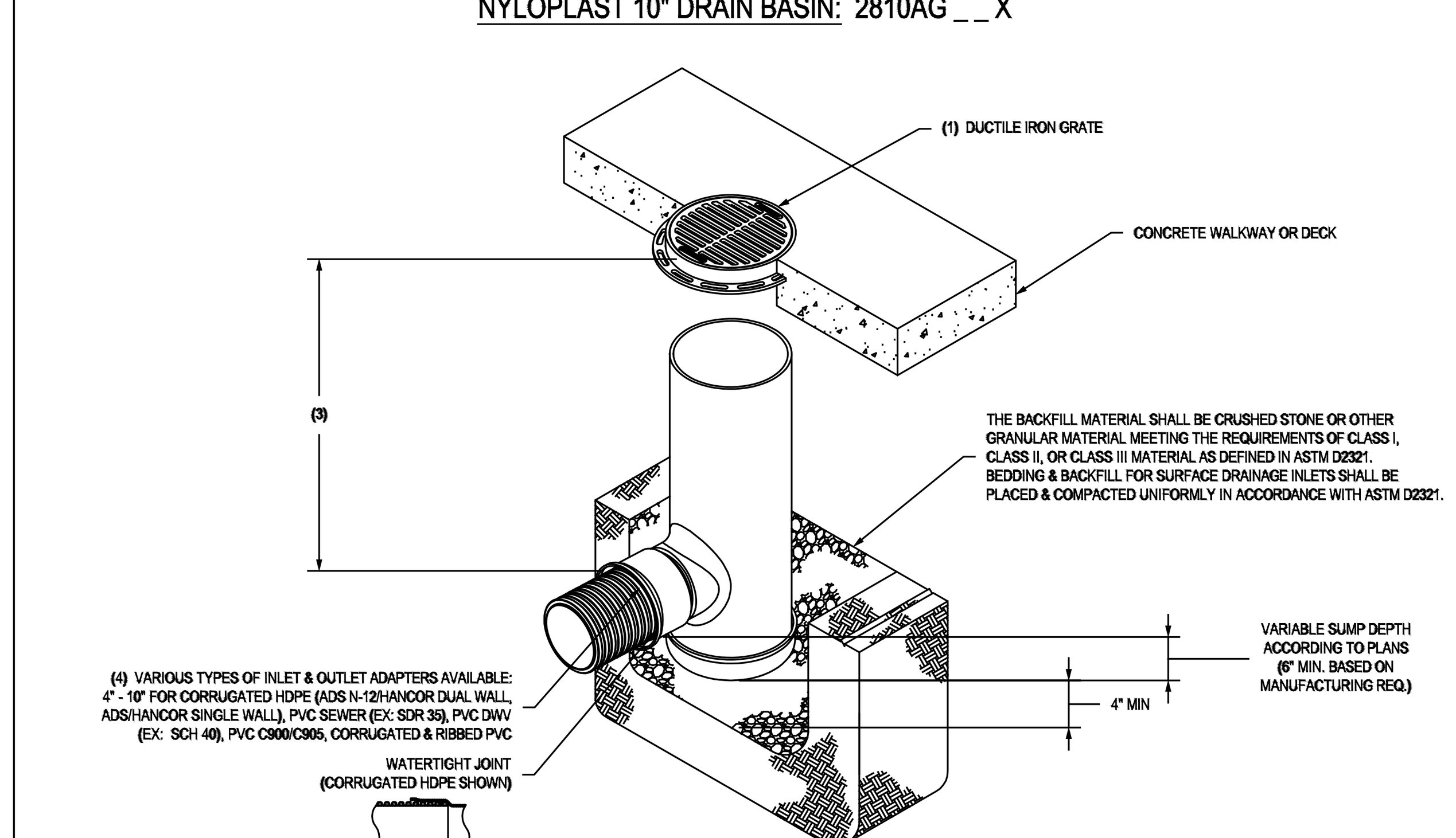
STANDARD GRATE OPTION

NYLOPLAST RISER EXTENSION:



1. NYLOPLAST RISER JOINTS SHALL BE FIELD INSTALLED USING THE GUIDELINES OUTLINED IN ASTM D2855.
2. PVC CEMENT USED SHALL MEET THE REQUIREMENTS OF ASTM D2564.
3. PVC PRIMER USED SHALL MEET THE REQUIREMENTS OF ASTM F656

NYLOPLAST 10" DRAIN BASIN: 2810AG _ _ X



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA LICENSE No. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER
9-8-2023

MARVIN J. ABARCA
P.E. No. 49529

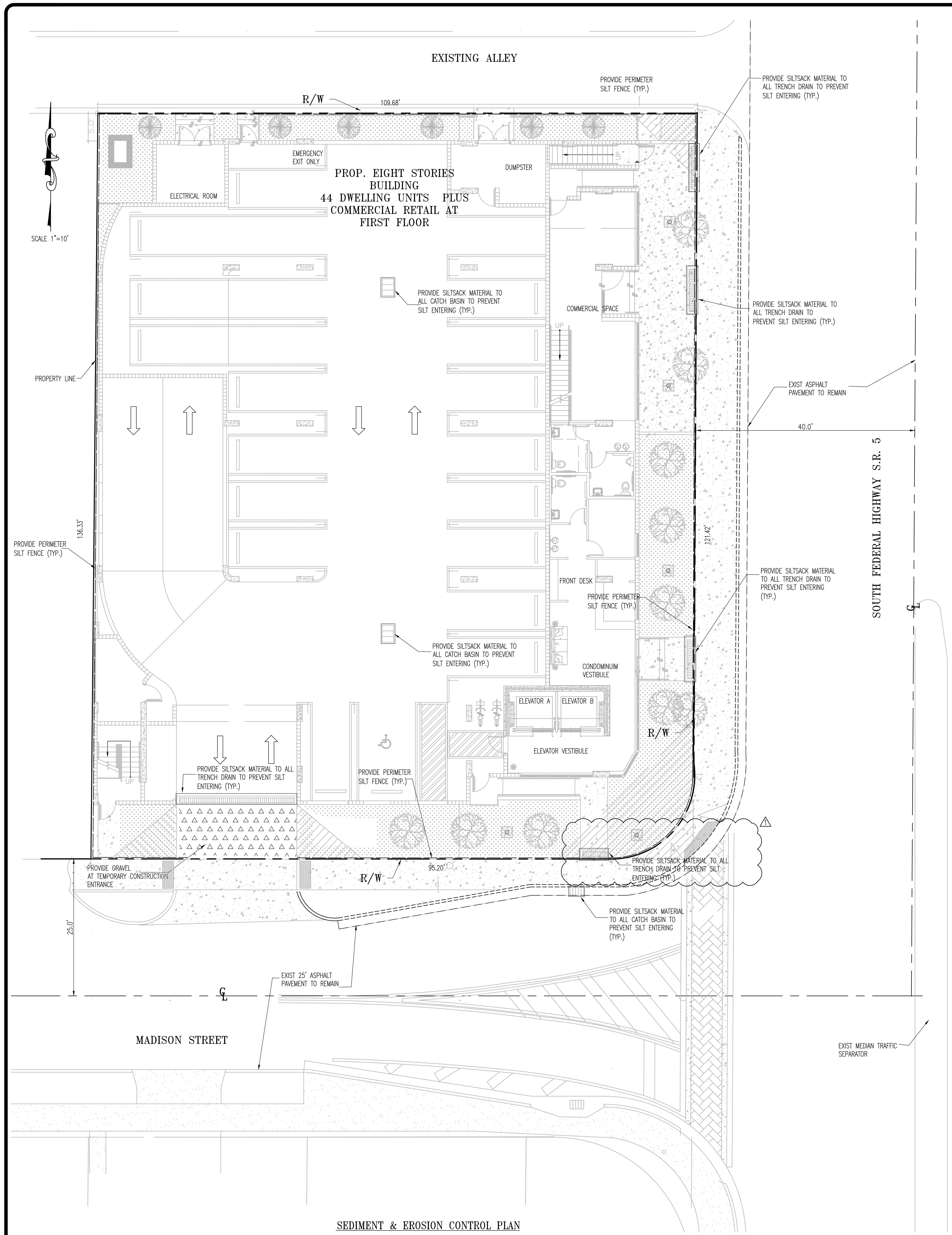
REVISIONS
1 CITY COMMENT 08-14-23

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

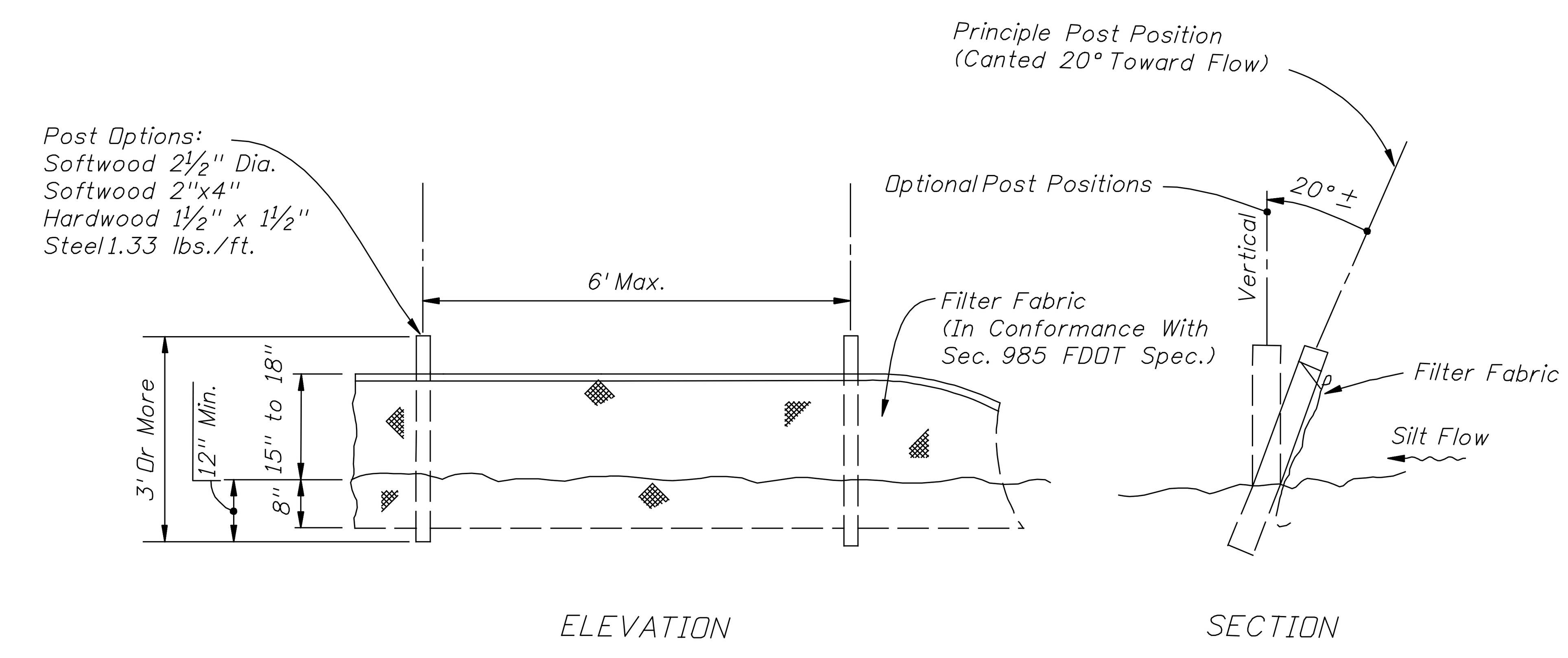
SITE ADDRESS:
1827-1829 MADISON STREET
HOLLYWOOD, FL 33020

DRAWING NAME: MARKING & SIGNING – DRAINAGE DETAILS
PROJECT: PARKSIDE VUE
PREPARED FOR: JAVIER MARTIN

DESIGNED: M.A.
DRAWN: DISAICA LLC
SCALE: INDICATED
SHEET: 3
PD-2
OF 5 SHEETS
DATE: 03-16-2023
PROJ.: P23-0309-04



SEDIMENT & EROSION CONTROL PLAN



SILT FENCE AT PROPERTY LINE DETAIL

N.T.S.

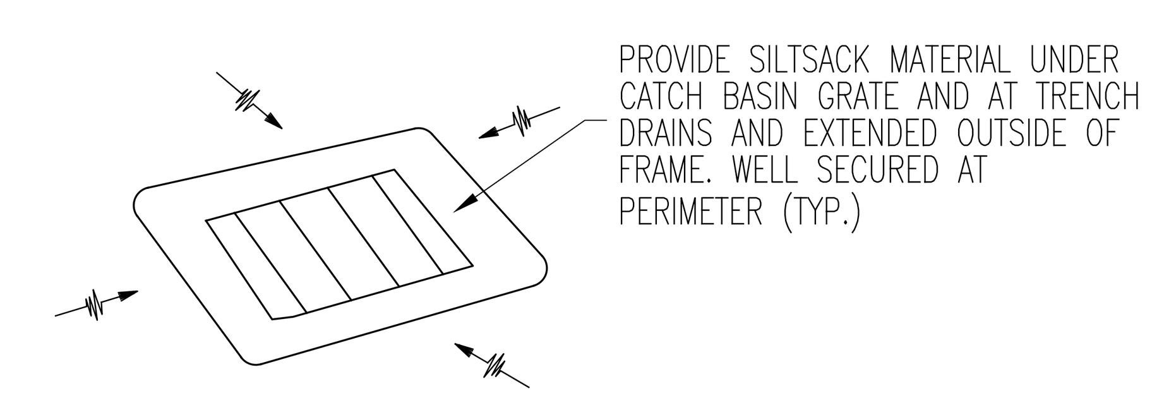
NOTES:

1.– WHERE USED, SILT FENCE IS TO BE CONSTRUCTED ON 0% GRADE TO AVOID CHANNELIZING RUNOFF ALONG THE LENGTH OF THE FENCE.

2.– DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

3.– FOR GRAVEL, ¾" MAX. SIZE CAN BE USED OR BALLAST ROCK USUALLY CALLED WASHED ROCK MAY SUBSTITUTE THE GRAVEL.

4.– PROTECTION ON CATCH BASINS, USE HEAVY DUTY FILTER FABRIC POLYETHYLENE REMOVABLE.



SILT SACK FOR CATCH BASINS

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-8-2023

MARVIN J. ABARCA
P.E. No. 49529

REVISIONS

1 CITY COMMENST 08-14-23

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

SITE ADDRESS:
1807-1809 MADISON STREET
HOLYWOOD, FL 33020

DRAWING NAME : SEDIMENT & EROSION CONTROL PLAN

PROJECT : PARKSIDE VUE

PREPARED FOR : JAVIER MARTIN

DESIGNED : M.A.

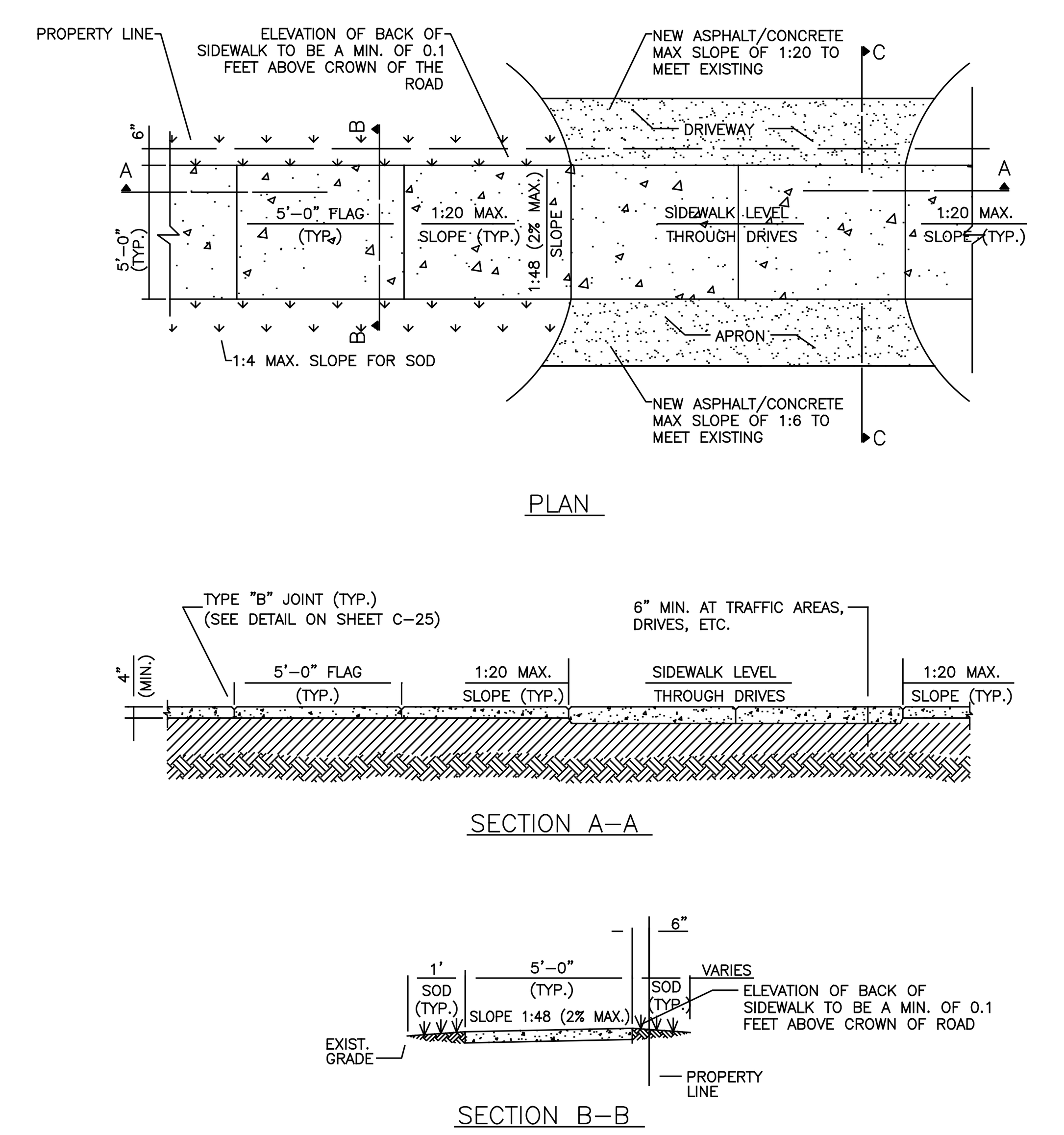
DRAWN : DISAICA LLC

SCALE : INDICATED

SHEET : 4 PD-3 OF 5 SHEETS

DATE : 05-09-2023

PROJ. : P23-0309-04



PLAN

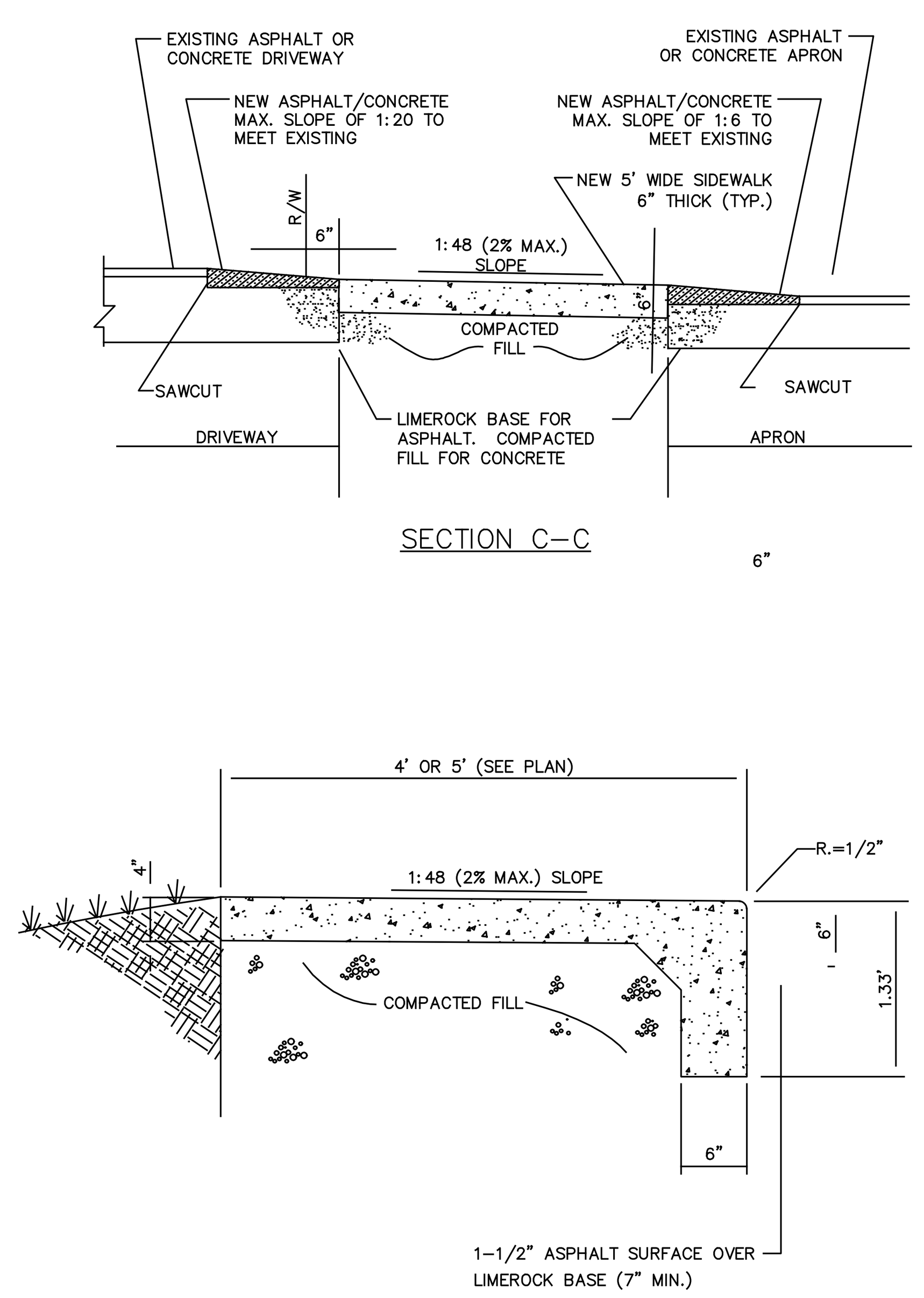
SECTION A–A

SECTION B–B

NOTE:

1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.

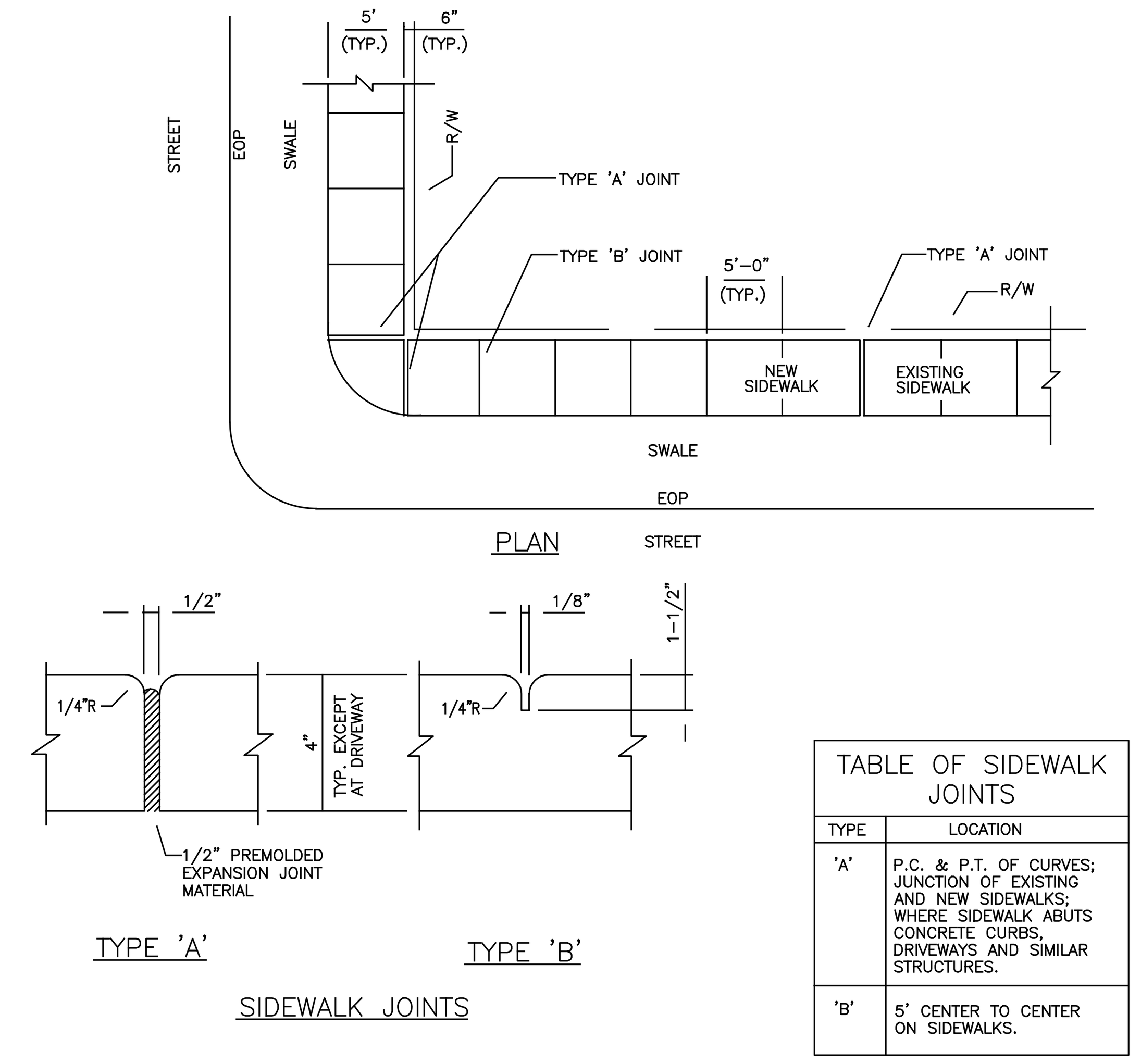
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION		REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)		DRAWING NO.: C–23
APPROVED: JG			



SECTION C–C

SIDEWALK WITH CURB

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C–24
APPROVED: JG		



PLAN

TYPE 'A'

TYPE 'B'

SIDEWALK JOINTS

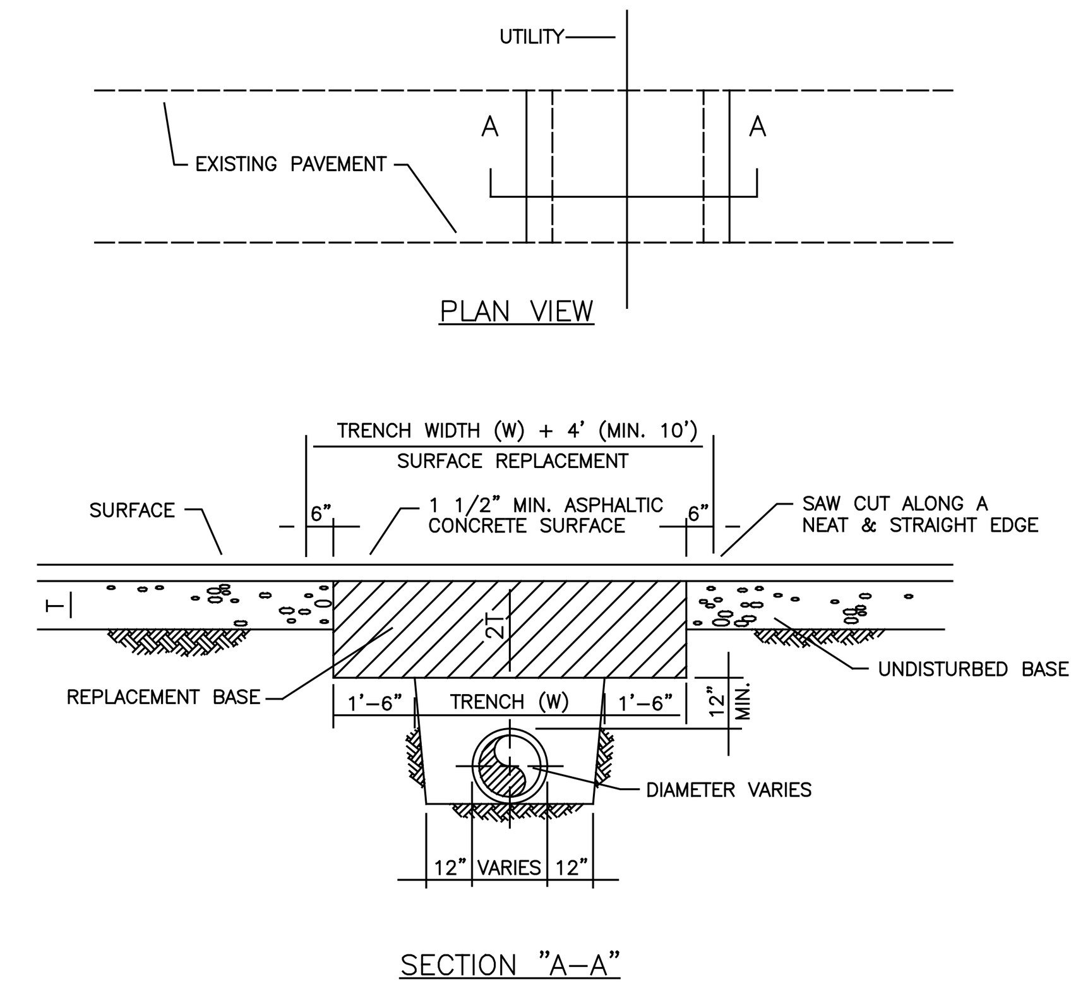
TABLE OF SIDEWALK JOINTS

TYPE	LOCATION
'A'	P.C. & P.T. OF CURVES; JUNCTION OF EXISTING AND NEW SIDEWALKS; WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.
'B'	5' CENTER TO CENTER ON SIDEWALKS.

NOTES:

1. CONCRETE SHALL BE CLASS 1 WITH MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
2. USE OF FIBER REINFORCED CEMENT IS PROHIBITED.
3. SIDEWALK LONGITUDINAL AND CROSS SLOPES SHALL MEET ADA STANDARDS.
4. SIDEWALK CURB RAMPS SHALL BE PROVIDED AT ALL DESIGNATED PEDESTRIAN CROSSING AT INTERSECTIONS PER FDOT STANDARD PLANS INDEX NO. 522–002.
5. THE VERTICAL DEVIATION OF THE COVER/LID OF A GIVEN UTILITY BOX/STRUCTURE SHALL NOT BE MORE THAN A ¼" DIFFERENCE IN HEIGHT/ELEVATION OF THE FINISHED SIDEWALK SURFACE.
6. 4" THICK MINIMUM (TYP.); 6" THICK AT DRIVEWAYS, EXTENDED TWO FEET ON BOTH SIDES BEYOND THE DRIVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C–25
APPROVED: JG		



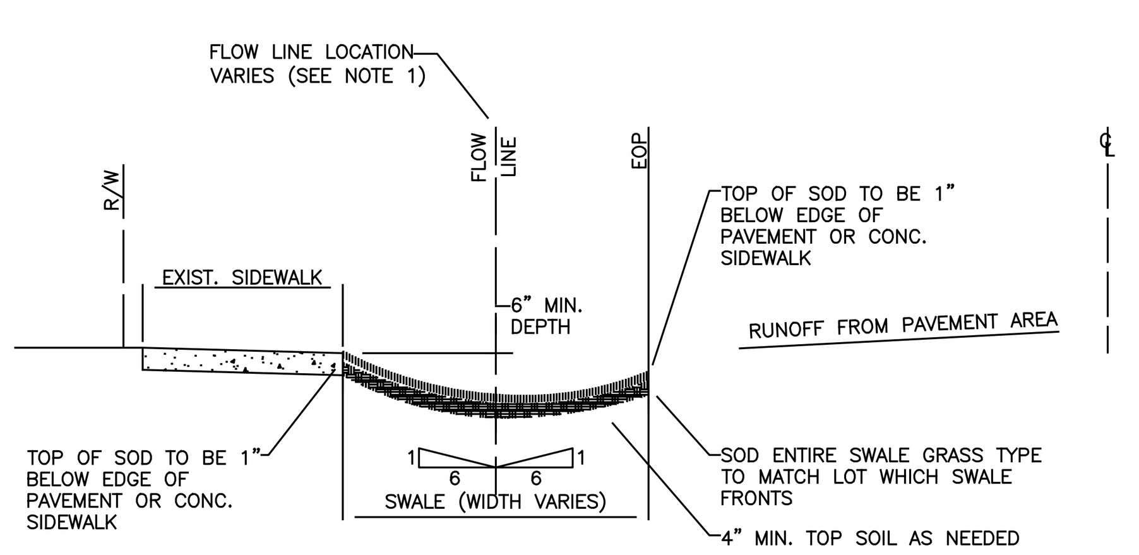
PLAN VIEW

SECTION "A–A"

NOTES:

1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T–180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

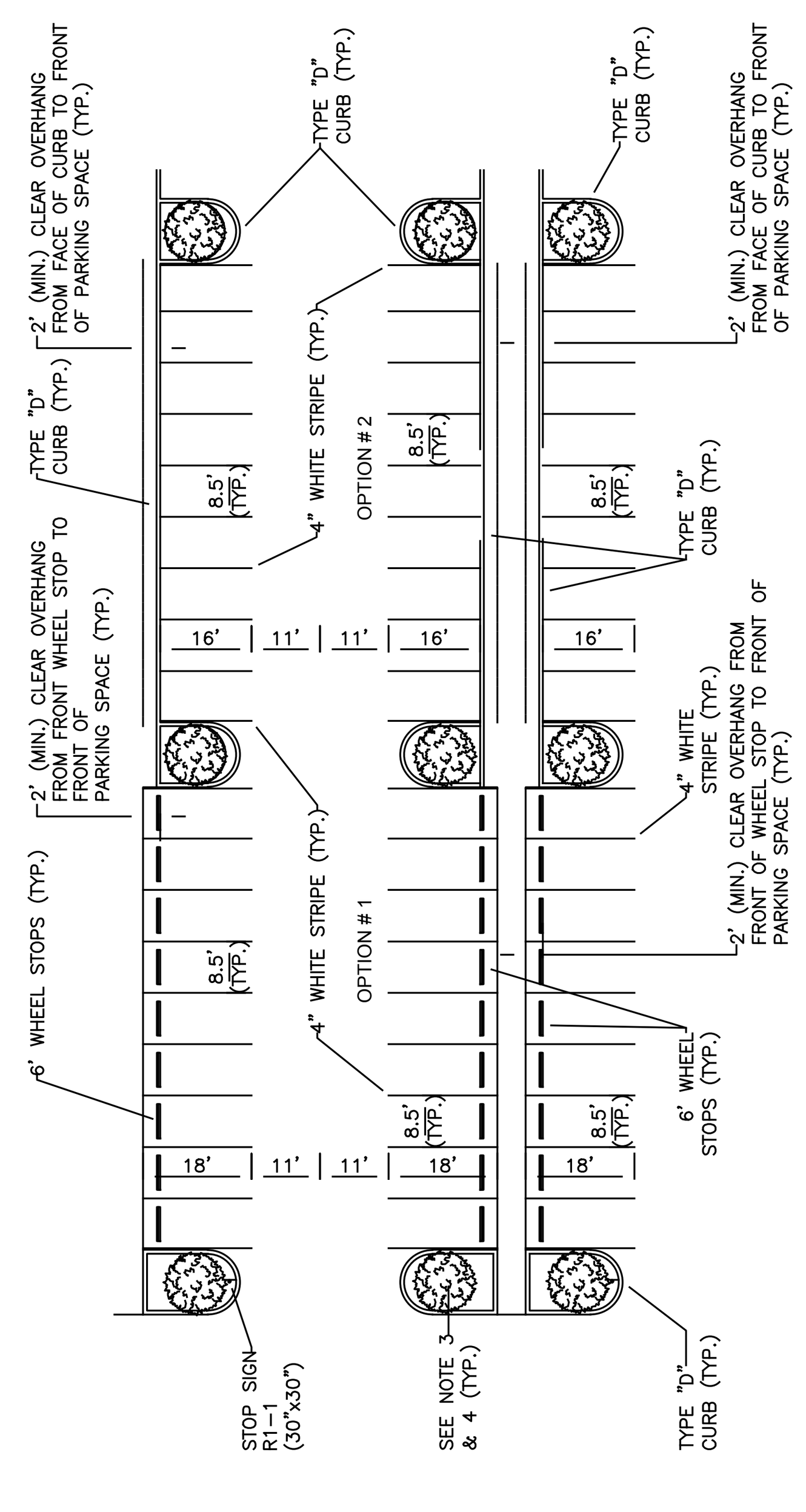
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	FLEXIBLE PAVEMENT RESTORATION PERPEND. UTILITY INSTALLATION	DRAWING NO.: C–31
APPROVED: JG		



NOTES:

1. HORIZONTAL BOTTOM (FLOW LINE) OF SWALE LOCATION IS TO BE PLACED AT THE POINT WHERE 6:1 SLOPE FROM THE EDGE OF S/W AND 6:1 SLOPE FROM EDGE OF PAVEMENT MEET.
2. TOP OF SOD ELEVATION AS SHOW ABOVE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TYPICAL SWALE GRADING	DRAWING NO.: C–33
APPROVED: JG		



NOTES:

1. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING DIVISION AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
2. ALL VEHICULAR TRAFFIC RELATED PAVEMENT MARKINGS SHALL BE TRAFFIC GRADE PAINT OR THERMOPLASTIC WHEN REQUIRED BY CITY ENGINEER. PARKING SPACE MARKINGS SHALL BE 4" REFLECTORIZED PAINT.
3. TERMINAL ISLANDS SHALL BE INSTALLED AT EACH END OF ALL ROWS OF PARKING SPACES. EACH ISLAND SHALL CONTAIN A MINIMUM OF 190 SQUARE FEET OF PERVIOUS AREA AND SHALL MEASURE THE SAME LENGTH AS THE ADJACENT PARKING STALL.
4. ONE TREE REQUIRED PER 190 SQ. FT. (OR PORTION THEREOF) OF TERMINAL ISLANDS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TYPICAL PARKING LOT LAYOUT WITHIN THE RAC AREA	DRAWING NO.: C–19
APPROVED: JG		

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

9–8–2023

MARVIN J. ABARCA
P.E. No. 49529

REVISIONS

CITY COMMENTS 08–14–23

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

SITE ADDRESS:
1807-1809 MADISON STREET
HOLYWOOD, FL 33020

DRAWING NAME : GENERAL DETAILS

PROJECT : PARKSIDE VUE

PREPARED FOR : JAVIER MARTIN

DESIGNED : M.A.

DRAWN : DISAICA LLC

SCALE : INDICATED

SHEET : 5 — PD–4 — OF 5 SHEETS

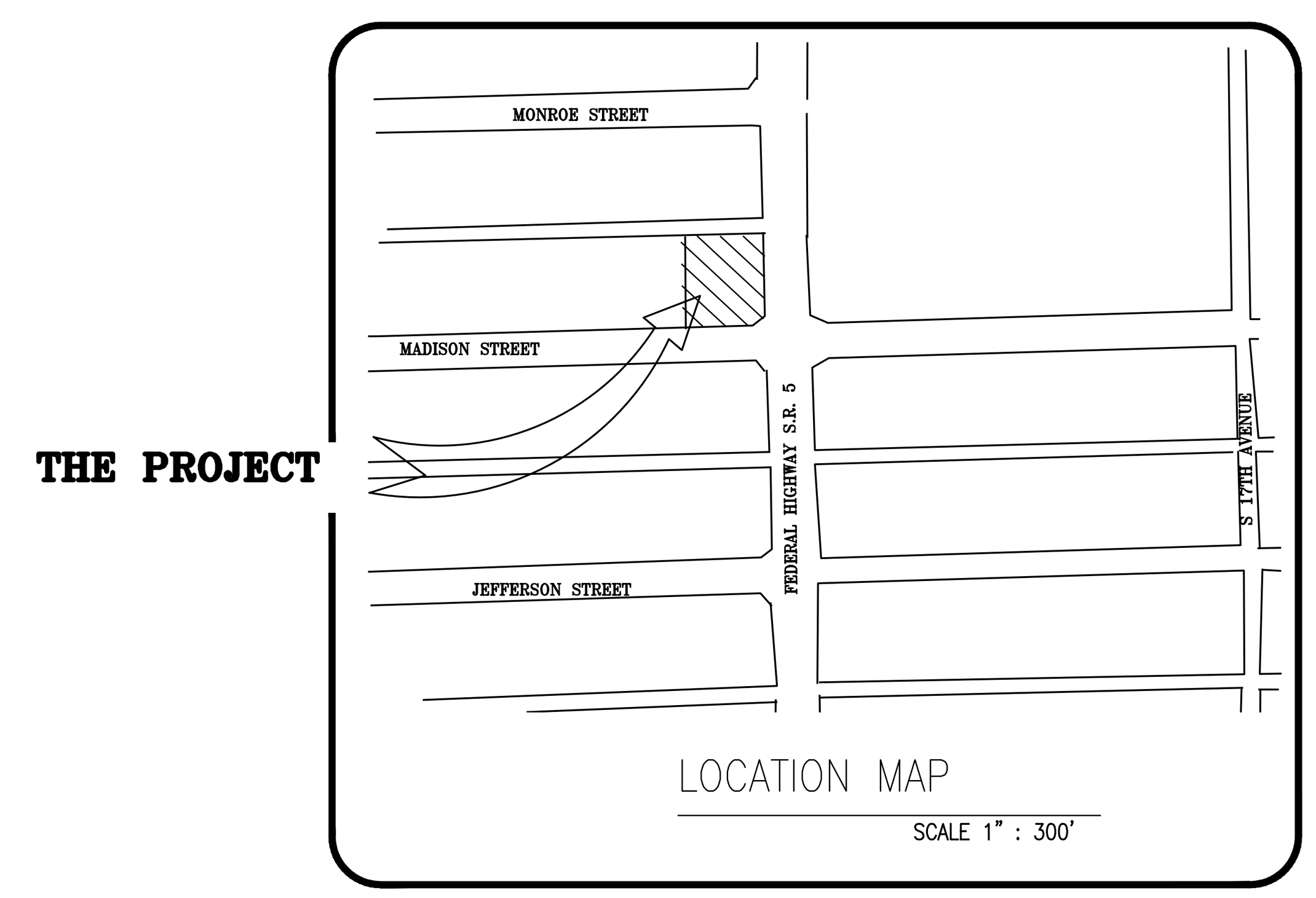
DATE : 08–14–2023

PROJ. : P23–0309–04

WATER & SEWER SERVICE CONNECTION PLAN FOR PARKSIDE VUE
1807-1809 MADISON ST. HOLLYWOOD, FL

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.



NOTE:
ALL ELEVATIONS SHOWN HERE ON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD)

LEGAL DESCRIPTION:

PARCEL 2:
LOT 13, IN BOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND
PARCEL 3:
LOT 14 AND 15, LESS THE EAST 15 FEET THEREOF, AND ALSO LESS SO MUCH THEREOF INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE TO ALINE WITCH IS 15 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 15, IN BLOCK 36, OF TOWN OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA

FOLIO # 51-4215-017-110

SEC. 15-51-42

INDEX:

ENGINEERING NOTES

1. IF DISCREPANCIES FOUND ON THESE PLANS OR BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS OR ANY OMISSIONS OR ERRORS THAT MIGHT PRODUCE DAMAGES DERIVED FROM THIS DESIGN, IT SHALL BE BROUGHT TO THE ENGINEER PRIOR TO BIDDING OR START OF ANY CONSTRUCTION.
2. IT IS THE OBLIGATION OF THE BIDDER OR THE CONTRACTOR TO MAKE HIS OWN INVESTIGATION AND SATISFY HIMSELF FULLY OF THE SUB-SURFACE CONDITIONS PRIOR TO SUBMITTING HIS BID. FAILURE TO DO SO WILL RELIEVE HIM OF HIS OBLIGATION TO COMPLETE THE WORK FULLY AND ACCEPTABLE TO THE ENGINEER AND THE OWNER FOR THE CONSIDERATION SET FORTH IN HIS BID.
3. CONTRACTOR, PRIOR TO START OF ANY CONSTRUCTION, SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES ON THE FIELD WITH THE APPROPRIATE UTILITY COMPANY. IN THE EVENT THAT ANY ADJUSTMENT BE NECESSARY DUE TO A DISCREPANCY FOR UTILITY LOCATION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS BEFORE PROCEEDING. CONTRACTOR SHALL EXERT CARE AND CAUTION IN PROTECTING ALL UTILITIES DURING THE COMPLETION OF HIS WORK. IN THE EVENT OF ANY DAMAGE THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE APPROPRIATE UTILITY COMPANY. ANY AND ALL COSTS INCURRED DUE TO DAMAGE SHALL BE SOLE RESPONSIBILITY OF THE CONTRACTOR. FORTY-EIGHT (48) HOURS BEFORE DIGGING CALL SUNSHINE, TOLL FREE 1-800-432-4770.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISITING UTILITIES NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS REPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
6. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURE ARE REQUIRED. THE ENGINEER IS TO REVIEW THEM AND BE PAID.
7. ALL INSPECTIONS WILL BE MADE BY THE ENGINEER OF RECORD AND BE PAID.
8. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
9. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER AND CITY ENGINEER PRIOR TO PLACING ASPHALT.
10. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF AS-BUILT CONSTRUCTION DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW AS-BUILT.
11. ALL AS-BUILT DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
12. NO MODIFICATIONS TO THESE PLANS ARE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. NO AGENCY INSPECTOR, CONTRACTOR, NOR THE OWNER ARE AUTHORIZED TO UNILATERALLY MODIFY THESE PLANS.
13. ALL WORK SHALL MEET CITY OF HOLLYWOOD COUNTY STANDARDS AND REGULATIONS.
14. CONTRACTOR SHALL NOTIFY 48 HOURS IN ADVANCE THE ENGINEER OF RECORDS FOR INSPECTION. THE ENGINEER SHOULD BE ABLE TO PROVIDE CERTIFICATION FOR CONSTRUCTION COMPLETION BASED ON VISUAL INSPECTIONS, IF REQUIRED AND BE PART OF ENGINEER'S CONTRACT WITH OWNER OR DEVELOPER.
15. THESE PLANS WERE PREPARED USING INFORMATION FROM SURVEY DONE BY NOSTER LLC

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-8-2023

MARVIN J. ABARCA
P.E. No. 49529

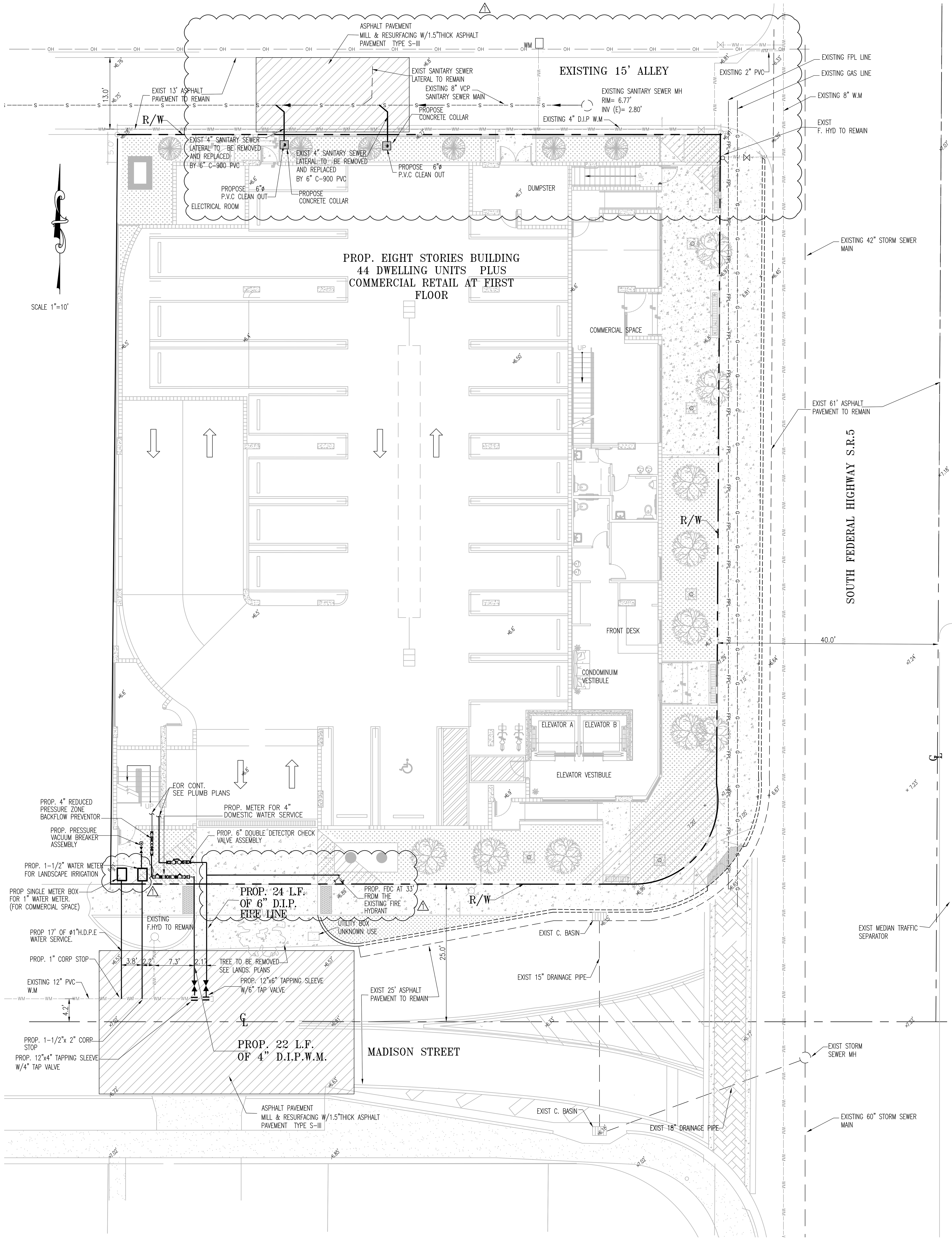
REVISIONS

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

SITE ADDRESS:
1807 MADISON STREET
HOLLYWOOD, FL 33020

DRAWING NAME : COVER SHEET
PROJECT : PARKSIDE VUE
PREPARED FOR : JAVIER MARTIN

DESIGNED : MARVIN ABARCA
DRAWN : DISAICA LLC
SCALE : INDICATED
SHEET : 1
CS
OF 4 SHEETS
DATE : 03-10-2023
PROJ. : P23-0309-04



SANITARY SEWER CALCULATIONS

THE FOLLOWING ARE THE FIXTURES TO BE USED PER ARCHITECT SITE PLAN PER BLDG. FOR TOTAL OF 44 UNITS
THERE ARE 26 UNITS W/ 1 BATH & 18 W/2 BATH

DESCRIPTION	QUANTITY	FIXTURE UNITS	TOTAL FIXTURE UNITS
LAVATORY	69	1	69
Toilet	69	4	276
URINAL	2	4	8
Janitory	1	2	2
KITCHEN SINK	44	2	88
DISHWASHER	44	2	88
Floor Drain	5	2	10
Drinking fountain	3	0.5	1.5
BATHTUB	44	2	88
WASHER MACHINE	44	2	88
TOTAL			719

PROPOSED ARE 2- 6" SANITARY SEWER LATERAL AT 1/8" PER FT. TO DISCHARGE TO EXISTING PUBLIC SANITARY SEWER

PER 2014 FLORIDA BUILDING CODE, PLUMBING PART, CHAPTER 7, TABLE 710.1(1) OF SECTION 710, ONE 6" SANITARY SEWER LATERAL AT 1/8" PER FT. HAS CAPACITY FOR 700 FIXTURE UNITS. THEN USING 2-6" LATERAL WILL PROVIDE A CAPACITY OF 719 FIXTURE UNITS

THEREFORE, 1,400 > 719 THEN OK

WATER CALCULATIONS

THE FOLLOWING ARE THE FIXTURES TO BE USED PER ARCHITECT SITE PLAN PER BLDG. FOR TOTAL OF 44 UNITS

DESCRIPTION	QUANTITY	W.S. F.U.	TOTAL W.S.F.U.
LAVATORY	69	0.7	48.3
TOILET	69	2.2	151.8
URINAL	2	3	6
JANITORY	1	3	3
KITCHEN SINK	44	1.4	61.6
DISHWASHER	44	1.4	61.6
Drinking fountain	3	0.25	0.75
BATHTUB	44	1.4	61.6
WASHER MACHINE	44	1.4	61.6
TOTAL			456.25

PER 2014 FLORIDA BUILDING CODE, PLUMBING PART, TABLE E103.3(3) OF APENDIX "E" SIZING OF WATER PIPE

456 W.S.F.U. CORRESPOND TO 123 G.P.M. 123 G.P.M.

ACTUAL WATER DEMAND IS 85% 104.55 G.P.M.

MINIMUM WATER SUPPLY PIPE "D" IS BASED ON FORMULA SHOWN AT SECTION D8 OF MIAMI DADE COUNTY PUBLIC WORKS DEPT. FOR WATER SUPPLY DISTRIBUTION SYSTEMS.

D=0.443 (MAX. WATER DEMAND) EXP. 0.45
D=0.443 (292) EXP.0.45 = 3.59
THEN 4" W.M. FOR DOMESTIC USE IS PROPOSED
THE PROPOSED IS A 4" DIAM., SEE WATER PLANS FOR MORE DETAILS

CHECKING WATER METER CAPACITY;

PER ABOVE CALCULATIONS, ACTUAL WATER DEMAND IS 105 G.P.M.
PROPOSED IS A 4" WATER METER
MAX. CAPACITY OF A 4" COMPOUND WATER METER IS 500 G.P.M. AT 20 PSI
METER CAPACITY 500 G.P.M. > ACTUAL DEMAND 105 G.P.M. THEN OK

W.S.F.U., DENOTES WATER SUPPLY FIXTURE UNITS
G.P.M., DENOTES GALLONS PER MINUTE

NOTE:
ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED.

LEGEND:

- EXISTING ELEVATION
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EDGE OF PAVEMENT LINE
- RIGHT OF WAY LINE
- CENTER LINE OF PAVEMENT
- EXISTING OVERHEAD LINE
- EXIST CATCH BASIN

NOTE:
WATER SUPPLY AND ANY NEW HYDRANTS SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (2018 ED.) SECTION 16.4.3.1.1

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER
9-8-2023
MARVIN J. ABARCA
P.E. No. 49529

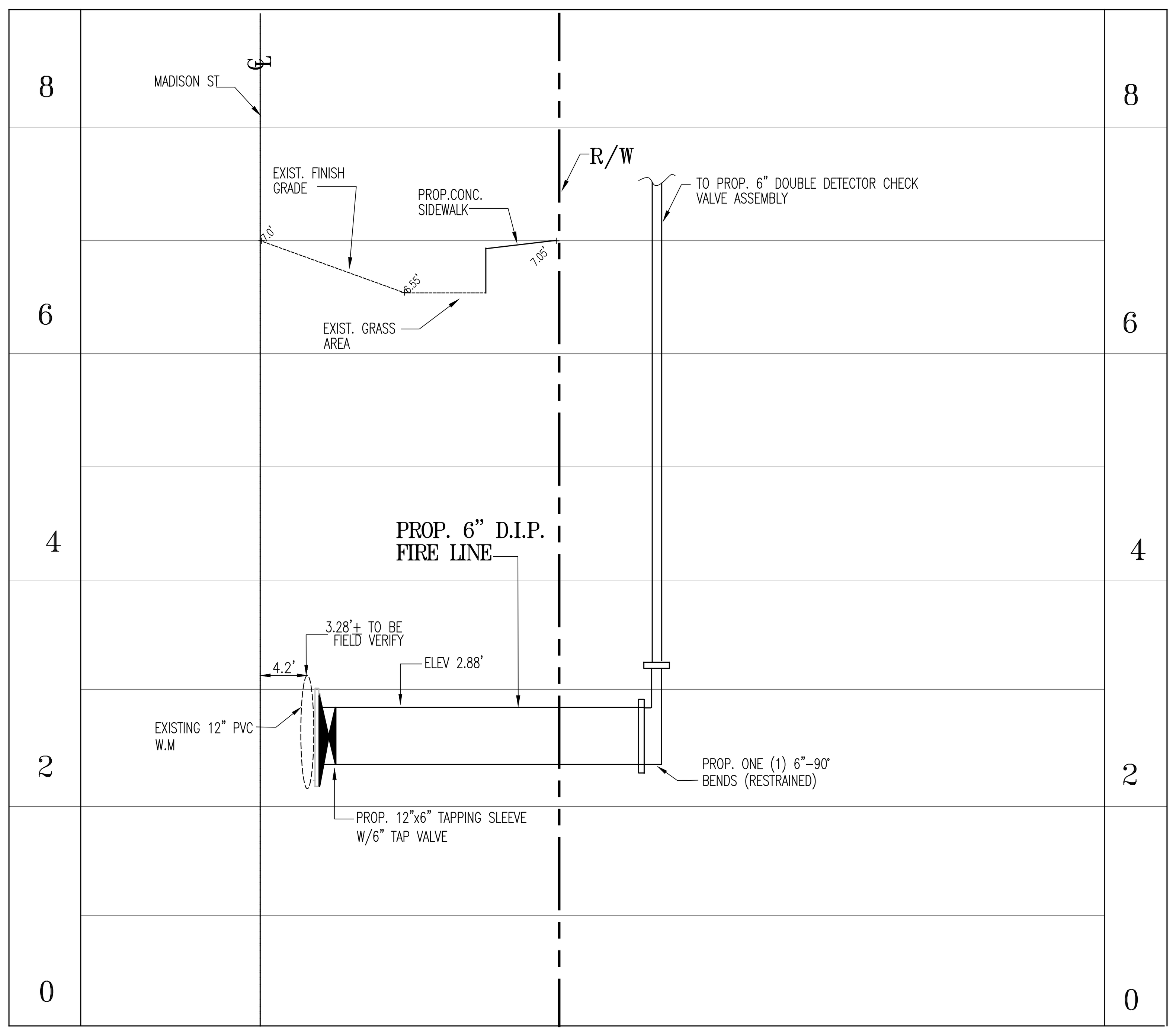
REVISIONS
1 CITY COMMENT 08-14-23

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

SITE ADDRESS:
1807-1809 MADISON STREET
HOLYWOOD, FL 33020

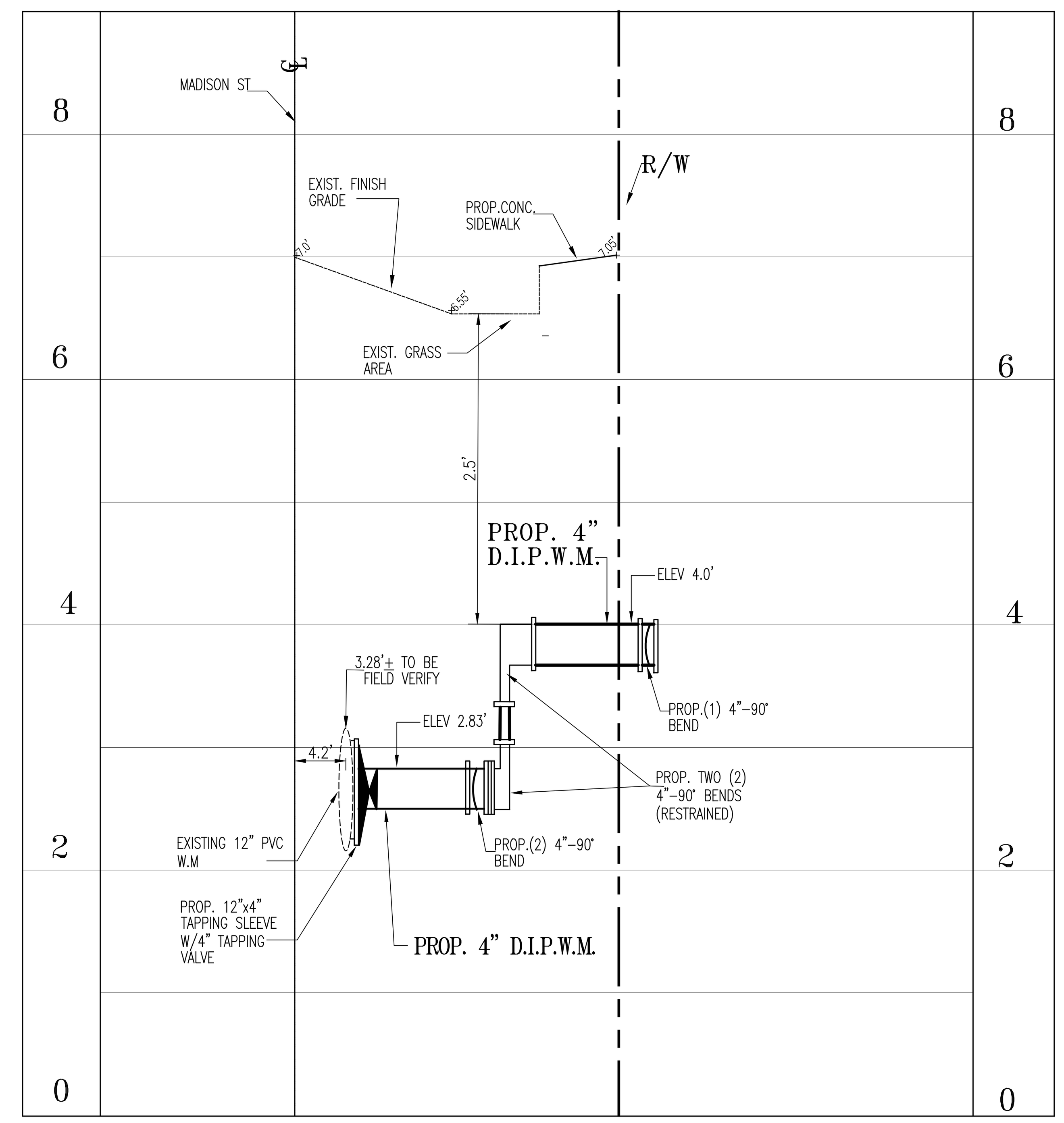
DRAWING NAME: WATER & SEWER PLAN
PROJECT: PARKSIDE VUE
PREPARED FOR: JAVIER MARTIN

DESIGNED: M.A.
DRAWN: DISAICA LLC
SCALE: INDICATED
SHEET: 2 OF 4 SHEETS
WS-1
DATE: 03-10-2023
PROJ.: P23-0309-04



FIRE LINE PROFILE

HOR. 1"=1' VER. 1"=10'



WATER MAIN PROFILE

HOR. 1"=10' VER. 1"=1'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-8-2023

MARVIN J. ABARCA
P.E. No. 49529

REVISIONS

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C, MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

SITE ADDRESS:
1807-1809 MADISON STREET
HOLYWOOD, FL 33020

DRAWING NAME : WATER PROFILES

PROJECT : PARKSIDE VUE

PREPARED FOR : JAVIER MARTIN

DESIGNED :	M.A.
DRAWN :	DISAICA LLC
SCALE :	INDICATED
SHEET : 3	WS-2
OF 4	SHEETS
DATE :	03-10-2023
PROJ. :	P23-0309-04

WATER SYSTEM NOTES:

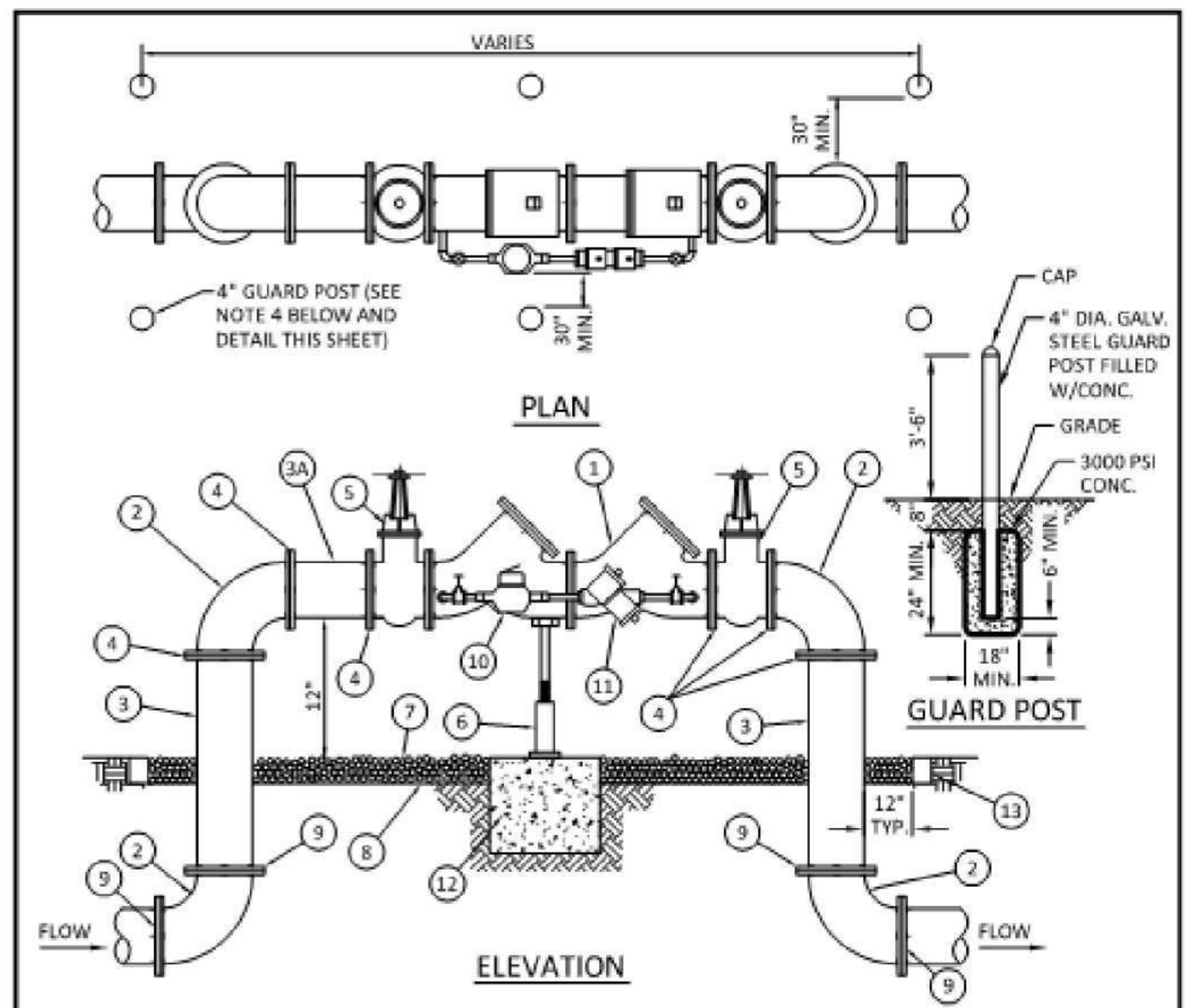
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
2. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
3. AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
4. NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
5. POLYETHYLENE ENCASEMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
6. THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
7. FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
8. GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES 3" THROUGH 16" IN DIAMETER SHALL BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. VALVES FOR SPECIAL APPLICATIONS WILL REQUIRE CITY UTILITY APPROVAL.
9. VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY.
10. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.

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

WATER SYSTEM NOTES (CONTINUED):

11. ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
12. ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
13. FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
14. ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
15. PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
16. ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
17. THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
18. MINIMUM HORIZONTAL SEPARATION BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 3'.
19. MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM VERTICAL SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
21. PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
22. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES		DRAWING NO. W-02
APPROVED: XXX			

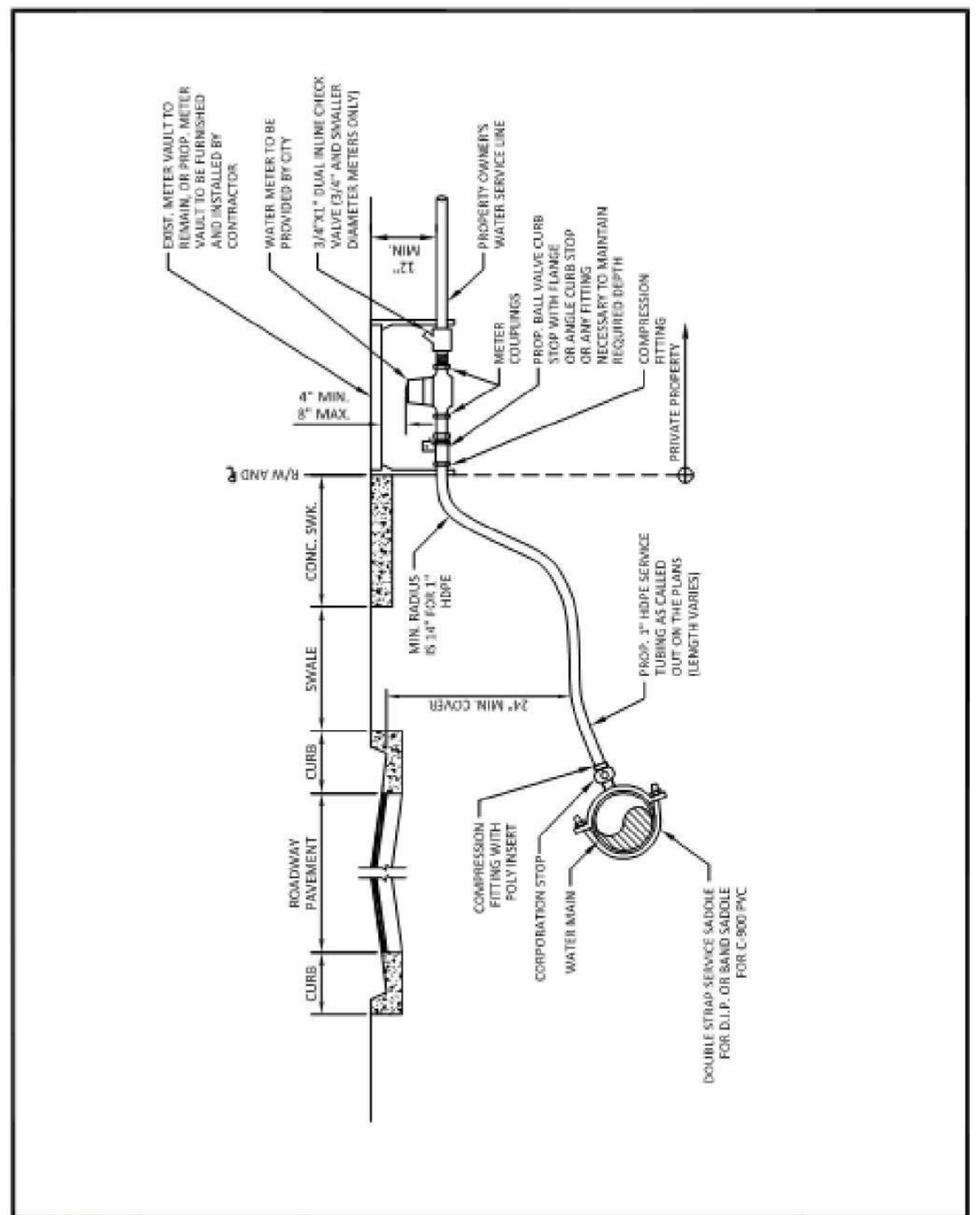


MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	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

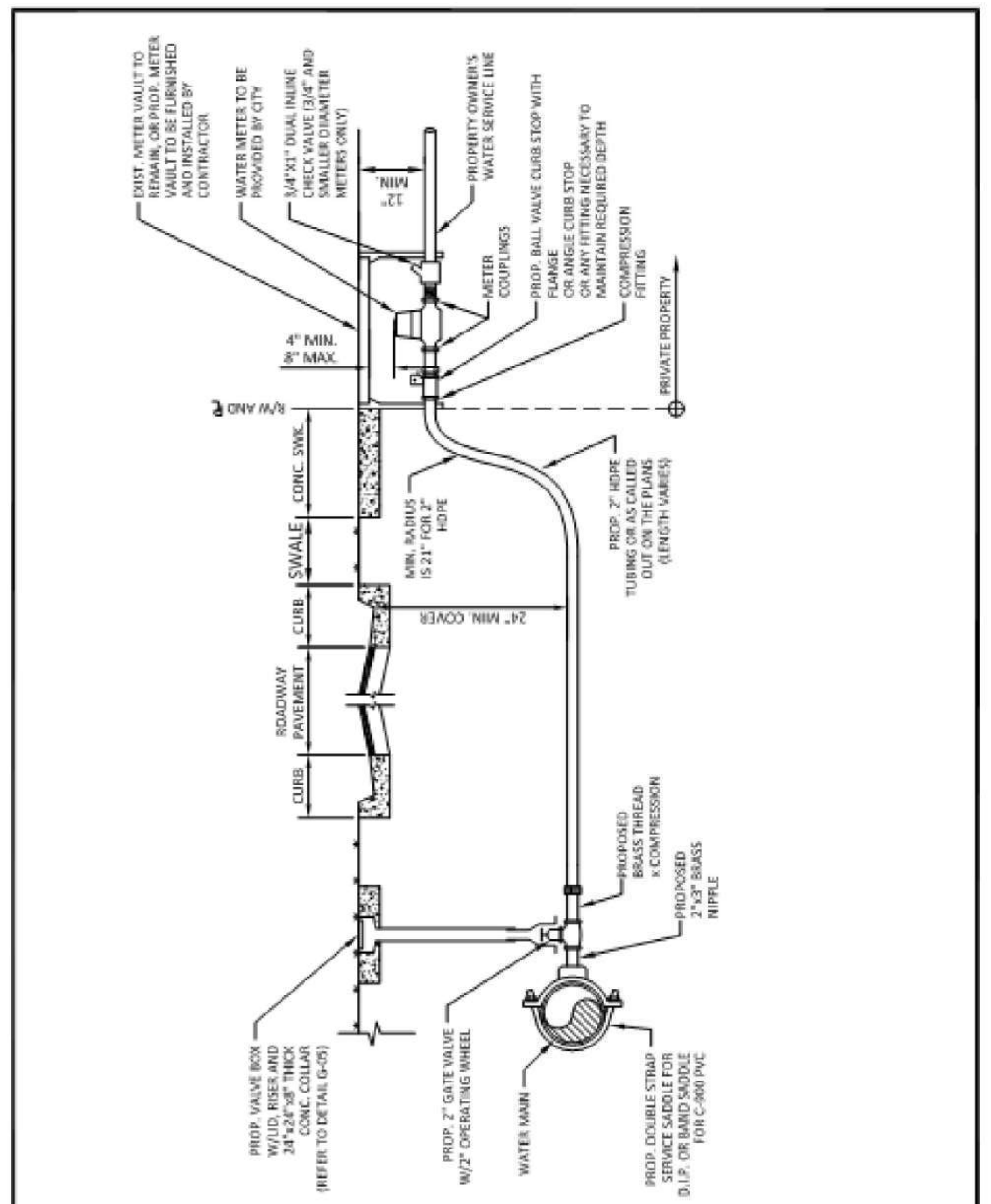
NOTES:

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.

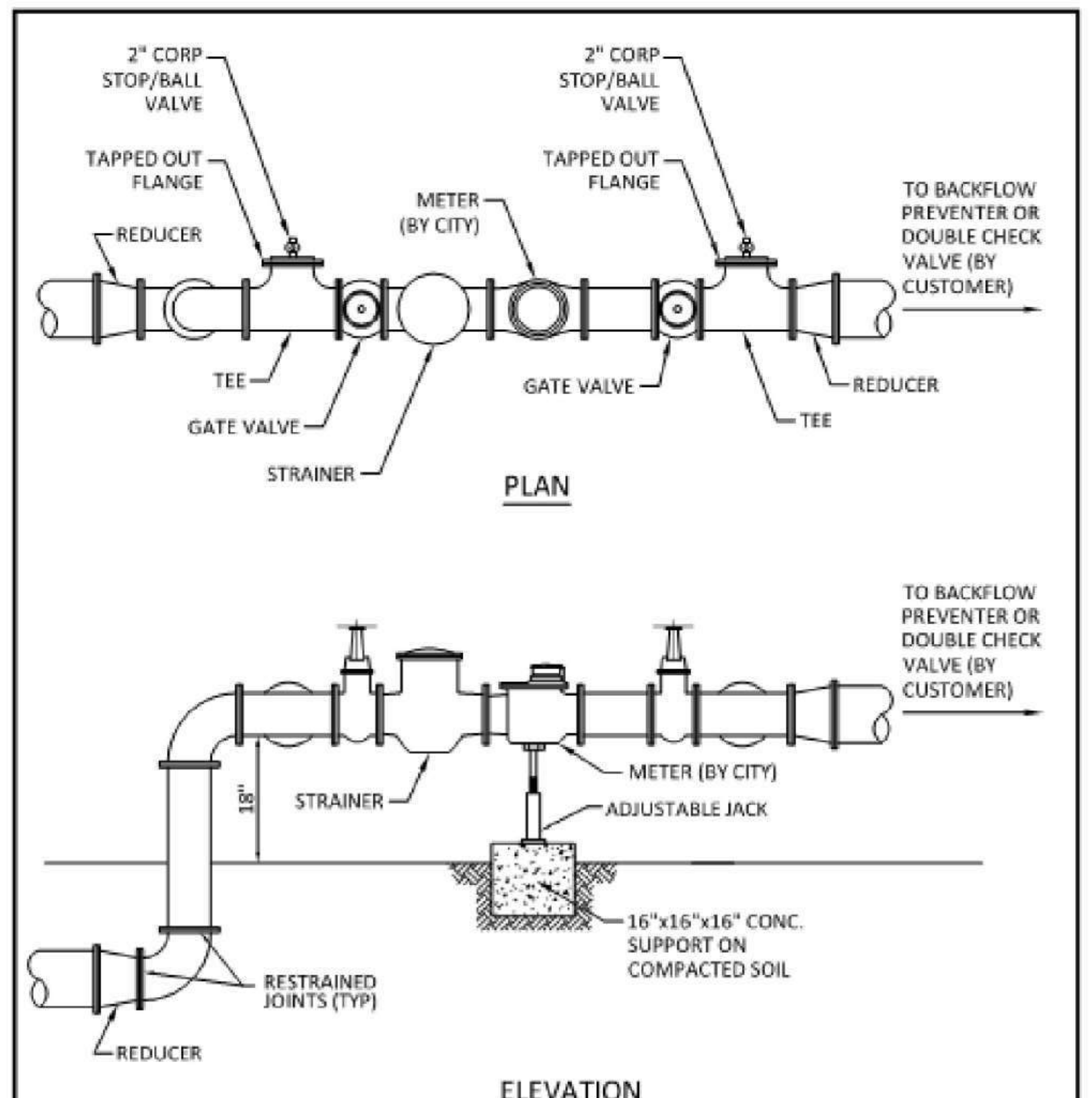
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)		DRAWING NO. W-03
APPROVED: XXX			



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 1" HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS		DRAWING NO. W-08
APPROVED: XXX			



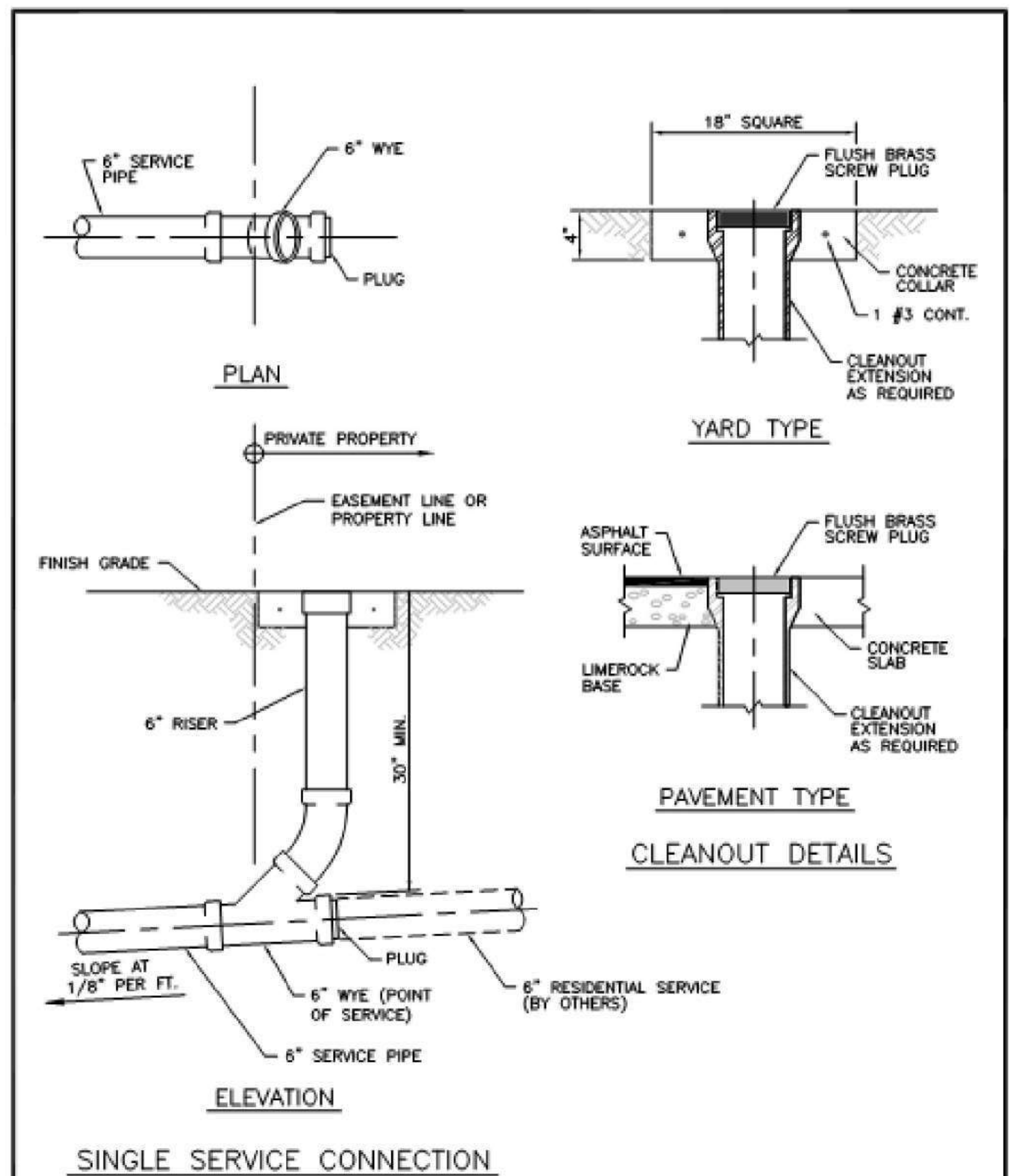
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS		DRAWING NO. W-09
APPROVED: XXX			



NOTES:

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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	TYPICAL METER 3" DIAMETER AND LARGER		DRAWING NO. W-11
APPROVED: XXX			



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. S-12
APPROVED: XXX			

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

MARVIN J. ABARCA LICENSE NO. 49529 STATE OF FLORIDA PROFESSIONAL ENGINEER

9-8-2023

MARVIN J. ABARCA
P.E. No. 49529

REVISIONS

AB ENGINEERS, INC.
ENGINEERING PLANNING INSPECTIONS
CERTIFICATE No. EB-7894
15315 NW 60 Ave Suite C. MIAMI LAKES FL 33014
PHONE: (786) 452 7313
marvin@abengineers.net

SITE ADDRESS:
1807-1809 MADISON STREET
HOLYWOOD, FL 33020

DRAWING NAME : WATER DETAILS

PROJECT : PARKSIDE VUE

PREPARED FOR : JAVIER MARTIN

DESIGNED : M.A.

DRAWN : DISAICA LLC

SCALE : INDICATED

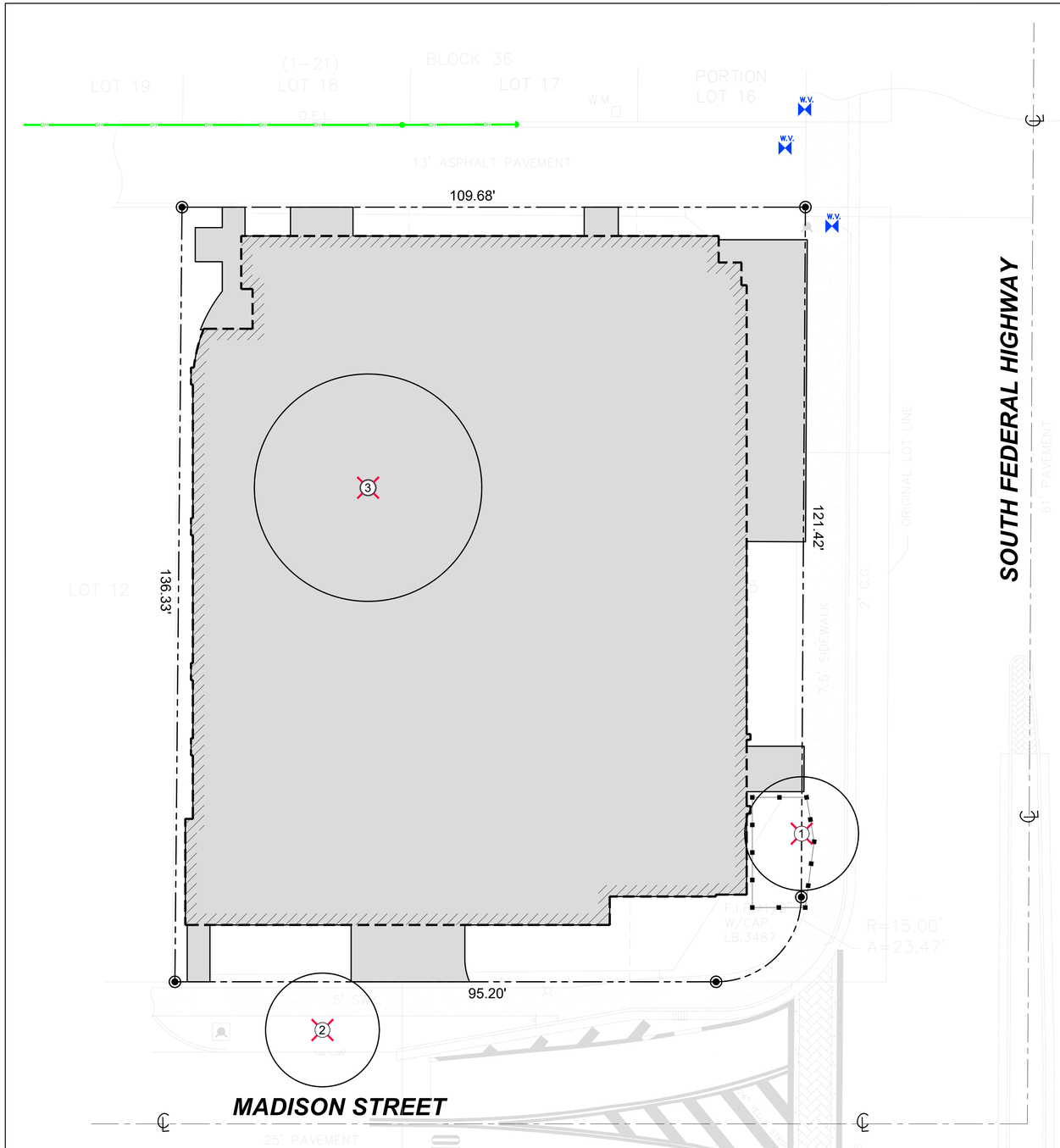
SHEET : 4

WS-3

OF 4 SHEETS

DATE : 03-10-2023

PROJ. : P23-0309-04



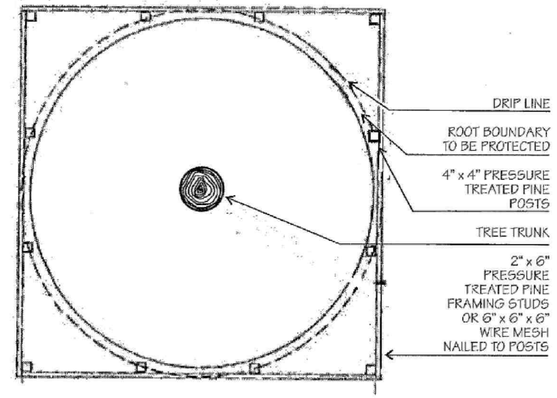
EXISTING TREE DISPOSITION PLAN

SCALE: 0 8 16 24 feet

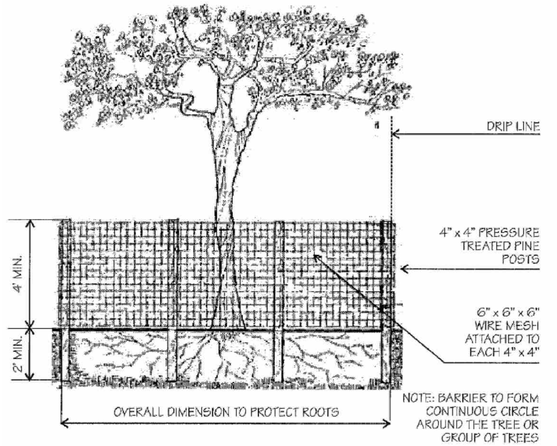
1/8" = 1'-0"

TREE DISPOSITION LEGEND

0 — Existing tree or palm to be transplanted	LIMITS OF EXISTING TREE & PALM PROTECTION ZONE
0 — Existing tree or palm to be removed	PROPOSED BUILDING & PAVED AREAS
0 — Tree / Palm	Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.



IT IS CRITICAL TO EXISTING TREE SURVIVAL TO PROVIDE PROTECTION DURING CONSTRUCTION. THIS DETAIL CAN BE USED AROUND ONE OR MORE TREES AND WILL PROVIDE PROTECTION FROM CONSTRUCTION EQUIPMENT.



°EXITING TREE PROTECTION DETAIL°

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

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!

1

EXISTING TREE DISPOSSITION LIST

No.	Common Name	Scientific Name	Diameter DBH (in)	DBH (in) for Mitigation	Height (ft)	Spread (ft)	Condition	Disposition
1	Bucida buceras 'Shady Lady'	Black Olive	20	0	20	20	Poor	Remove
2	Bucida buceras 'Shady Lady'	Black Olive	19	19	20	20	Fair	Remove
3	Mangifera indica	Mango	29	29	20	40	Fair	Remove
	Total mitigation Required =	68" + 0 Palms / Trees						
	Total mitigation Provided =	8" (2 Clusia rosea)						

30 Trees (2" DBH / 12' OA) can not be reasonably replaced on the property.
Tree Trust Fund contribution of $10,500 will be required for the mitigation deficit

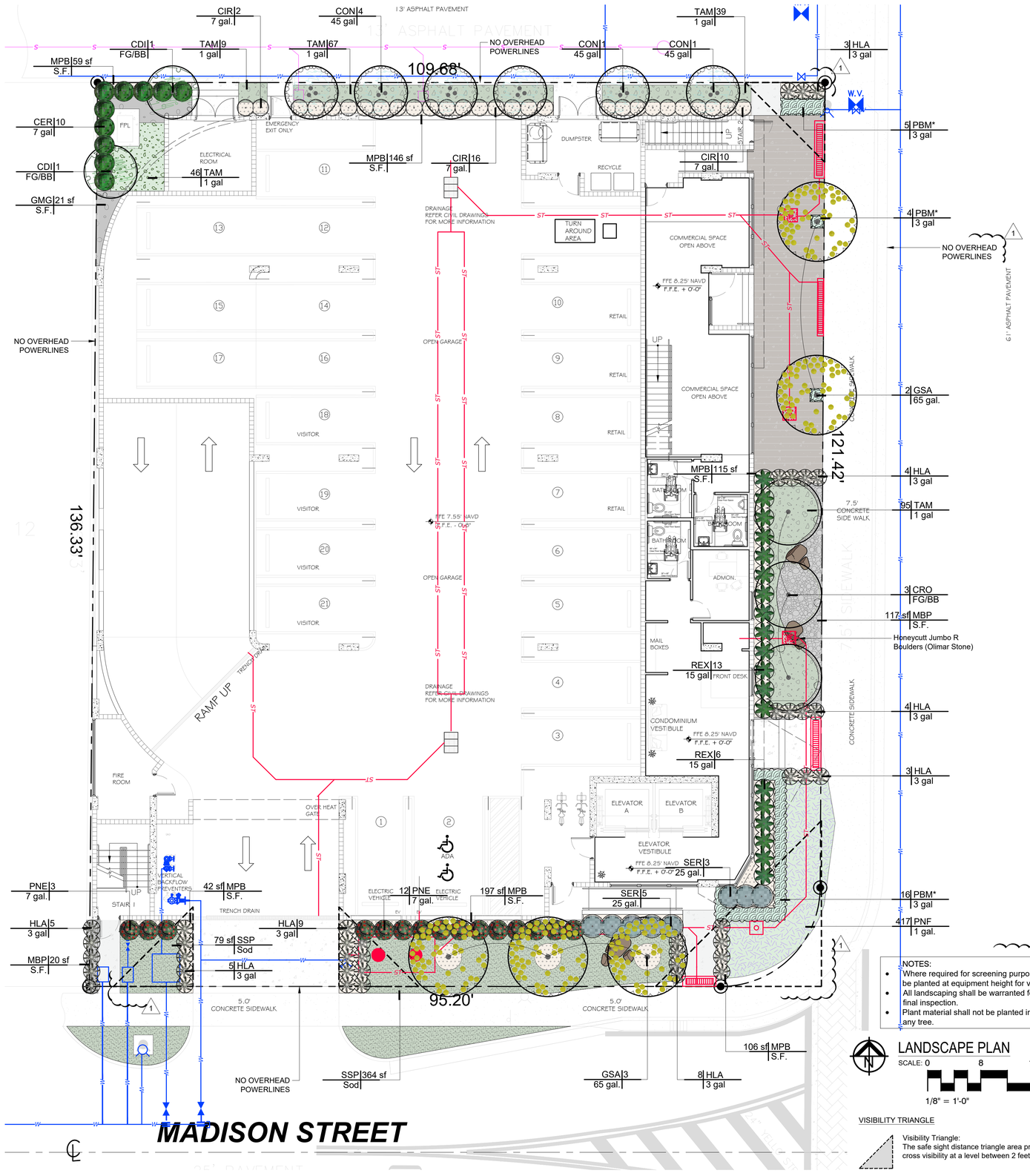
ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

DERICK LANGEL
Landscape Architect LA666705
ISA Certified Arborist FL6439A

REVISIONS:
1. City Comments and Coordination: 10-26-23

PROJET NAME
PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

SHEET INFORMATION:
Drawing Size 24x36
Project #: 2022-12-156 IAAI
Drawn By: ALD
Checked By: DL
Title: EXISTING TREE DISPOSITION PLAN
Sheet Number: **L-100**
Date: - March 15, 2023



NOTES:
- Where required for screening purposes, hedge shall be planted at equipment height for visual screening.
- All landscaping shall be warranted for 1 year after final inspection.
- Plant material shall not be planted in the root balls of any tree.

LANDSCAPE PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

VISIBILITY TRIANGLE

Visibility Triangle:
The safe sight distance triangle area provide unobstructed cross visibility at a level between 2 feet and 6.5 feet.

CITY OF HOLLYWOOD ZONING: FH-2
GENERAL LANDSCAPING REQUIREMENTS

Lot area: 14,926 S.F.

PERIMETER LANDSCAPE (STREET TREES):

One street tree (min. 12' ht x 2" DBH) per 50 L.F. of street frontage of property
121.42' (South Federal Highway) + 95.20' (Madison St.) = 216.62 L.F. / 50 L.F. = 4.33
REQ.: 5 Trees
PROV.: 5 Trees (0 Existing + 5 Proposed)

Alley buffer, 1 tree for every 20 linear feet.
109.68' L.F. / 20 L.F. = 5.48
REQ.: 6 Trees
PROV.: 6 Trees (0 Existing + 6 Proposed)

OPEN SPACE:

A minimum of 0% of the total site area must be landscape open space.
14,926 S.F. (Lot Area) * 0% = 0 S.F.
REQ.: 0 S.F.
PROV.: 2,216 S.F. (3%)

OPEN SPACE (LOT TREES):

A minimum of one tree per 1,000 S.F. of pervious area of property (2,216 S.F.)
2,216 S.F. (Pervious Area) / 1,000 S.F. = 2.2
REQ.: 3 Trees
PROV.: 3 Trees (0 Existing + 3 Proposed)

TOTAL TREES REQUIRED: 14
TOTAL TREES PROVIDED: 14 + (2 Additional trees for mitigation)

NATIVE TREES:
A minimum of 60% of required trees shall be native species.
REQ.: 9 Trees
PROV.: 14 Tree s

SHRUBS:
10 for each required tree
REQ.: 140 Shrubs
PROV.: 146 Shrubs

NATIVE SHRUBS:
A minimum of 50% of required shrubs shall be native species.
REQ.: 70 Shrubs
PROV.: 102 Shrubs

Plant material shall not be planted in the root balls of any tree.
100% irrigation coverage will be provided by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances and the Regulations of the South Florida Water Management District or apply xeriscape principles. (See the City of Hollywood Landscape Manual).
Projects shall comply or meet with green building certification requirements. No invasive plant species shall be placed on site.
As per City of Hollywwod, Green Building Practices, at least 80% of plants, trees and grasses per the South Florida Water Management District recommendations.

PLANT SCHEDULE GROUND

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD
CRO	3	Clusia rosea	Pitch Apple	FG/BB	4"	16` OA	6`-8`
CDI	2	Coccoloba diversifolia	Pigeon Plum	FG/BB	4"	16` OA	6`-8`
CON	6	Conocarpus erectus `Sericeus`	Silver Buttonwood	45 gal	2"	12` OA	4`-6`
GSA	5	Guaiacum sanctum	Lignum Vitae	65 gal.	4"	14` OA	6`-8`

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH
CIR	28	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	7 gal.	3.5`	2.5`
CER	10	Conocarpus erectus	Green Buttonwood	7 gal	4` OA	2.5`
HLA	41	Hymenocallis latifolia	Spider Lily	3 gal	2`	2`
PNE	15	Psychotria nervosa	Wild Coffee	7 gal.	2.5` OA	3.5`
REX	19	Rhapis excelsa	Lady Palm	15 gal	3`-4`	3` - 4`
SER	8	Serenoa repens 'Cinerea'	Saw Palmetto	25 gal.	3`	3`

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH
PBM*	25	Philodendron `Burle Marx`	Philodendron `Burle Marx`	3 gal	2`	2`

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD
PNF	417	Phyla nodiflora	Frogfruit	1 gal.		
TAM	256	Trachelospermum asiaticum `Minima`	Minima Jasmine	1 gal		

AGGREGATES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD
GMG	56 sf	Gray Marble Gravel 1/2"	1/2" Grey Marble Gravel	S.F.		
MBP	137 sf	Mexican Black Pebbles	Black Pebbles	S.F.		
MPB	679 sf	Mulch Pine Bark	Pine Bark Mini Nuggets Mulch	S.F.		

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD
SSP	443 sf	Stenotaphrum secundatum `Palmetto`	Palmetto St. Augustine Grass	Sod		

MITIGATION CALCULATIONS

D.B.H. MITIGATION:

QTY	HGT FEET	DBH INCHES	BOTANICAL / COMMON NAME	REPLACEMENT INCHES
2	16	4	Clusia rosea - Pitch Apple	8
			Mitigation Provided	8
			Mitigation Required	68

30 Trees (2" DBH / 12' OA) can not be reasonably replaced on the property.
Tree Trust Fund contribution of $10,500 will be required for the mitigation deficit

EXISTING TREE LEGEND

(0) The Existing trees and palms that remained in their original location

Tree / Palm

EXISTING TREE TO REMAIN

No.	Common Name	Scientific Name
1	Bucida buceras 'Shady Lady'	Black Olive

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com
DERICK LANGEL
Landscape Architect LA666705
ISA Certified Arborist FL6439A

REVISIONS:
1 City Comments and Coordination 10-28-23

PROJUET NAME
PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

SHEET INFORMATION:
Drawing Size 24x36
Project #: 2022-12-156 IAAI
Drawn By: ALD
Checked By: DL
Title: LANDSCAPE PLAN
Sheet Number: L-200
Date: - March 15, 2023

PLANT SCHEDULE GROUND

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CRO	3	Clusia rosea	Pitch Apple	FG/BB	4"	16` OA	6`-8`	Florida Native - Drought Tolerant - WaterWise: South Florida Landscapes Plant Guide
CDI	2	Coccoloba diversifolia	Pigeon Plum	FG/BB	4"	16` OA	6`-8`	STD - Florida Native - WaterWise: South Florida Landscapes Plant Guide
CON	6	Conocarpus erectus `Sericeus`	Silver Buttonwood	45 gal	2"	12` OA	4`-6`	Drought Tolerant - STD - Florida Native - 4' CT Minimum - WaterWise: South Florida Landscapes Plant Guide
GSA	5	Guaiacum sanctum	Lignum Vitae	65 gal.	4"	14` OA	6`-8`	Florida Native - WaterWise: South Florida Landscapes Plant Guide

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	REMARKS
CIR	28	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	7 gal.	3.5`	2.5`	Florida Native - WaterWise: South Florida Landscapes Plant Guide
CER	10	Conocarpus erectus	Green Buttonwood	7 gal	4` OA	2.5`	Florida Native - WaterWise: South Florida Landscapes Plant Guide
HLA	41	Hymenocallis latifolia	Spider Lily	3 gal	2`	2`	Native - WaterWise: South Florida Landscapes Plant Guide
PNE	15	Psychotria nervosa	Wild Coffee	7 gal.	2.5` OA	3.5`	Florida Native - WaterWise: South Florida Landscapes - Plant Guide
REX	19	Rhapis excelsa	Lady Palm	15 gal	3`-4`	3` - 4`	Shade Grown - WaterWise: South Florida Landscapes Plant Guide
SER	8	Serenoa repens 'Cinerea'	Saw Palmetto	25 gal.	3`	3`	Florida Native - Drought Tolerant - WaterWise: South Florida Landscapes Plant Guide

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	SPACING	
PBM*	25	Philodendron `Burle Marx`	Philodendron `Burle Marx`	3 gal	2`	2`	24" o.c.	

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
PNF	417	Phyla nodiflora	Frogfruit	1 gal.			9" o.c.	Florida Native
TAM	256	Trachelospermum asiaticum `Minima`	Minima Jasmine	1 gal			15" o.c.	WaterWise: South Florida Landscapes Plant Guide

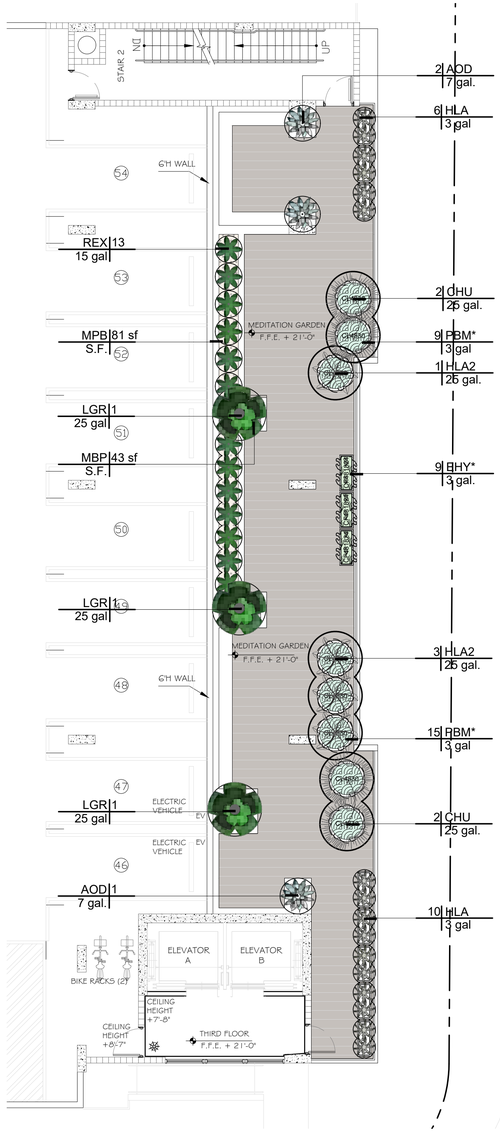
AGGREGATES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
GMG	56 sf	Gray Marble Gravel 1/2"	1/2" Grey Marble Gravel	S.F.				3" Layer - Substitute for Gray Pearock if Desired
MBP	137 sf	Mexican Black Pebbles	Black Pebbles	S.F.				
MPB	679 sf	Mulch Pine Bark	Pine Bark Mini Nuggets Mulch	S.F.				3" Layer

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
SSP	443 sf	Stenotaphrum secundatum `Palmetto`	Palmetto St. Augustine Grass	Sod				Shade tolerant

REFERENCE_NOTES_SCHEDULE_THIRD_FLOOR

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY
	Old Town Fiberglass Planter CL4830 CYLINDER WITH RIM 48"DIA. x 30"H **3" RIM** SUB SAUCER	8
	Old Town Fiberglass Planter CF481824 CARDIFF TAPERED RECTANGLE 48"L x 18"W x 24"H (42 lbs) SUB SAUCER Built in Perforated Sub-floor- Specify Siphon Tube or Drain Plug with Over Flow Plug	11

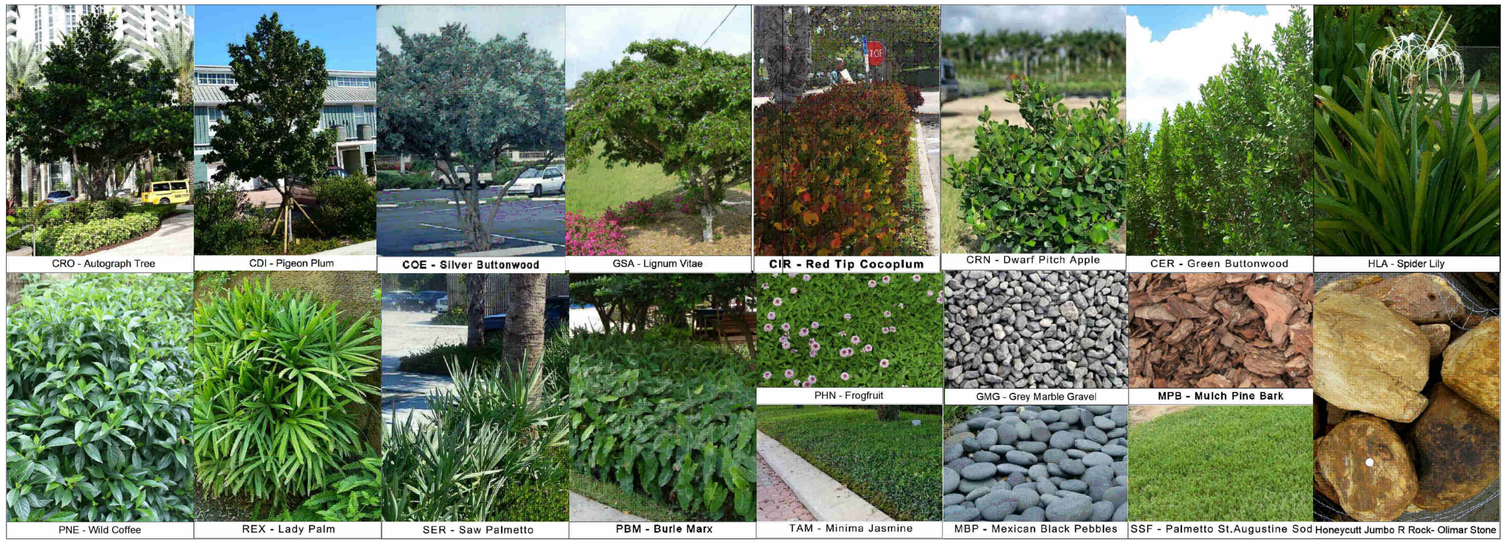
OLD TOWN FIBERGLASS PLANTER
MODEL: CURRENT / COLOR: TBD



LANDSCAPE THIRD FLOOR

SCALE: 0 8 16 24 feet

1/8" = 1'-0"



PLANT SCHEDULE THIRD FLOOR

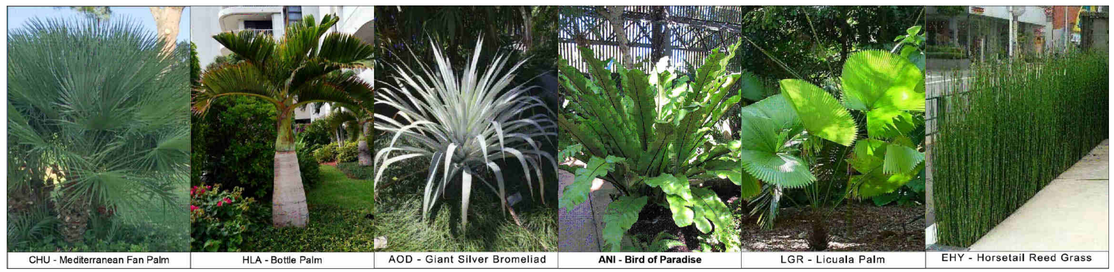
PALMS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
CHU	4	Chamaerops humilis	Mediterranean Fan Palm	25 gal.	Multi Stems	5`-6`	4` - 6`	
HLA2	4	Hyophorbe lagenicaulis	Bottle Palm	25 gal.	4"-6"	6`-8` OA	5`-6`	Single

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	
AOD	3	Alcantarea odorata	Giant Silver Bromeliad	7 gal.	3`	3`-4`	
HLA	16	Hymenocallis latifolia	Spider Lily	3 gal	2`	2`	Native - WaterWise: South Florida Landscapes Plant Guide
REX	13	Rhapis excelsa	Lady Palm	15 gal	3`-4`	3` - 4`	Shade Grown - WaterWise: South Florida Landscapes Plant Guide

LARGE SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	
LGR	3	Licuala grandis	Licuala Palm	25 gal	3"	6` OA	

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	SPACING	
EHY*	9	Equisetum hyemale	Horsetail Reed Grass	3 gal.	2` OA	1`	18" o.c.	Native - Drought Tolerant
PBM*	24	Philodendron `Burle Marx`	Philodendron `Burle Marx`	3 gal	2`	2`	24" o.c.	

AGGREGATES	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
MBP	48 sf	Mexican Black Pebbles	Black Pebbles	S.F.				
MPB	80 sf	Mulch Pine Bark	Pine Bark Mini Nuggets Mulch	S.F.				3" Layer



ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

DERICK LANGEL
Landscape Architect LA666705
ISA Certified Arborist FL6439A

REVISIONS:
1 City Comments and Coordination 10-28-23

PROJUET NAME

PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

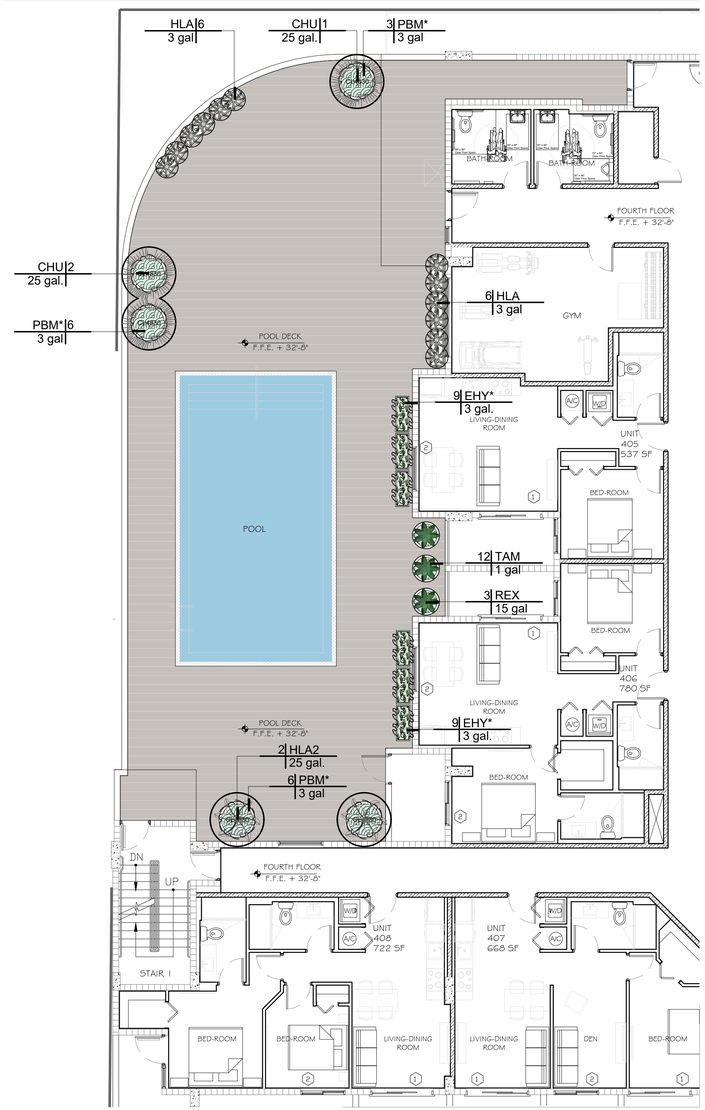
SHEET INFORMATION:

Drawing Size 24x36
Project #: 2022-12-156 IAAI
Drawn By: ALD
Checked By: DL

Title:
LANDSCAPE PLAN, SCHEDULE & IMAGES

Sheet Number:
L-201

Date: - March 15, 2023



LANDSCAPE FOURTH FLOOR

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

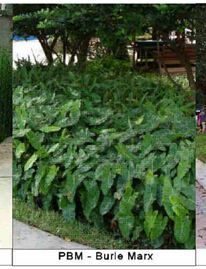
CHU - Mediterranean Fan Palm

HLA - Bottle Palm

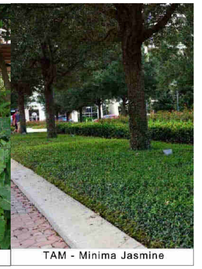
HLA - Spider Lily

REX - Lady Palm

EHY - Horsetail Reed Grass



PBM - Burle Marx



TAM - Minima Jasmine

PLANT SCHEDULE FOURTH FLOOR

PALMS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	CHU	3	Chamaerops humilis	Mediterranean Fan Palm	25 gal.	Multi Stems	5`-6`	4` - 6`	
	HLA2	2	Hyophorbe lagenicaulis	Bottle Palm	25 gal.	4"-6"	6`-8` OA	5`-6`	Single

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH		
	HLA	12	Hymenocallis latifolia	Spider Lily	3 gal	2`	2`		Native - WaterWise: South Florida Landscapes Plant Guide
	REX	3	Rhapis excelsa	Lady Palm	15 gal	3`-4`	3` - 4`		Shade Grown - WaterWise: South Florida Landscapes Plant Guide

SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	WIDTH	SPACING	
	EHY*	18	Equisetum hyemale	Horsetail Reed Grass	3 gal.	2` OA	1`	18" o.c.	Native - Drought Tolerant
	PBM*	15	Philodendron `Burle Marx`	Philodendron `Burle Marx`	3 gal	2`	2`	24" o.c.	

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SRD	SPACING	
	TAM	12	Trachelospermum asiaticum `Minima`	Minima Jasmine	1 gal			15" o.c.	WaterWise: South Florida Landscapes Plant Guide

OLD TOWN FIBERGLASS PLANTER
MODEL: CURRENT / COLOR: TBD

REFERENCE_NOTES_SCHEDULE_FOURTH_FLOOR

SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
CL4830	Old Town Fiberglass Planter CL4830 CYLINDER WITH RIM 48"DIA. x 30"H **3" RIM** SUB SAUCER	10	
CF481824	Old Town Fiberglass Planter CU3642 CURRENT PLANTER 36" DIA x 42"H x 26" BASE (80 lbs) SUB SAUCER Built in Perforated Sub-floor- Specify Siphon Tube or Drain Plug with Over Flow Plug	6	
CU3642	Old Town Fiberglass Planter CF481824 CARDIFF TAPERED RECTANGLE 48"L x 18"W x 24"H (42 lbs) SUB SAUCER Built in Perforated Sub-floor- Specify Siphon Tube or Drain Plug with Over Flow Plug	6	

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

DERICK LANGEL
Landscape Architect LA666705
ISA Certified Arborist FL6439A

REVISIONS:

PROJET NAME

PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

SHEET INFORMATION:

Drawing Size 24x36

Project #: 2022-12-156 IAAI

Drawn By: ALD

Checked By: DL

Title:
LANDSCAPE
NOTES & DETAILS

Sheet Number:
L-201A

Date: - March 15, 2023

NOTES:
1. All mechanical equipment including, but not limited to Back Flow Preventor, Pumps, Electric, Phone or Cable Boxes, Lift Stations, Etc. shall be screened on 3 sides from view using an approved hedge, fence or wall.
2. All light poles if any shown on plan shall be a minimum of 15' from tree locations.
3. The Landscape Architect must be notified when the plant material has been set in place to approve final locations, prior to installation.

GENERAL NOTES

1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
3. Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
4. No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
5. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
6. All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
7. Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
8. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
9. All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

1. Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
2. Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
3. All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
4. Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
5. Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
6. The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
7. All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
8. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
9. All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
10. Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
11. All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
12. Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
13. All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
14. All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
15. Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
16. Stake all trees and palms for approval by Landscape Architect prior to installation.
17. Any sod areas damaged by construction are to be replaced with St. Augustine 'Floratam' sod.
18. All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floratam' sod.
19. St. Augustine 'Floratam' - Contractor's responsibility to verify quantity.
20. Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
21. Root barrier shall be Vespro Inc. or approved equal.

5 GENERAL PLANTING NOTES
SCALE: N.T.S.

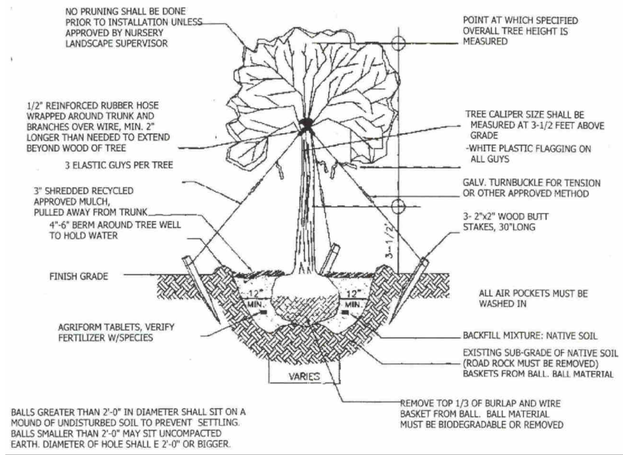
ONE YEAR - TREE MAINTENANCE PLAN
All newly planted trees to be guaranteed for a period of one year and in accordance with the following:

Planting Day:
- Keep roots moist; **do not** allow the roots to dry out.
- Remove turf from planting area.
- Dig planting hole wide and shallow. The hole should be 2-3 times wider in all directions than the root spread.
- Prune only dead or broken branches.
- Remove all twine or rope from trunk and branches.
- Remove planting container and burlap (any material that would constrict growth of roots; wire, plastic, wooden basket)
- Make sure that root flare is at soil level. (Rule of thumb first root closest to soil should be an inch below soil surface).
- Do not use amendments in the planting hole.
- Water tree at planting to remove air pockets. After backfilling gently firm soil, do not pack soil. Heavy packing will remove air space in -soil.
- Do not mound soil against trunk of tree.
- Mulch over entire rooting area with 2-4" of mulch (wood chips, shredded bark, etc.) Keep mulch 2-4" from trunk of tree since this could create a favorable environment for fungi.
- Fertilizer is not recommended for newly planted trees. (Consider time-released fertilizer, if there is a need to fertilize).

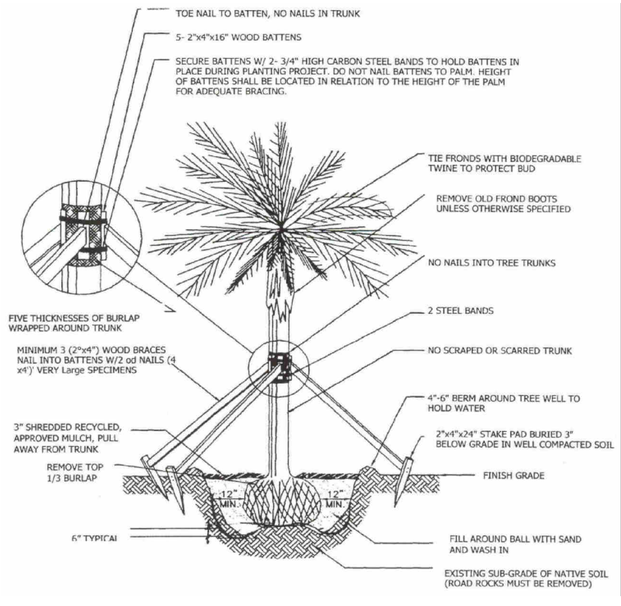
After Planting:
- Plants shall be watered in accordance with specification as provided on the irrigation plans.
- All lawn areas shall be mowed weekly during growing season and bi-weekly in non-growing season.
- Fertilizer shall be applied in the fall or early spring. Although it is not harmful to apply fertilizer at any time during the year.
- Inspect trees for disease or insect problems.
- Monitor health and vigor of trees.
- Pruning of all shrubs shall be done regularly to control shape and form.All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.

After One Year:
- Continue to monitor trees health and vigor. Inspect for disease and insect problems. Inspect evergreen trees for winter injury and fruit trees for rodent damage.
- Remove tree wrap from thin bark trees in spring.
- Remove stakes from trees planted previous year.
- All plants shall be mulched on a yearly basis or as needed to maintain healthy grown and reduce weed growth.
- Begin corrective pruning trees one year after trees are planted (general rule of thumb is to remove no more than $\frac{1}{4}$ of the foliage at one time). All pruning shall be done in accordance with the American National Standards Institute (ANSI) A-300 standards.
- Continue watering trees when needed.
- Replace dead trees as needed, If trees have died in first year notify nursery that planted trees. They should guarantee trees for at least one year.

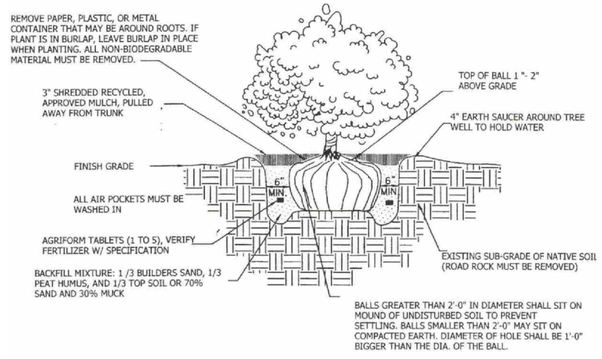
4 ONE YEAR TREE MAINTENANCE PLAN
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.



1 PALM PLANTING DETAIL
SCALE: N.T.S.



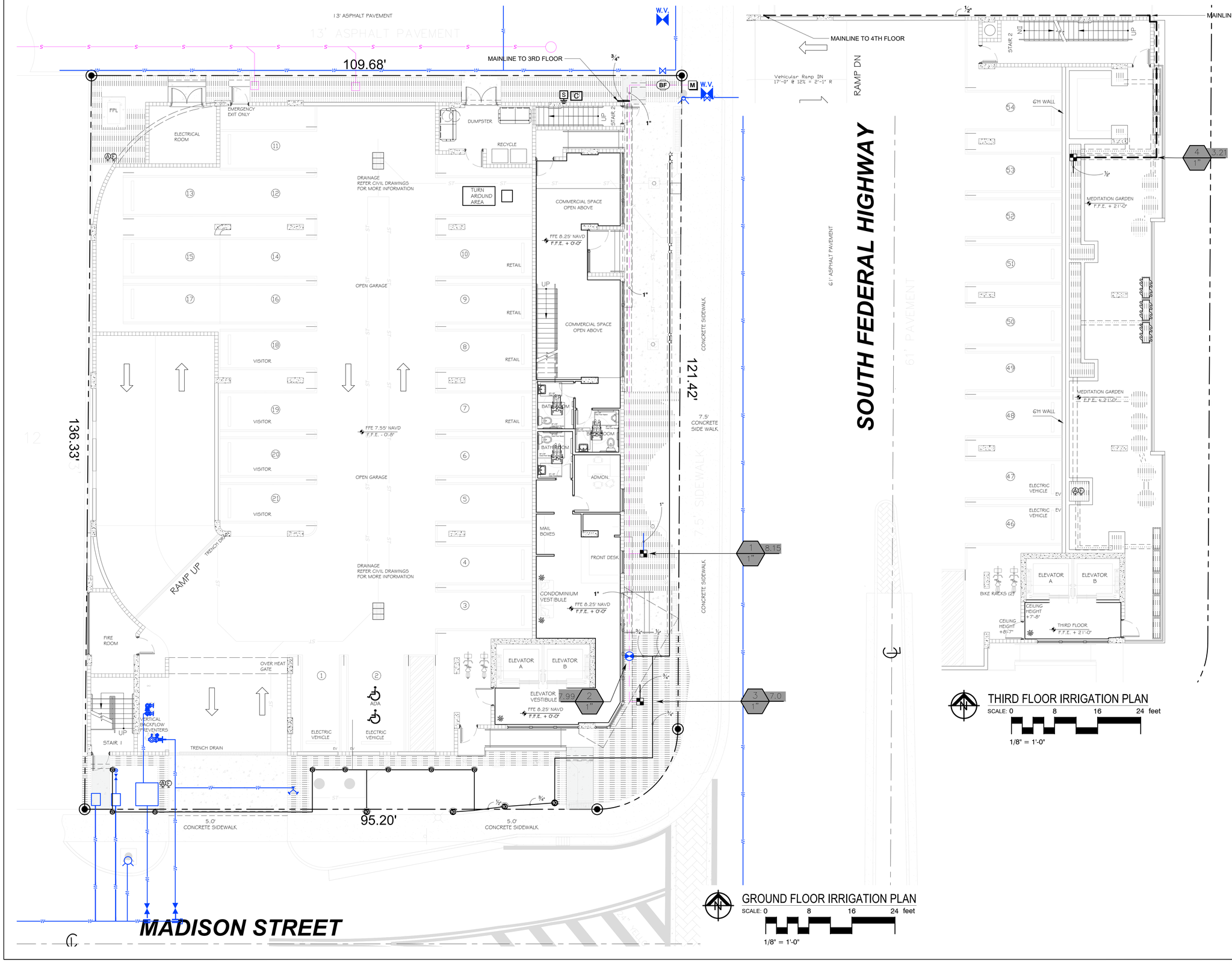
3 SHRUBS PLANTING DETAIL
SCALE: N.T.S.

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com
DERICK LANGEL
Landscape Architect LA6667/05
ISA Certified Arborist FL6439A

REVISIONS:

PROJET NAME
PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

SHEET INFORMATION:
Drawing Size 24x36
Project #: 2022-12-156 IAAI
Drawn By: ALD
Checked By: DL
Title: LANDSCAPE NOTES & DETAILS
Sheet Number: **L-202**
Date: - March 15, 2023



THIRD FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

GROUND FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

ALL LANDSCAPE DATA INC

Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

DERICK LANGEL
Landscape Architect LA666705
ISA Certified Arborist FL6439A

REVISIONS:

1 City Comments and Coordination 10-28-23

PROJET NAME

PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

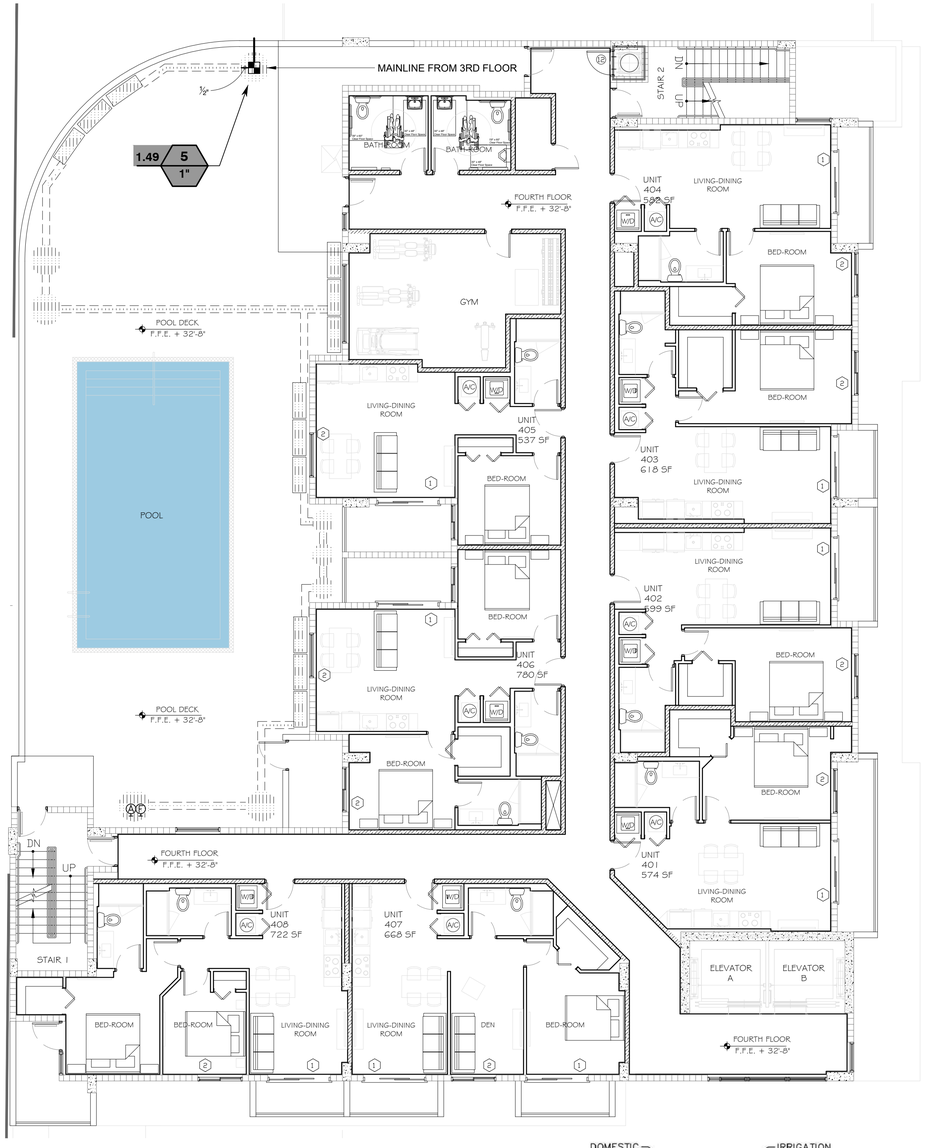
SHEET INFORMATION:

Drawing Size 24x36
Project #: 2022-12-156 IAAI
Drawn By: ALD
Checked By: DL

Title:
1ST & 3RD FLOOR IRRIGATION PLAN

Sheet Number:
IR-100

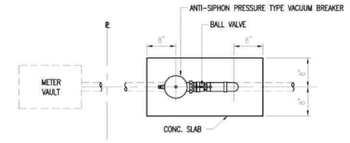
Date: - March 15, 2023



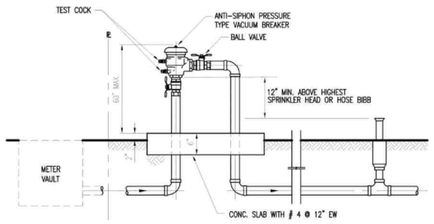
FOURTH FLOOR IRRIGATION PLAN

SCALE: 0 8 16 24 feet

1/8" = 1'-0"

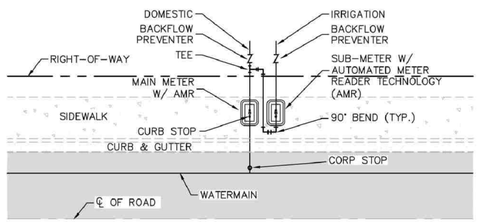


PLAN VIEW



2 VACUUM BREAKER

N.T.S.



NOTES:

1. MUST USE RECTANGULAR BOX TO ACCOMMODATE BOTH THE SUB-METER AND SHUT-OFF VALVE.
2. MUST HAVE SHUT-OFF VALVE ON INLET SIDE BEFORE METER.
3. MUST PLACE SUB-METER BOX WITHIN 5 FEET OF MAIN METER, EASILY ACCESSIBLE TO METER READER.
4. MUST CALL METER SHOP AT 305-673-7681 WHEN INSTALLATION IS COMPLETED FOR FINAL INSPECTION IN ORDER TO OBTAIN SEWER CREDIT.
5. SUB-METER CANNOT BE LARGER THAN THE DOMESTIC METER WATER SERVICE LINE.

1 SUB-METER INSTALLATION DETAIL

SCALE: N.T.S.

GENERAL

IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

PIPING

PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

SPRINKLERS

SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PRESONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM

CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 15", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TEED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

3 IRRIGATION NOTES

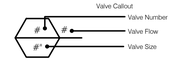
SCALE: NTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TQ F	Toro 570Z-6LP-PC 8` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
Q T H TT TQ F	Toro 570Z-6LP-PC 10` radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	3	30
8 10 12 15	Toro 570Z-6LP-PC ADJ Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	1	30
2-180 4-180 90 180 360	Toro 570S-SB-PC Pressure Compensating Shrub Stream Spray Bubbler on Fixed Riser.	6	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro DZK-EZF-1-MF 1" Medium Flow Drip Control Valve Kit. With 1" EZ-Flo Plus Valve, Toro Y-Filter, and Medium-Flow Pressure Regulator and Fittings. 5gpm-20gpm.	4
	Toro T-FCH-H-FIPT Flush Valve, plumbed to flush manifold at low point.	4
	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	4
	Area to Receive Dripline Toro RGP-412 Sub-Surface Pressure Compensating Landscape Dripline with ROOTGUARD technology. 1.00 GPH emitters at 12" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern.	1,189 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Toro 252-26 Globe 1" Electric, 1", 1-1/2", and 2" In-Line Plastic Remote Control Valve. Includes Flow Control. Globe Body Configuration. Debris-Resistant Valve.	1
BF	Febco 825Y 1" Reduced Pressure Backflow Preventer	1
C	Toro Controller EVO-04OD-SC 4 Station Outdoor Controller. With Smart Connect so Controller can communicate wirelessly with a number of add-on devices. Ideal for residential and light-commercial applications.	1
S	Toro Rain Sensor TWRS Wireless Rain Sensor Transmitter and Receiver. Mount Sensor Transmitter as noted or approved, mount Sensor Receiver next to Irrigation Controller as noted or approved, use controller power or optional transformer. Adjustable rain shut-off point.	1
M	Water Meter 1"	1
	Irrigation Lateral Line: PVC Schedule 40 1/2"	211.8 l.f.
	Irrigation Lateral Line: PVC Schedule 40 3/4"	62.9 l.f.
	Irrigation Lateral Line: PVC Schedule 40 1"	3.8 l.f.
	Irrigation Mainline: PVC Schedule 40 1/2"	182.0 l.f.
	Irrigation Mainline: PVC Schedule 40 3/4"	791.4 l.f.
	Irrigation Mainline: PVC Schedule 40 1"	130.9 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	403.9 l.f.



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro DZK-EZF-1-MF	1"	Area for Dripline	8.15	842.4	46.8	61.5	1.07 in/h
2	Toro 252-26 Globe	1"	Bubbler	7.99	858.8	36.9	51.8	1.4 in/h
3	Toro DZK-EZF-1-MF	1"	Area for Dripline	7.0	869.2	44.4	58.7	1.07 in/h
4	Toro DZK-EZF-1-MF	1"	Area for Dripline	3.21	799.1	39.6	60.5	1.07 in/h
5	Toro DZK-EZF-1-MF	1"	Area for Dripline	1.49	937.7	38.9	55.0	1.07 in/h
	Common Wire				1,104			

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH NASD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY NASD.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com

DERICK LANGEL
Landscape Architect LA6667005
ISA Certified Arborist FL6439A

REVISIONS:

PROJET NAME

PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

SHEET INFORMATION:

Drawing Size 24x36

Project #: 2022-12-156 IAAI

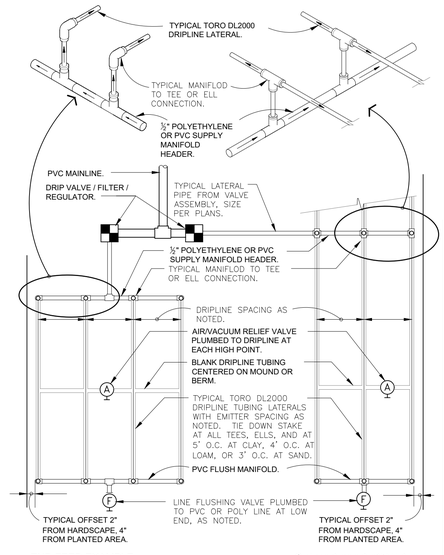
Drawn By: ALD

Checked By: DL

Title:
FOURTH FLOOR IRRIGATION PLAN NOTES & SCHEDULE

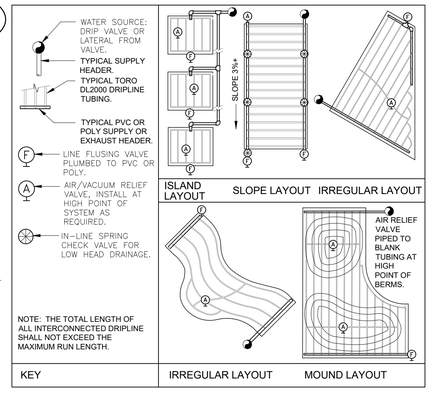
Sheet Number:
IR-101

Date: - March 15, 2023



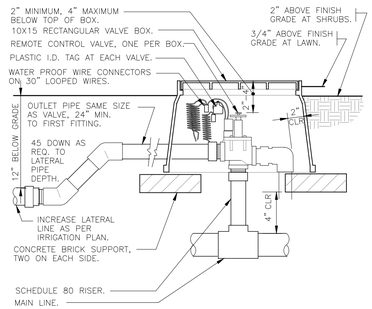
MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPG212	0.53 GPH	12"	250'	360'	400'	460'
RPG218	0.53 GPH	18"	350'	515'	565'	650'
RPG412	1.0 GPH	12"	160'	240'	260'	300'
RPG418	1.0 GPH	18"	240'	340'	375'	430'

FLOW RATE PER 100 LINEAR FEET @ 20 PSI				
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH	GPM
RPG212	0.53 GPH	12"	53.00	0.88
RPG218	0.53 GPH	18"	35.33	0.59
RPG412	1.0 GPH	12"	102.00	1.70
RPG418	1.0 GPH	18"	67.99	1.13



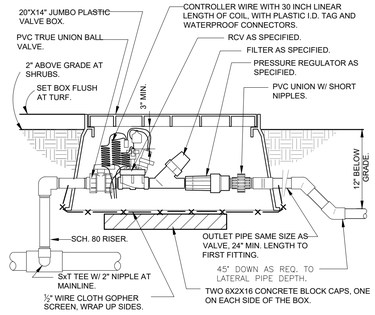
1 TORO DL2000 DRIPLINE

3" = 1'-0" 328403.53-03



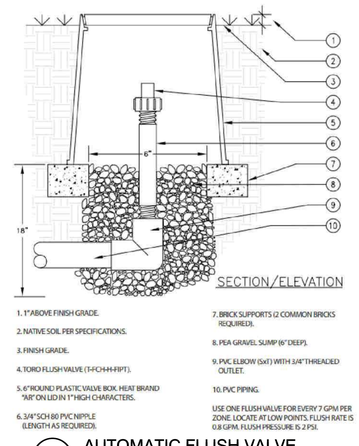
2 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 328403.53-03



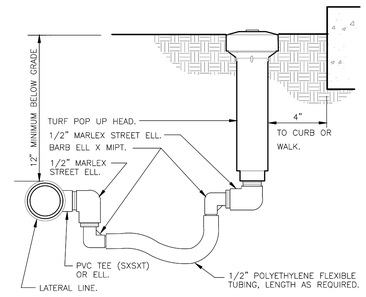
3 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



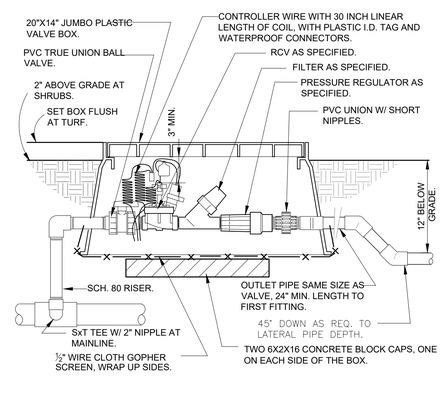
4 AUTOMATIC FLUSH VALVE

N.T.S.



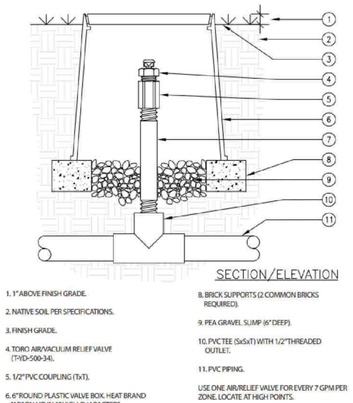
5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328403.13-02



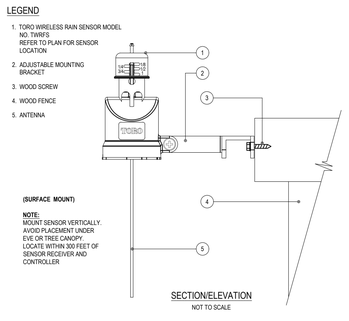
6 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



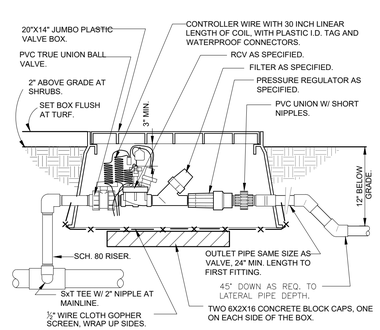
7 1/2" AIR/VACUUM RELIEF VALVE

N.T.S.



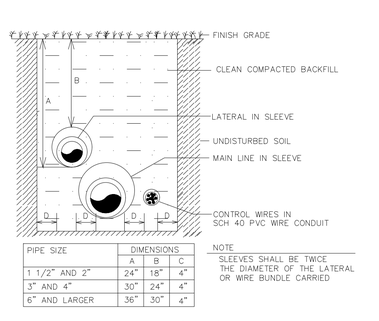
8 TORO - TWRS WIRELESS RAIN SENSOR

N.T.S. DETAIL-FILE



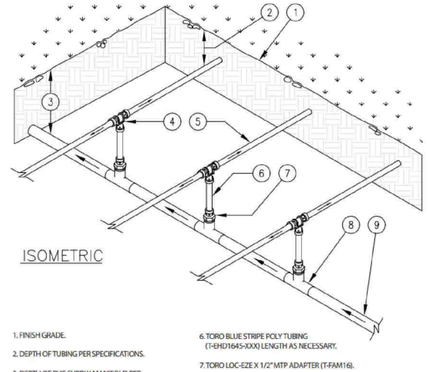
9 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 328413.76-23



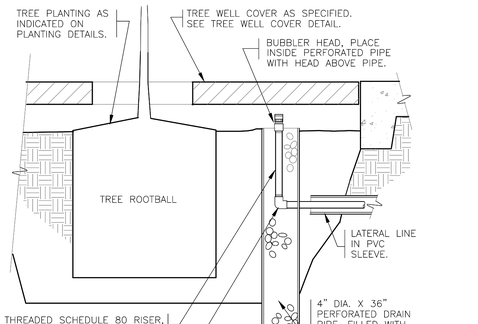
10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

NTS 10



11 CENTER-FEED SUPPLY-MANIFOLD

N.T.S. DETAIL-FILE



12 BUBBLER AT TREE WELL

1 1/2" = 1'-0" 328403.53-03

ALL LANDSCAPE DATA INC
Landscape (Architecture + Plant Information)
(305) 303 7059 / 4459 NW 97 CT.
Doral, FL 33178
www.alllandscapedata.net
www.alllandscapedata.com
DERICK LANGEL
Landscape Architect LA666705
ISA Certified Arborist FL6439A

REVISIONS:

PROJET NAME

PARK SIDE VEW
1807 MADISON STREET
HOLLYWOOD, FL 33020

SHEET INFORMATION:

Drawing Size 24x36
Project #: 2022-12-156 IAAI
Drawn By: ALD
Checked By: DL

Title:
IRRIGATION DETAILS

Sheet Number:
IR-200

Date: - March 15, 2023

AB ENGINEERS, INC.
Engineering, Planning, Inspections

15315 NW 60 Ave. Suite C
Miami Lakes, Fl. 33014
Phone: 786 452 7313
www.abengineers.net

DRAINAGE WATER QUALITY, FLOOD ROUTINGS AND EXFILTRATION TRENCH CALCULATIONS

PROJECT: PARKSIDE VUE

COUNTY: BROWARD

SECTION: 15-51-42

CITY: HOLLYWOOD

ADDRESS: 1807 MADISON STREET

9-8-2023

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARVIN J. ABARCA, 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.

PREPARED BY: AB ENGINEERS, INC.
ENGINEER : MARVIN ABARCA, P.E.
DATE: 05-09-23

AB ENGINEERS, INC.
Engineering, Planning, Inspections

15315 NW 60 Ave. Suite C
Miami Lakes, Fl. 33014
Phone: 786 452 7313
www.abengineers.net

SITE DATA

The subject project is located at 1807 Madison street at city of Hollywood, Broward County. The project consists in construction of eight (8) stories building with a total of forty-four (44) apartments units and Retail space. The total area of project is 0.34 acres

Pre-Development information:

Total Area = 0.34 Acres

Building Roof area = 0 acres

Pavement area = 0 acres

Green area = 0.34 acres

Total Impervious Area = 0 Acres

Total Pervious Area = 0.34 Acres

Post-Development information:

Total Area = 0.34 Acres

Building Roof area = 0.264 acres

Driveway and walkway areas = 0.027 acres

Green area = 0.051 acres

Total Impervious Area =0.291 Acres

Total Pervious Area = 0.051 Acres

AB ENGINEERS, INC.
Engineering, Planning, Inspections

15315 NW 60 Ave. Suite C
Miami Lakes, Fl. 33014
Phone: 786 452 7313
www.abengineers.net

DESIGN IMFORMATION

Broward County Future Water Table …….. 1.50 NAVD
Broward County Future 100 years flood map ……..…… 5.00 NAVD
FEMA Base Flood Elevation …… Undetermined Zone X

DETERMINATION OF WATER QUALITY:

Total Area= 0.34 ac.

Driveway and other impervious area= 0.027 ac Roof= 0.264 ac. Green area= 0.051 ac.

Volume for 1" total parcel= 0.34 x 1.0= 0.34 ac-in

2.5 times of imperviousness:

$$\% \text{ imperviousness} = \frac{0.027}{0.34-0.0264} = 34.31\ \%$$

Volume = 2.5" x 2.87 x 0.353 = 2.53 ac-in **Then, 0.34 ac-in will control**

Volume Required to be Treated is 0.34 ac-in

Volume Provided to be Treated is 1.94 ac-in (see attached one hr. volume exfiltration trenches calculations)

½" DRY PRE-TREATMENT

Total Area= 0.34 ac.
Half inch dry pre-treatment= 0.34 ac x 0.5 in=0.17 ac-in
We are providing 0.89 ac-in which is greater than 0.17 ac-in

ONE HOUR VOLUME WITHIN EXFILTRATION TRENCHES

The result is 0.12 ac-ft. See attached calculations

PRE-DEVELOPMENT GROUND STORAGE

The existing average ground elevation is 6.5 NAVD. Water table is 1.5 NAVD. Depth to water table is 5 feet. Per SFWMD Manual Chapter 40E-41, Water Storage, Soil Storage, page F-1. For water table deeper than 4', flatwood section the storage for compacted soil is 6.75 inches.

6.75 x 0.34/0.34 = 6.75 inches

AB ENGINEERS, INC.
Engineering, Planning, Inspections

15315 NW 60 Ave. Suite C
Miami Lakes, Fl. 33014
Phone: 786 452 7313
www.abengineers.net

POST DEVELOPMENT GROUND STORAGE

Proposed average finish grade elevations is 7.2 NAVD. Water table is 1.5 NAVD. Depth to water table is 5.7 feet. Per SFWMD Manual Chapter 40E-41, Water Storage, Soil Storage, page F-1. For water table deeper than 4', Flatwood section the storage for compacted soil is 6.75 inches.

6.75 x 0.051/0.34 = 1.01 inches

25 YEARS FLOOD 3 DAYS CALCULATIONS (POST VS. PRE)

The Post 25 year- 3 days storm results in a maximum stage of 7.05 n.a.v.d. at 60 hours versus the Pre with 7.36 at 72 hrs. (See attached calculations)

100 YEARS FLOOD 3 DAYS CALCULATIONS (POST VS. PRE)

The Post 100 year- 3 days storm results in a maximum stage of 7.10 n.a.v.d. at 60.25 hours versus the Pre with 7.60 at 72 hrs. (See attached calculations)

CONCLUSION

Based on the previous results the Post 25 years-3 days flood and Post 100 yrs-3 days stages are lower than Pre 25 years-3 days flood and Pre 100 yrs-3 days stages. At the boundary property lines North, East & South, there is a proposed concrete curb top elevation equal the Post 25 years-3 days stage. For the West boundary line, there is proposed a retaining wall to match base flood elevation. The Post 100 years-3 days flood stage is lower than the proposed Building Finish Floor Elevation. Therefore, to the best of our knowledge and belief, we do anticipate that there will not be any adverse impact on the development of this project or in the surrounding areas.

_____
Marvin Abarca, P.E.

Exfiltration Trench Calculations

Date: 5/1/2023

Project: Parkside Vue
Location: 1807 -1809 Madison street

Design Formula:

$$L = \frac{V=FS[(\%WQ*Vwq)+Vadd]}{K(H2*W+2*H2*Du-Du^2+2*H2*Ds)+(1.39e-4)W*Du}$$

			K(H2*W+2*H2*Du-Du^2+2*H2*Ds) =	0.024
			(1.39e-4)W*Du=	0.0029
A Total	0.34	acres		
A of Impervious (Total Property -Roof Area)	0.11	acres		
A of Pervious	0.05	acres	FS= 6	
C=Coef. Run Off	0.34		%WQ= 0.50	
I=Intensity for storm 5 yrs.-1 hr.	3.2	in/hr.	Vwq= 0.34	From water
Q=Run-off=CIA	0.37	acre-inches	quality calculations (provided)	
V = Volume Exfilt./hr.	1.17	acre-inches	Vadd= 0.03	
W = Trench Width	5	feet		
K = Hydraulic Conductivity	2.27E-04	cfs/ft^2-ft head		
Lowest C. Basin Rim Elev.	7.19	NAVD		
Top of Trench Elev.	5.69	NAVD		
Water Table	1.50	NAVD		
H2 = Depth to Water Table	5.69	feet		
Du = Unsaturated Trench Depth	4.19	feet		
Botton of Trench Elev.	-2.81	NAVD		
Ds = Saturated Trench Depth	4.31	feet		

L = Length of Trench Required **42.96 feet**

L = Length of Trench Required **43 feet**

Is Ds greater than Du? **YES**
Is W greater than 2(Du+Ds)? **NO**

If either of the above answers is "YES", then use the following more accurate formula.

Conservative Design Formula:

$$L = \frac{V}{K(2*H2*Du-Du^2+2*H2*Ds)+(1.39e-4)W*Du}$$

		K(2*H2*Du-Du^2+2*H2*Ds)=	0.018
		(1.39e-4)W*Du=	0.0029

Length of Trench Required is **65.36**

Then Use 70 L.F. of 5feet wide trench

One Hr. Exfiltration Calc's. Parkisde Vue All Parcel 4/28/2023

F.S.=	6.00		Water table	1.5	NAVD
%Q=	50%		Average Finished Site Grade		
Vreq=	0.343	ac-in	From Pervious area	7.05	NAVD
Vadd=	0	ac-in			

Design Formula:

$$L = \frac{V}{K(H2*W+2*H2*Du-Du^2+2*H2*Ds)+(1.39e-4)W*Du}$$

Design Formula:

FS(%Q*(Vreq)+Vadd) = 1.029

V = Volume Treated	0.34	acre-inches		
W = Trench Width	5	feet		
K = Hydraulic Conductivity	2.27E-04	cfs/ft^2-ft head	K(H2*W+2*H2*Du-Du^2+2*H2*Ds) =	0.03382243
H2 = Depth to Water Table	5.05	feet		
Du = Unsaturated Trench Depth	3.55	feet	(1.39e-4)W*Du=	0.00246725
Ds = Saturated Trench Depth	9.95	feet		

L = Length of Trench Required **28.36 feet**

Now solving for proposed 160 l.f. of trench per attached calc's.

L=Length of Trench Provided= 160 feet

We have that 160/28.36)x0.34= Total ac-in

TVP=Total provided ac-in= **1.94** **ac-in**

Solving for Vadd

Design Formula:

TVP=FS(%Q*(Vreq)+Vadd)
Then Vadd=((TVP-(FS*%Q))*Vreq)/2

Vadd= **0.45** **ac-in**

Volume provided by Exfilt. Trenches= **1.48** **ac-in**

Volume provided by Exfilt. Trenches= **0.12** **ac-ft**

PRE-DEVELOPMENT **Project : Parkside Vue**

Stage Storage Computations

Description	Green area	Total
type (L,V)	L	volume
area (acre)	0.34	
low elev (ft)	6.40	
high elev (ft)	6.90	
6	0.000	0.000
7	0.119	0.119
8	0.459	0.459
9	0.799	0.799
10	1.139	1.139

Project Name: PARKSIDE VUE
Reviewer: Marvin Abarca
Project Number: P23-0309-04
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: All Parcel

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 14.2695 inches
Area: 0.34 acres
Ground Storage: 6.75 inches
Time of Concentration: 0.17 hours
Initial Stage: 6 ft NAVD

Stage (ft NGVD)	Storage (acre-ft)
6.00	0.00
7.00	0.12
8.00	0.46
9.00	0.80
10.00	1.14

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
All Parcel	7.36	72.00	6.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
All Parcel	0.24	0.00	0.00	0.00	0.24	0.00

Project Name: PARKSIDE VUE
Reviewer: Marvin Abarca
Project Number: P23-0309-04
Period Begin: Jan 01, 2000;0000 hr End: Jan 04, 2000;0000 hr Duration: 72 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: All Parcel

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 17.667 inches
Area: 0.34 acres
Ground Storage: 6.75 inches
Time of Concentration: 0.17 hours
Initial Stage: 6 ft NAVD

Stage (ft NGVD)	Storage (acre-ft)
6.00	0.00
7.00	0.12
8.00	0.46
9.00	0.81
10.00	1.15

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
All Parcel	7.60	72.00	6.00	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
All Parcel	0.33	0.00	0.00	0.00	0.33	0.00

POST-DEVELOPMENT **Project : Parkside Vue**

Stage Storage Computations

Description	Pavement	Green area	One Hr. Exf. Rate	Total
type (L,V)	L	L	V	volume
area (acre)	0.29	0.051	0.00	
low elev (ft)	6.78	6.85	0.00	
high elev (ft)	8.12	7.25	0.00	
1.5	0.000	0.000	0.000	0.000
2	0.000	0.000	0.037	0.037
3	0.000	0.000	0.074	0.074
4	0.000	0.000	0.120	0.120
5	0.000	0.000	0.120	0.120
6	0.000	0.000	0.120	0.120
7	0.005	0.001	0.120	0.127
8	0.162	0.048	0.120	0.330
9	0.451	0.099	0.120	0.671
10	0.742	0.150	0.120	1.013

WELL DISCHARGE

Discharge point at Casing		N.A.V.D.	(Dc)	3.8	3.8	3.8	3.8	3.8
Well Capacity		g.p.m.	(Wcap)	250	250	250	250	250
Stage		N.A.V.D.	(St)	6	7	8	9	10
Discharge		**c.f.s.**	**(WeDch)**	**1.23**	**1.79**	**2.34**	**2.90**	**3.46**

Formula:

Well Discharge (WeDch) = $\frac{\textbf{(St - Dc)*Wcap}}{\textbf{448}}$

DRAINAGE WELL

DATE 5/5/2023
Property Address: 1807 Madison streeet

SITE DATA

The subject project is located at 1807 madison street The project consists in construction of Residence Building

AI		**AP**		**A**	
Impervious Areas (SF)		**Pervious Areas (SF)**		**Total Areas (SF)**	14,926
				Toat Area (acres)	0.34
Building:	11,513.00	Green Areas:	2,242		
Paver/Concrete/Asphalt:	1,171.00	Permeable Decks:	0		
Pool & Decks:					
Total Impervious Areas:	12,684	Total Pervious Areas:	2,242		
	0.2912 acre		0.05147 acre		

STORM DESIGN CRITERIA FOR RUN-OFF

Run-off coefficient for impervious area C= 0.9
Run-off coefficient for pervious area C= 0.3

Storm frequency = 5 Years
Duration= 1 Hr
Rainfall Intensity (I) = 3.2 in/hr

DETERMINATION FOR RUN-OFF

Total Impervious Areas: 0.2912 ac.

Total Pervious Areas: 0.051469238 ac.

C, coefficient runn-off= 0.809875385 $\frac{Ap \times Cp + Ai \times Ci}{A}$

Q= C x I x A Q= 0.888 CFS

LENGTH FOR CONCRETE SEDIMENTATION BOX .

Asummed 250 gpm

Cap 250 gpm

Available head for well discharge:

High tide 1.5 NAVD
Head required to discharge though tidal water 2.5 Feet
Elev Rim 7.2 NGVD
Additional head available 3.2 Feet
Design discharge/well 800 gpm

Capacity Discharge/well by gravity 1.78 cfs

Then 1.78 > 0.888 **OK!**

Determination for length of sedimentation concrete box:

Assuming cross section of 4'0" width x 6'10" height equal to 27.33 s.f.

Velocity through concrete box = $\frac{Q}{27.33}$ 0.032 ft/sec

Water must remain at least 90 seconds for sedimentation = 0.032 x 90
2.92 feet

Due to baffle space and maintenance area provided. **Use 10 feet 0 inches**

Then use a concrete box with interior dimensions 4' 0" width, 6' 10" height, 10' 0" length

Marvin Abarca, P.E.
State of Florida Engineer No. 49529

SCS PROGRAM

POST DEVELOPMENT-25y-3d

```
 PROJECT NAME  . . . . : PARKSIDE VUE
 REVIEWER  . . . . . . : MARVIN ABARCA
 PROJECT AREA  . . . . :       .34 ACRES
 GROUND STORAGE  . . . :      1.01 INCHES
 TERMINATION DISCHARGE :       .00 CFS
 DISTRIBUTION TYPE . . : SFWMD
 RETURN FREQUENCY  . . :     25.00 YEARS
 RAINFALL DURATION . . :         3-DAY
 24-HOUR RAINFALL  . . :     10.25 INCHES
 REPORTING SEQUENCE  . : STANDARDIZED
```

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
1.50	.00	.00
2.00	.04	.00
3.00	.07	.00
4.00	.12	.00
5.00	.12	.00
6.00	.12	1.23
7.00	.13	1.79
8.00	.33	2.34
9.00	.67	2.90
10.00	1.01	3.46

					- - - - - - R E S E R V O I R - - - - - -				
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)
.00	.00	.00	.0	.0	.0	.0	.0	.0	1.50
4.00	.25	.00	.0	.0	.0	.0	.0	.0	1.50
8.00	.50	.07	.0	.0	.0	.0	.0	.0	1.53
12.00	.75	.19	.0	.0	.0	.0	.0	.0	1.57
16.00	1.00	.35	.0	.0	.0	.0	.0	.0	1.63
20.00	1.25	.54	.0	.0	.0	.0	.0	.0	1.70
24.00	1.50	.73	.0	.0	.0	.0	.0	.0	1.78
28.00	1.86	1.04	.0	.0	.0	.0	.0	.0	1.90

32.00	2.22	1.35	.0	.0	.0	.0	.0	.0	2.04
36.00	2.59	1.68	.0	.0	.0	.0	.0	.0	2.29
40.00	2.95	2.02	.0	.1	.1	.0	.0	.0	2.55
44.00	3.32	2.36	.0	.1	.1	.0	.0	.0	2.81
48.00	3.68	2.70	.0	.1	.1	.0	.0	.0	3.06
52.00	4.14	3.14	.0	.1	.1	.0	.0	.0	3.33
56.00	5.08	4.05	.1	.1	.1	.0	.0	.0	3.88
58.00	5.86	4.81	.2	.1	.1	.0	.1	.1	5.12
59.00	6.44	5.38	.2	.2	.1	.1	.2	.2	5.17
59.50	6.95	5.88	.3	.2	.1	.1	.3	.3	5.28

1

				- - - - - - R E S E R V O I R - - - - - -				
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)
59.75	8.49	7.39	2.1	.2	.1	.1	1.6	1.0	6.70
60.00	10.40	9.29	2.6	.3	.2	.1	1.8	1.7	7.05
60.50	11.15	10.04	.5	.3	.1	.2	.5	1.5	5.38
61.00	11.54	10.42	.3	.3	.1	.2	.2	.3	5.18
62.00	12.06	10.94	.2	.3	.1	.2	.1	.2	5.09
64.00	12.70	11.57	.1	.3	.1	.2	.1	.1	5.05
68.00	13.44	12.31	.1	.4	.1	.3	.0	.1	5.01
72.00	13.93	12.80	.0	.4	.1	.3	.0	.0	5.00
72.50	13.93	12.80	.0	.4	.1	.3	.0	.0	3.99

SUMMARY INFORMATION

MAXIMUM STAGE WAS 7.05 FEET AT 60.00 HOURS
MAXIMUM DISCHARGE WAS 1.8 CFS AT 60.00 HOURS

S C S P R O G R A M

POST DEVELOPMENT-100y-3d

PROJECT NAME . . . . : PARKSIDE VUE
REVIEWER . . . . . : MARVIN ABARCA
PROJECT AREA . . . . : .34 ACRES
GROUND STORAGE . . . : 1.01 INCHES
TERMINATION DISCHARGE : .00 CFS
DISTRIBUTION TYPE . . : SFWMD
RETURN FREQUENCY . . : 100.00 YEARS
RAINFALL DURATION . . : 3-DAY
24-HOUR RAINFALL . . : 12.14 INCHES
REPORTING SEQUENCE . : STANDARDIZED

STAGE (FT)	STORAGE (AF)	DISCHARGE (CFS)
1.50	.00	.00
2.00	.04	.00
3.00	.07	.00
4.00	.12	.00
5.00	.12	.00
6.00	.12	1.23
7.00	.13	1.79
8.00	.33	2.34
9.00	.67	2.90
10.00	1.01	3.46

					- - - - - - R E S E R V O I R - - - - - -				
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)
.00	.00	.00	.0	.0	.0	.0	.0	.0	1.50
4.00	.30	.01	.0	.0	.0	.0	.0	.0	1.50
8.00	.59	.11	.0	.0	.0	.0	.0	.0	1.54
12.00	.89	.28	.0	.0	.0	.0	.0	.0	1.61
16.00	1.18	.49	.0	.0	.0	.0	.0	.0	1.68
20.00	1.48	.72	.0	.0	.0	.0	.0	.0	1.77
24.00	1.77	.96	.0	.0	.0	.0	.0	.0	1.87
28.00	2.20	1.34	.0	.0	.0	.0	.0	.0	2.02
32.00	2.63	1.73	.0	.0	.0	.0	.0	.0	2.32
36.00	3.07	2.12	.0	.1	.1	.0	.0	.0	2.63
40.00	3.50	2.53	.0	.1	.1	.0	.0	.0	2.94
44.00	3.93	2.94	.0	.1	.1	.0	.0	.0	3.20
48.00	4.36	3.35	.0	.1	.1	.0	.0	.0	3.46
52.00	4.90	3.88	.1	.1	.1	.0	.0	.0	3.78
56.00	6.02	4.97	.1	.1	.1	.0	.2	.1	5.13
58.00	6.94	5.87	.2	.2	.1	.1	.2	.2	5.18
59.00	7.62	6.54	.3	.2	.1	.1	.3	.2	5.24
59.50	8.23	7.14	.4	.2	.1	.1	.4	.4	5.36

1

					- - - - - - R E S E R V O I R - - - - - -				
TIME (HR)	RAIN FALL (IN)	ACCUM. RUNOFF (IN)	BASIN DISCHGE (CFS)	ACCUM. INFLOW (AF)	VOLUME (AF)	ACCUM. OUTFLOW (AF)	INSTANT DISCHGE (CFS)	AVERAGE DISCHGE (CFS)	STAGE (FT)
59.75	10.05	8.94	2.5	.3	.2	.1	1.8	1.1	6.99
60.00	12.32	11.20	3.1	.3	.2	.1	1.8	1.8	7.10
60.50	13.21	12.08	.6	.3	.1	.2	1.6	1.8	6.65
61.00	13.67	12.54	.3	.4	.1	.3	.4	.5	5.33
62.00	14.29	13.16	.2	.4	.1	.3	.3	.2	5.23
64.00	15.04	13.90	.1	.4	.1	.3	.2	.1	5.17
68.00	15.92	14.78	.1	.4	.1	.3	.1	.1	5.11
72.00	16.50	15.36	.1	.4	.1	.3	.1	.1	5.07
72.25	16.50	15.36	.0	.4	.1	.3	.0	.0	3.99

SUMMARY INFORMATION

MAXIMUM STAGE WAS 7.10 FEET AT 60.25 HOURS
MAXIMUM DISCHARGE WAS 1.8 CFS AT 60.25 HOURS