

PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



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

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

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

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

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

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

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



### APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: 1/17/2018

Location Address: 101 S State Road 7

Lot(s): n/a Block(s): n/a Subdivision: n/a

Folio Number(s): 514113000071; 514113370010 (partial); 514113000076; 514113000075

Zoning Classification: TOC Land Use Classification: TOC

Existing Property Use: retail Sq Ft/Number of Units: 0

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

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): \_\_\_\_\_

- Economic Roundtable
- Technical Advisory Committee
- City Commission
- Planning and Development
- Historic Preservation Board

Explanation of Request: redevelopment plan

Number of units/rooms: \_\_\_\_\_ Sq Ft: 105,950 (overall) 80,515 (Phase I)

Value of Improvement: \_\_\_\_\_ Estimated Date of Completion: 3/19

Will Project be Phased? ( ) Yes ( ) No If Phased, Estimated Completion of Each Phase  
Phase I complete construction 3/19; Phase II PRB approval, 6/19; Phase II construction completion 12/19

Name of Current Property Owner: Chai Develop Limited Partnership

Address of Property Owner: 101 S. State Road 7, Hollywood, FL 33023

Telephone: 954-609-8333 Fax: \_\_\_\_\_ Email Address: dbenshmuel@aol.com

Name of Consultant/Representative/Tenant (circle one): Rod A. Feiner, Esq.

Address: 1404 South Andrews Ave. Ft. Lauderdale Telephone: 954-761-3636

Fax: 954-761-1818 Email Address: rafeiner@coker-feiner.com

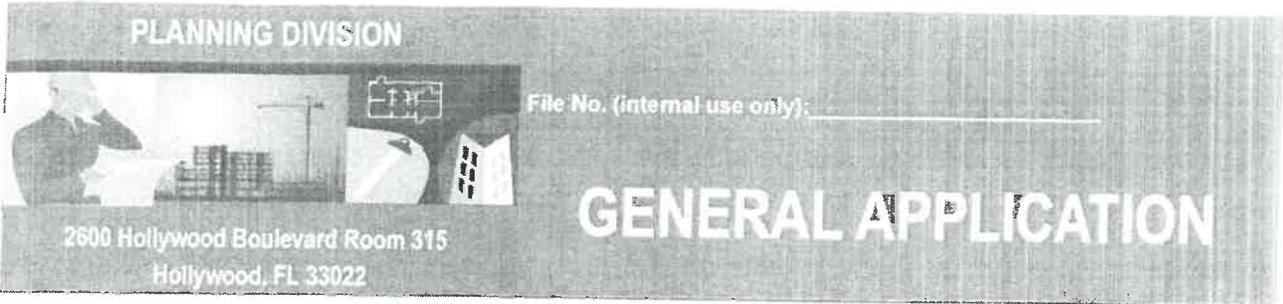
Date of Purchase: 10/22/96 Is there an option to purchase the Property? Yes ( ) No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



**CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS**

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

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

Signature of Current Owner: [Signature] Date: 1/17/18

PRINT NAME: Daniel Benshmuel Date: 1/17/18

Signature of Consultant/Representative: [Signature] Date: 1/19/18

PRINT NAME: Rod A. Feiner, Esq. Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

**Current Owner Power of Attorney**

I am the current owner of the described real property and that I am aware of the nature and effect the request for Final TAC approval to my property, which is hereby made by me or I am hereby authorizing Rod A. Feiner, Esq. to be my legal representative before the Committee and Board (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 17 day of January, 2018

[Signature]  
Signature of Current Owner

Diana C. Rios  
Notary Public  
State of Florida

Daniel Benshmuel  
Print Name

My Commission Expires: 5/15/21 (Check One)  Personally known to me; OR  Produced Identification FL (DL) B525-173-93-150-0  
Ex: 4/30/26



## PROJECT DESCRIPTION

The applicant is the Owner of the real property which has a mailing address of 101 S. State Road 7. This is a portion of the old Hollywood Mall site. In particular, the Applicant owns the property which is located at the southeast corner of the intersection of Hollywood Boulevard and US 441. This area includes the existing but partially vacant Burdines building and the existing grocery store (GFS).

The applicant is redeveloping the site. A portion of the subject property has been platted or is exempt from platting (see Platting Determination letters). The remainder of the property is required to be platted before a principal building can be constructed. As a result thereof the applicant is proposing that this project be developed in 3 phases. The Phase 1 involves the approval of what is shown as Outparcel 2 on the proposed plan and the redevelopment of the existing building. Phase 2 of the project, which can be formally approved once the plat is submitted for recording, will consist of all of the buildings adjacent to the street. These buildings are labelled as Outparcels 3, 4 and SunTrust on the site plan. Phase 3 is the restaurant building, labelled as Outparcel 5. Of course, if a tenant is found for Phase 3 prior to the plat being recorded then Phase 3 will merge with and become part of Phase 2. Each phase is capable of standing on its own and the applicant has included a phasing plan with the submittal to graphically depict what will be occurring. All perimeter landscaping is part of the Phase I approval.

The existing Burdines store will be reduced in size (existing 152,020 sq. ft. being reduced to 73,920 sq. ft.) by being partially demolished with new walls being added. The GFS grocery store will remain a tenant but will be relocated to that portion of the existing building which will remain. The remainder of the building will be converted to individual retail shops and a gym on the ground floor while office use is proposed for the second floor.<sup>1</sup> In addition to the above, the elevations for the existing building are being entirely redone such that the appearance of the building will be substantially updated and in conformance with the other development that is proposed. The appearance of the building will make the building appear as it was newly constructed.

In addition to the above, the Owner is also proposing to construct five (5) new buildings on the site. The majority of these buildings will be located near the street as required by the new TOC Ordinance and will promote both pedestrian friendly use as well as traditional use. The buildings will have dual entrances, one from the parking lot and one from the roadway. One proposed building is a bank while the others comprise retail and restaurant tenants. The buildings can either be occupied by a single tenant or internal walls can be constructed to serve multiple tenants in one building. The bank building is located on the corner of Hollywood Boulevard and US 441. In addition, the drive-thru lanes have been designed to meet the criteria set forth in Code.

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<sup>1</sup> The initial site plan and Preliminary TAC submittal showed the existing building remaining as is, parking on the roof of the existing building with such parking spaces being serviced by car elevators manned by valet service. Since this submittal the site plan has been substantially reworked and parking will no longer occur on the roof of the building, thus eliminating the need for the car parking elevators.

The design and appearance of these buildings will reflect the design that is being proposed for the existing building. Thus, the site will appear as unified even though it is composed of several buildings. In addition, the Applicant has continued the same type of landscaping which exists to the south and east of the subject site so as to create the impression of a unified development.

Law Offices  
**COKER & FEINER**  
1404 South Andrews Avenue  
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636  
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.  
Rod A. Feiner  
Kathryn R. Coker

[rgcoker@coker-feiner.com](mailto:rgcoker@coker-feiner.com)  
[rafeiner@coker-feiner.com](mailto:rafeiner@coker-feiner.com)  
[krcoker@coker-feiner.com](mailto:krcoker@coker-feiner.com)

January 22, 2018

**Via Hand Delivery (with Final TAC Submittal)**

Ms. Alexandra Carcamo, Principal Planner  
City of Hollywood, Dept. of Development Services  
2600 Hollywood Boulevard, Room 315  
Hollywood, FL 33022

Re: Applicant: Chai Developer Ltd.  
Location: SE Corner of Intersection of US 441 and Hollywood Blvd.  
File No. 17-DPV-23  
Response to Preliminary TAC Comments

Dear Ms. Carcamo:

As you are aware, this firm represents the Applicant and Owner (Chai Developer Ltd.) with regard to the proposed redevelopment of the above-referenced parcel. The proposed redevelopment was submitted for Preliminary TAC and comments were received on May 1, 2007.

Since those comments were received the redevelopment plan has undergone some significant changes. In particular, the size of the existing building is being reduced, the roof top parking that was proposed (with the associated car elevators) has been eliminated and several buildings near the roadway were added. In addition, because of the requirement to plat a portion of this property the redevelopment plan is now proposed for phasing. As we have discussed, even with these changes the Applicant was allowed to move directly to Final TAC for Phase I of the project, which the Applicant has chosen to do.

As a result thereof, please also accept this letter as the Applicant's response to the Preliminary TAC comments:

A. Application Submittal

1. Platting Determination Letters are attached. Phase I is not subject to platting while Phase II is subject to Platting.

2a. Acknowledged, attached survey in now ALTA survey.

2b. Acknowledged and revised accordingly.

2c. Acknowledged, to the extent applicable.

3a. Acknowledged and revised accordingly.

3b. Acknowledged and revised accordingly.

3c. Previously provided with Preliminary TAC submittal.

4. Acknowledged and confirmed.

5. Document is attached.

6. The only variance which the Applicant has identified at this time is a variance for the number of proposed monument signs. Variance justification for the number of signs is part of the Final TAC response. Building signage will be the subject of a separate application and signage shown on site plan elevations is merely for reference purposes.

7. Acknowledged and attached hereto.

8. Acknowledged and revised accordingly.

9. Acknowledged and revised accordingly.

10. Acknowledged and revised accordingly.

11. Acknowledged and revised accordingly.

12. Acknowledged and revised accordingly.

13. Once Final TAC approval is given the Applicant will reach out to adjacent civic associations in order to brief them on the project.

14. Acknowledged.

15. Acknowledged.

B. Zoning

1. Acknowledged and revised accordingly.

2. Acknowledged and revised accordingly.

3. Acknowledged and, to the extent required, revised accordingly.
4. Acknowledged and revised accordingly.
5. Acknowledged and revised accordingly.
6. Acknowledged, outdoor seating area is now a separate line in parking calculations.
7. Acknowledged and revised accordingly.
8. Acknowledged and revised accordingly.
9. Acknowledged and revised accordingly.
10. Acknowledged and revised accordingly.
11. Acknowledged and revised accordingly.
12. Acknowledged and revised accordingly.

C. Design

1. Acknowledged and revised accordingly.
2. Acknowledged. Roof parking is now moot and acknowledged.

*Terrence Comiskey, Architect*

1. Comment noted, not any longer with revised plan and size of building.
2. Not applicable any longer.
3. Not applicable any longer.
4. There is stair tower along the outside of the building and maintenance crews can access the roof top equipment through this stair tower.
5. Buildings and plans revised to meet Green Building Ordinance.
6. Acknowledged and revised accordingly.

D. Landscaping

1. Acknowledged.

2. Acknowledged and revised accordingly.
3. Acknowledged and revised accordingly.
4. Acknowledged and revised accordingly.
5. Acknowledged and revised accordingly.
6. Acknowledged and revised accordingly.
7. Acknowledged.
8. Acknowledged and revised accordingly.
9. Acknowledged.
10. Acknowledged.

E. Signage

1. Acknowledged. Except for monument signs signage shall be the subject of a separate submittal.
2. Acknowledged and revised accordingly; provided that this does not preclude the Applicant once it develops its sign program from asking for a variance if needed.
3. Acknowledged.
4. Acknowledged.
5. Acknowledged and when sign package is submitted for approval all sign shall be included in the package.
6. Acknowledged and revised accordingly.
7. Acknowledged.
8. Acknowledged and revised accordingly.

G. Green Building

1. Acknowledged and revised accordingly.

H. Environmental Sustainability

1. Acknowledged and techniques implanted in resubmittal.

2. Acknowledged and revised accordingly.
3. Acknowledged and revised accordingly.

I. Utilities

*Water and Sewer Comments:*

1. Acknowledged and included in Final TAC submittal.
2. Acknowledged and included in Final TAC submittal.
3. Acknowledged and included in Final TAC submittal.

*Drainage Comments:*

4. Acknowledged and included in Final TAC submittal.
5. Acknowledged.
6. Acknowledged and revised accordingly.
7. Acknowledged and included in Final TAC submittal.
8. Acknowledged.
9. Acknowledged.

K. Engineering

1. Platting is only required for Phase II of the project. A Unity of Title and/or Unity of Development will be provided at the time of building permit.
2. Copy of Plat attached.
3. Parking calculations shown on attached plans. The blended rate referenced in the comment were used for the parcel except the office use located on the second floor of the existing building. Parking for the office use was calculated using the office parking rate.
4. No longer applicable per revised plans.
5. Acknowledged and revised accordingly.
6. Appropriate number of handicap parking stalls provided per revised plans.

7. Acknowledged and revised accordingly.
8. Not applicable per revised plans.
9. Acknowledged and provided.
10. Acknowledged and provided.
11. Acknowledged and provided.
12. Not applicable, valet service and elevators removed.
13. Not applicable, elevators removed from plan.
14. Not applicable and roof top remains as is.
15. Not applicable, roof top remains as is.
- 16a. Acknowledged and provided.
- 16b. The easement referenced is not part of the Applicant's property and thus this comment is not applicable.

17. Acknowledged and provided.
18. Acknowledged and shown on revised plans.
19. Acknowledged.
20. Acknowledged.

L. Fire

1. Acknowledged.
2. Acknowledged. This will be done at the time of permitting.
3. Acknowledged and revised accordingly.
4. Fire sprinklers are part of the existing building already and will remain. No other building that is proposed requires sprinklers.
5. Acknowledged and shown on plans.
6. Acknowledged and shown on plans.
7. Acknowledged.

8. Acknowledged and shown on new plan.

M. Community Development

1. Yes, construction and approval is to be phased. Please see attached plans per phasing plan and what is included in each phase.

2. Not applicable; car elevators removed.

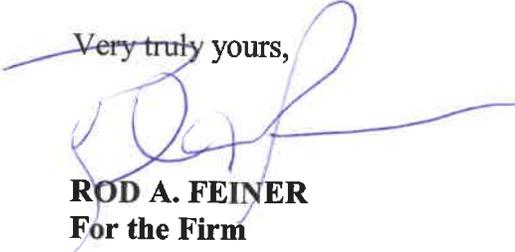
3. Acknowledged and revised accordingly.

4. Acknowledged.

S. Parking and Intergovernmental Affairs.

1. Parking is now compliant with Code, see site plan for parking calculations and required parking provided.

Very truly yours,



**ROD A. FEINER**  
**For the Firm**

RAF:yt  
Enclosure

## REQUEST AND JUSTIFICATION FOR SIGN VARIANCE

### Request

The Applicant is requesting that it be allowed to have a total of five (5) monument signs on the site when Code allows for the Applicant to only have one (1) monument sign per frontage (2 total signs).

### Justification

#### *Statement Common to All Criteria*

The subject site is located at the southeast corner of Hollywood Boulevard and US 441. Both of these streets are major arterial roadways. In this particular case the property has a frontage along US 441 of Five Hundred and Eighty Fee (580') and a frontage along Hollywood Boulevard of Six Hundred Twenty Four (624'). There is access to the site from both northbound US 441 and eastbound Hollywood Boulevard.

The property has an existing building that is located in the interior of the property without any adjacent frontage to the right-of-ways. The plan of redevelopment is to partially demolish the existing building, thereby reducing its size and footprint, and have retail/personal service uses on the ground floor with an office use on the second floor. Because of the location of the building the Applicant has proposed that two multi-tenant signs be located on the property. In fact, these signs are existing.

In addition to the main building the Applicant is also proposing to construct five (5) additional, new, buildings. These buildings are similar to outparcels in that they are a completely separate buildings. For example one such building is SunTrust Bank and a proposed coffee shop is located in another building. The other building can be used by either a single tenant or multiple retail tenants. The "outparcel" buildings require their own monument sign to avoid both confusion to the customers to the site and to properly announce where they are located from the street to enable safe traffic movement into the property from these adjacent arterial roadways.

#### *1. The variance is not contrary to the public interest.*

The variance requested is not contrary to the public interest. There is a public interest to promote safe traffic movement and to adequately convey information to the public. The speed limits on the adjacent arterial roadways is 45 mph. In addition, there is ingress and egress from both the adjacent arterial roadways. The public needs adequate notice of where the businesses are located on the property in order to make a safe and adequate traffic movement to use the driveways to the property. Without adequate notice of the existing uses and where they are located the potential exists for vehicles to make last minute traffic decisions that cross several lanes of traffic. In addition, the public interest is served by the individual "outparcels" having separate signs as it informs the public what uses are located on the property.

2. *The variance is required due to special circumstances.*

The variance is required due to special circumstances. This property has large frontage on two (2) separate arterial roadways. See above for exact distances. This is a special circumstance not anticipated by Code as the Code specifies different size monument signs for 100, 200 and 300 linear feet of frontage. In this case, however, the applicant has over 1,200 feet of frontage on two (2) arterial roads which constitute a special and unique circumstance. In addition, in the TOC Zoning District (in which this property is located), the City has requested that the buildings be moved close to the street and the Applicant has accommodated this request. The sign code has not yet adopted to these new zoning regulations which also comprise special circumstances.

3. *A literal enforcement of the provisions of Article 8 may result in an unnecessary hardship.*

The literal enforcement of the provisions of the City's sign code will result in an unnecessary hardship. Separate buildings with a street frontage should have the ability to have their own monument sign. In this particular case the Applicant is proposing that a single use tenant building have its own monument sign while each building have a sign for its tenants. In addition, the Applicant is meeting the intent of Article 8 because the non-multiple tenant signs will be the height of a 100 linear foot sign. Without such a sign plan the literal enforcement of the provisions of Article 8 will result in buildings not having signage in front of their facility which will cause confusion to the public. The purpose of Article 8 is to encourage adequate information conveyance which the variance accomplishes. In addition, by limiting the height and size of the additional proposed signs the Applicant is also meeting the intent of Article 8.



December 7, 2017

Rod A. Feiner  
Coker & Feiner  
1404 South Andrews Avenue  
Fort Lauderdale, Florida 33316-1840

Dear Mr. Feiner:

**Re:** Platting requirements for a parcel generally described as a portion of the West ½ of the Southeast ¼ of Section 13, Township 51 South, Range 41 East, said lands situate, lying and being in Broward County, Florida, together with a portion of Parcel A, "Hollywood Plaza," according to Plat thereof, as recorded in Plat Book 181, Page 12, of the Public Records of Broward County, Florida. This parcel is generally located on the southeast corner of Hollywood Boulevard and State Road 7, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

You have indicated that the current proposal is to demolish a portion of an existing building and subsequently construct a new attached wall and façade on the unplatted portion of the site (resulting in a smaller building), and construct a new building on the platted portion of the site.

Regarding the proposed demolition of a portion of an existing building and subsequent construction of a new side and façade on the unplatted portion of the site (i.e. a portion of the West ½ of the Southeast ¼ of Section 13, Township 51 South, Range 41 East), Planning Council staff has determined that platting would not be required by the Broward County Land Use Plan, since the proposed demolition and reconstruction would not constitute a "principal building," pursuant to the guidelines of the *Administrative Rules Document: BrowardNext*, which states that a "principal building" does not include an attached addition to the existing building which additions or cumulative additions are less than one hundred percent (100%) of the gross floor area of the original building to which the addition is to be attached. For the purposes of this guideline, "original building" means the total gross floor area devoted to the principal use on a parcel as of November 22, 1978.

Regarding the proposed construction of a new building on the platted portion of the site (i.e. a portion of Parcel A, "Hollywood Plaza"), Planning Council staff has determined that replatting would not be required by Policy 2.13.1 of the Broward County Land Use Plan. Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on October 30, 2013.

**Rod A. Feiner**  
**December 7, 2017**  
**Page Two**

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required. Further, some jurisdictions may be more restrictive and require platting in more situations than the Broward County Land Use Plan. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions concerning the Broward County Land Use Plan's platting requirements, please contact Kenneth Wenning, Planner, at your convenience.

Respectfully,

  
for  
Barbara Blake Boy  
Executive Director

BBB:KJW

cc: Wazir Ishmael, City Manager  
City of Hollywood

Tom Barnett, Director, Development Services  
City of Hollywood



BROWARD COUNTY  
**Planning Council**



December 7, 2017

Rod A. Feiner  
Coker & Feiner  
1404 South Andrews Avenue  
Fort Lauderdale, Florida 33316-1840

Dear Mr. Feiner:

Re: Platting requirements for a parcel generally described as a portion of the West ½ of the Southeast ¼ of Section 13, Township 51 South, Range 41 East, said lands situate, lying and being in Broward County, Florida. This parcel is generally located on the southeast corner of Hollywood Boulevard and State Road 7, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential development on the above referenced parcel.

Planning Council staff has determined that platting is required by Policy 2.13.1 of the Broward County Land Use Plan for the proposed development. As per the criteria of Policy 2.13.1, platting is required for the issuance of building permits when constructing a non-residential or multi-family building, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to an adjacent development;
- b. The lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel does not meet the specifically delineated requirement.

Planning Council staff notes that a lot or parcel which has been specifically delineated in a recorded plat is one which can be described solely by reference to a plat and one or more identifying numbers such as a block and lot number. For example, Lot 5, Block 3, of John Doe Subdivision. A description of "a portion of the West ½ of the Southeast ¼ of Section 13, Township 51 South, Range 41 East," is an example of a parcel which is not specifically delineated.

It is recommended that you contact Broward County's Planning and Development Management Division at 954-357-6666, regarding the platting process.

**Rod A. Feiner**  
**December 7, 2017**  
**Page Two**

The contents of this letter are not a judgment as to whether this development proposal complies with the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the Broward County Land Use Plan, including concurrency requirements.

If you have any additional questions regarding the Broward County Land Use Plan's platting requirements, please contact Kenneth Wenning, Planner, at your convenience.

Respectfully,

*Barbara Blake Boy*  
for

Barbara Blake Boy  
Executive Director

BBB:KJW

cc: Wazir Ishmael, City Manager  
City of Hollywood

Tom Barnett, Director, Development Services  
City of Hollywood





# "HOLLYWOOD PLAZA"

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A REPLAT OF A PORTION OF "AMENDED PLAT SW 1/4 OF SECTION 13, T-51-S, R-41-E", PLAT BOOK 16, PAGE 19, B.C.R. AND A REPLAT OF A PORTION OF "DU PARC ESTATES AMENDED", PLAT BOOK 38, PAGE 23, B.C.R.

PREPARED BY  
**PULSE LAND SURVEYORS, INC.**

8381 NOB-HILL ROAD  
SUNRISE, FLORIDA 33391  
P.O. BOX 107779  
MIAMI, FL 33101

INSTR # 111901754  
Page 2 of 8

DEDICATION  
STATE OF FLORIDA  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT PULSA BEACH, INC. A FLORIDA CORPORATION, IS THE OWNER IN THE SEVERAL OF THE LANDS SHOWN AND DESCRIBED HEREIN AND HAS HEREBY DEVOTED SAID LANDS TO BE KNOWN AS "HOLLYWOOD PLAZA", A REPLAT OF THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE LANDSCAPE ELEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES AND USES OF THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIREMENT TO THE CITY OF HOLLYWOOD, FLORIDA. THE LANDSCAPE ELEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIREMENT TO THE CITY OF HOLLYWOOD, FLORIDA. THE LANDSCAPE ELEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIREMENT TO THE CITY OF HOLLYWOOD, FLORIDA.

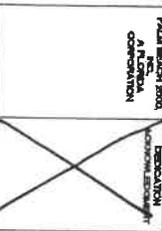
IN WITNESS WHEREOF, Alberto M. Garcia AND Paula Reali, 2000, INC. HAVE HERETOBY SET THEIR HANDS AND SEALS HERETO THIS 21<sup>ST</sup> DAY OF April 2014.

WITNESSES:  
PRINT NAME: Shirley Dunton  
PRINT NAME: Paula Reali, 2000, INC.  
PRINT NAME: Paula Reali, 2000, INC.

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF BROWARD

I, Shirley Dunton, JURY ON THIS DAY PERSONALLY APPEARED BEFORE ME Shirley Dunton AND Paula Reali, 2000, INC. AND AFTER READING THE FOREGOING INSTRUMENT TO THEM, THEY DECLARED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DID NOT TAKE ANY OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>ST</sup> DAY OF April, A.D. 2014.  
MY COMMISSION NUMBER: 62,158,405  
BY COMMISSION EXPIRES: 12/31/16  
PRINT NAME: Shirley Dunton  
PRINT NAME: Paula Reali, 2000, INC.



DEDICATION  
STATE OF FLORIDA  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT VESTALIA, INC. A FLORIDA CORPORATION, IS THE OWNER IN THE SEVERAL OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS HEREBY DEVOTED SAID LANDS TO BE KNOWN AS "HOLLYWOOD PLAZA", A REPLAT OF THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE LANDSCAPE ELEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES AND USES OF THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIREMENT TO THE CITY OF HOLLYWOOD, FLORIDA. THE LANDSCAPE ELEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIREMENT TO THE CITY OF HOLLYWOOD, FLORIDA.

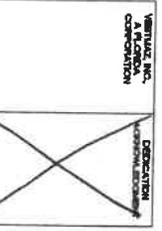
IN WITNESS WHEREOF, Alberto M. Garcia AND Vestalia, Inc. HAVE HERETOBY SET THEIR HANDS AND SEALS HERETO THIS 21<sup>ST</sup> DAY OF April 2014.

WITNESSES:  
PRINT NAME: Shirley Dunton  
PRINT NAME: Alberto M. Garcia  
PRINT NAME: Alberto M. Garcia

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF BROWARD

I, Shirley Dunton, JURY ON THIS DAY PERSONALLY APPEARED BEFORE ME Shirley Dunton AND Vestalia, Inc. AND AFTER READING THE FOREGOING INSTRUMENT TO THEM, THEY DECLARED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DID NOT TAKE ANY OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>ST</sup> DAY OF April, A.D. 2014.  
MY COMMISSION NUMBER: 62,158,405  
BY COMMISSION EXPIRES: 12/31/16  
PRINT NAME: Shirley Dunton  
PRINT NAME: Alberto M. Garcia



DEDICATION  
STATE OF FLORIDA  
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS THAT BOSTONIA, INC. A FLORIDA CORPORATION, IS THE OWNER IN THE SEVERAL OF THE LANDS SHOWN AND DESCRIBED HEREON AND HAS HEREBY DEVOTED SAID LANDS TO BE KNOWN AS "HOLLYWOOD PLAZA", A REPLAT OF THE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

THE LANDSCAPE ELEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSES AND USES OF THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIREMENT TO THE CITY OF HOLLYWOOD, FLORIDA. THE LANDSCAPE ELEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF PARCELS "A", "B" AND "C", ITS SUCCESSORS AND ASSIGNS, WITHOUT REQUIREMENT TO THE CITY OF HOLLYWOOD, FLORIDA.

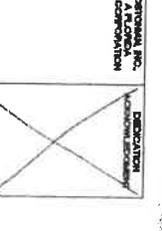
IN WITNESS WHEREOF, Alberto M. Garcia AND Bostonia, Inc. HAVE HERETOBY SET THEIR HANDS AND SEALS HERETO THIS 21<sup>ST</sup> DAY OF April 2014.

WITNESSES:  
PRINT NAME: Shirley Dunton  
PRINT NAME: Alberto M. Garcia  
PRINT NAME: Alberto M. Garcia

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF BROWARD

I, Shirley Dunton, JURY ON THIS DAY PERSONALLY APPEARED BEFORE ME Shirley Dunton AND Bostonia, Inc. AND AFTER READING THE FOREGOING INSTRUMENT TO THEM, THEY DECLARED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES HEREIN EXPRESSED AND DID NOT TAKE ANY OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21<sup>ST</sup> DAY OF April, A.D. 2014.  
MY COMMISSION NUMBER: 62,158,405  
BY COMMISSION EXPIRES: 12/31/16  
PRINT NAME: Shirley Dunton  
PRINT NAME: Alberto M. Garcia







# "HOLLYWOOD PLAZA"

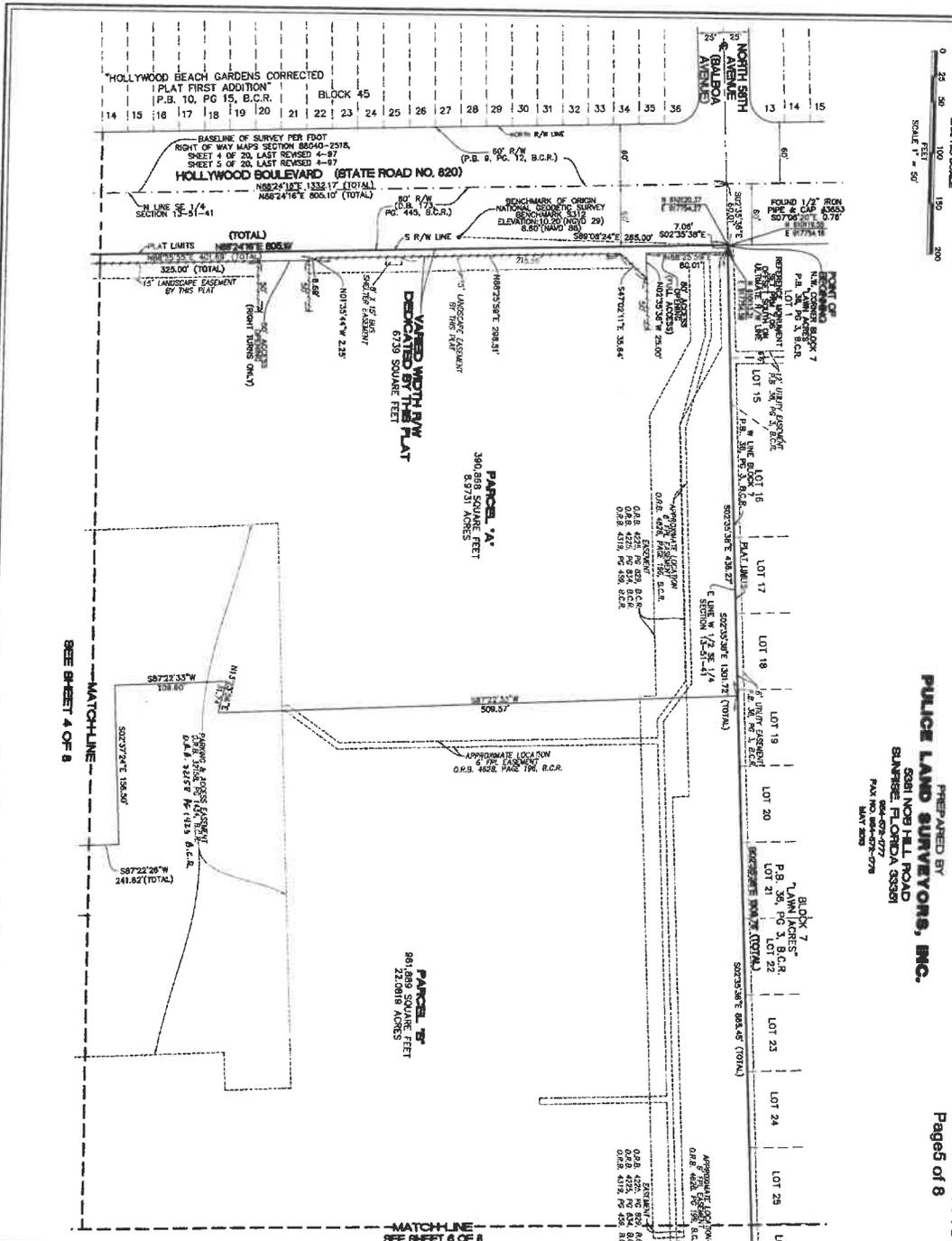
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A REPLAT OF A PORTION OF "AMENDED PLAT SW 1/4 OF SECTION 13, T-51-S, R-41-E" PLAT BOOK 16, PAGE 19, B.C.R. AND A REPLAT OF A PORTION OF "DU PARC ESTATES AMENDED", PLAT BOOK 38, PAGE 23, B.C.R.

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
 6881 NORTH TELL ROAD  
 SUITE 100  
 FORT LAUDERDALE, FLORIDA 33304  
 PHONE: 352-453-7777  
 FAX: 352-453-7778  
 DATE: 05/20/08

INST. #111901754  
 Pages of 8

PLAT BOOK 161 PAGE 16  
 SHEET 5 OF 8 SHEETS



**NOTICE:** THIS PLAT IS SUBMITTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 172, F.S., WHICH PROVIDES THAT THE PLAT IS SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING BOARD OF THE CITY OF HOLLYWOOD. THE PLANNING BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY DATA OR THE LEGALITY OF THE PLAT. THE PLANNING BOARD'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY DATA OR THE LEGALITY OF THE PLAT.

**1) STATE PLAT COORDINATES ARE SHOWN AS:**  
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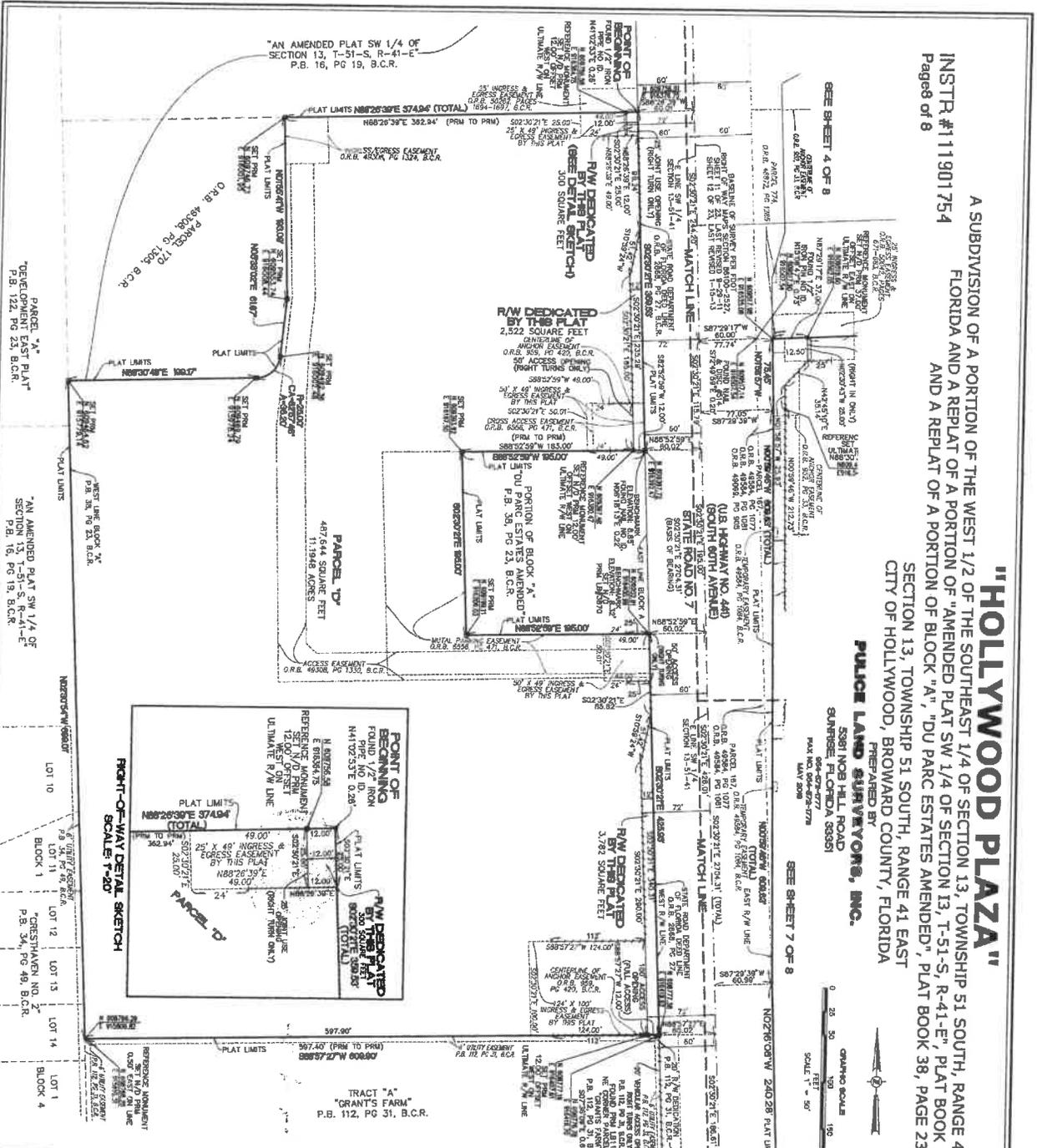


**"HOLLYWOOD PLAZA"**  
A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, T-51-S, R-41-E, BROWARD COUNTY, FLORIDA AND A REPLAT OF A PORTION OF "AMENDED PLAT SW 1/4 OF SECTION 13, T-51-S, R-41-E", PLAT BOOK 16, PAGE 19, B.C.R.  
AND A REPLAT OF A PORTION OF BLOCK "A", "DU PARC ESTATES AMENDED", PLAT BOOK 38, PAGE 23, B.C.R.

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA  
PREPARED BY  
**PULICE LAND SURVEYORS, INC.**  
5201 NOB HILL ROAD  
SUITE 100  
DADE COUNTY, FLORIDA 33131  
MAY 2008  
TEL: 305-477-7777  
FAX: 305-477-7779

SEE SHEET 4 OF 8

SEE SHEET 7 OF 8



**REMARKS:**

- 1) BEARING AND DISTANCE TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 TO CORNER OF SECTION 13, T-51-S, R-41-E, BROWARD COUNTY, FLORIDA TO BE DETERMINED BY THE SURVEYOR.
- 2) BEARING AND DISTANCE TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 TO BROWARD COUNTY CORNER OF SECTION 13, T-51-S, R-41-E, BROWARD COUNTY, FLORIDA TO BE DETERMINED BY THE SURVEYOR.
- 3) BEARING AND DISTANCE TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 TO BROWARD COUNTY CORNER OF SECTION 13, T-51-S, R-41-E, BROWARD COUNTY, FLORIDA TO BE DETERMINED BY THE SURVEYOR.
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- 9) BEARING AND DISTANCE TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 TO BROWARD COUNTY CORNER OF SECTION 13, T-51-S, R-41-E, BROWARD COUNTY, FLORIDA TO BE DETERMINED BY THE SURVEYOR.
- 10) BEARING AND DISTANCE TO NATIONAL GEODETIC VERTICAL DATUM OF 1988 TO BROWARD COUNTY CORNER OF SECTION 13, T-51-S, R-41-E, BROWARD COUNTY, FLORIDA TO BE DETERMINED BY THE SURVEYOR.

**NOTES:**

- 1) THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF BROWARD COUNTY, FLORIDA.
- 2) THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF BROWARD COUNTY, FLORIDA.
- 3) THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF BROWARD COUNTY, FLORIDA.
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- 10) THIS PLAT IS RECORDED IN THE PUBLIC RECORDS OF THE CITY AND COUNTY OF BROWARD COUNTY, FLORIDA.

# ELI'S SHOPPING CENTER

101 SOUTH STATE RD 7, HOLLYWOOD, FLORIDA 33023

DTI PROJECT #: 15087.03

## FINAL TAC SUBMITTAL

**DTI**  
DesignTech  
International  
Associates, Inc. AA26001933  
Architecture • Planning • Interior Design  
14125 N.W. 80th Ave., Suite 303  
Miami Lakes, FL 33016  
T. 786-235-9097  
F. 305-362-4420  
dtiinfo@dtiarchitect.com  
www.dtiarchitect.com

Carlos Pizarro, R.A.  
AR - 0013079

Revisions:

**UPCOMING MEETINGS:**

PHASE I FINAL TAC SUBMITTAL: JANUARY 22 / 2018

PHASE I PDB SUBMITTAL: APRIL / 2018

PHASE II FINAL TAC SUBMITTAL: MAY 15 / 2018

PHASE II PDB SUBMITTAL: MARCH / 2019



**SCOPE OF WORK:**

TO REDEVELOP THE EXISTING SITE ON THE SOUTH EAST CORNER OF HOLLYWOOD BLVD & US 441 TO INCORPORATE A NEW MIXED USE DEVELOPMENT INCLUDING A PROPOSED BANK W/ DRIVE THRU, A FOOD SERVICE W/ DRIVE THRU & RETAIL OUTPARCELS ALONG WITH THE RENOVATION OF THE EXISTING 2 STORY BUILDING INTO A GROUND LEVEL RETAIL BUILDING W/ MULTIPLE TENANTS, AND A 2ND FLOOR OFFICES. AREA WITH ROOFTOP VALET PARKING.

**DIRECTORY:**

**OWNER / DEVELOPER**

NAME / COMPANY CHAI DEVELOPERS LIMITED  
ADDRESS 101 STATE RD 7  
HOLLYWOOD, FL 33023

**ARCHITECT**

COMPANY DESIGN TECH INTERNATIONAL ASSOC., INC.  
CONTACT CARLOS PIZARRO, R.A. AR - 0013079  
ADDRESS 14125 NW 80TH AVENUE SUITE# 303  
MIAMI LAKES, FL 33016  
PHONE 786.235.9097  
EMAIL CPIZARRO@DTIARCHITECT.COM  
WEBSITE WWW.DTIARCHITECT.COM

**CIVIL ENGINEER**

COMPANY GRACE ENGINEERING, LLC.  
CONTACT JOHN E. FLYNN  
ADDRESS 17110 SW 64TH COURT  
SOUTHWEST RANCHES, FL 33331  
PHONE 954.558.9628  
EMAIL JOHNFLYNN@GRACEENGINEERS.COM

**LANDSCAPE ARCHITECT**

COMPANY KIMBERLY MOYER, RLA  
ADDRESS 4808 NE 16 TH AVE  
OAKLAND PARK, FLORIDA FL 33334  
PHONE(954) 492 9609  
CONTACT: KIM MOYER

**MECHANICAL / ELECTRICAL / PLUMBING**

COMPANY BUCHANAN P.E. CONSULTING INC.  
CONTACT RAJA BUCHANAN  
ADDRESS 6191 W. ATLANTIC BLVD.  
SUITE# 2  
MARGATE, FL 33063  
PHONE 954.590.3300

**LOCATION MAP:**



PROPOSED SITE SURROUNDING AREA

**AREA MAP**

**SYMBOL LEGEND:**

- ELEVATION NUMBER SHEET NUMBER
- DETAIL, SECTION OR PLAN NUMBER
- WALL SECTION NUMBER / BUILDING SECTION LETTER SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER
- ELEVATION DATUM POINT
- NOTE NUMBER
- WINDOW NUMBER
- DOOR NUMBER
- REVISION NUMBER
- ROOM NAME ROOM NUMBER

**LEGAL DESCRIPTION:**

**PHASE 1**

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285 OF SAID PUBLIC RECORDS; FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 02°30'21" EAST ALONG THE MOST NORTHERLY WEST LINE OF SAID PLAT 8.92 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°25'55" EAST ALONG THE NORTH LINE OF SAID PARCEL "A"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 571.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'28" WEST ALONG SAID SOUTH LINE 241.02 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 23.06 FEET; THENCE SOUTH 87°29'17" WEST ON A NORTH LINE OF PARCEL "B" OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:  
1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET;  
4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET;  
7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

**LESS THE FOLLOWING:**

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285 OF SAID PUBLIC RECORDS; FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°30'21" EAST ALONG THE MOST NORTHERLY WEST LINE OF SAID PLAT 173.96 FEET; THENCE SOUTH 87°29'14" WEST 131.03 FEET; THENCE NORTH 02°30'46" WEST 8.50 FEET; THENCE SOUTH 87°29'25" WEST 19.00 FEET; THENCE NORTH 02°28'48" WEST 34.01 FEET; THENCE SOUTH 87°29'25" WEST 124.02 FEET; THENCE SOUTH 02°29'56" EAST 93.50 FEET; THENCE SOUTH 87°29'25" WEST 18.93 FEET; THENCE SOUTH 02°30'35" EAST 70.81 FEET; THENCE NORTH 87°29'45" EAST 20.93 FEET; THENCE SOUTH 02°29'54" EAST 164.71 FEET; THENCE NORTH 87°29'25" EAST 19.04 FEET; THENCE SOUTH 02°30'43" EAST 100.34 FEET TO THE INTERSECTION WITH A NORTH LINE OF PARCEL "B" OF SAID PLAT; THENCE SOUTH 87°29'17" WEST ON SAID NORTH LINE ITS WESTERLY EXTENSION 196.87 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:  
1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET;  
4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET;  
7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.  
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 223,173 SQUARE FEET (5.1234 ACRES), MORE OR LESS.

**PHASE 2**

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285 OF SAID PUBLIC RECORDS; FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°30'21" EAST ALONG THE MOST NORTHERLY WEST LINE OF SAID PLAT 173.96 FEET; THENCE SOUTH 87°29'14" WEST 131.03 FEET; THENCE NORTH 02°30'46" WEST 8.50 FEET; THENCE SOUTH 87°29'25" WEST 19.00 FEET; THENCE NORTH 02°28'48" WEST 34.01 FEET; THENCE SOUTH 87°29'25" WEST 124.02 FEET; THENCE SOUTH 02°29'56" EAST 93.50 FEET; THENCE SOUTH 87°29'25" WEST 18.93 FEET; THENCE SOUTH 02°30'35" EAST 70.81 FEET; THENCE NORTH 87°29'45" EAST 20.93 FEET; THENCE SOUTH 02°29'54" EAST 164.71 FEET; THENCE NORTH 87°29'25" EAST 19.04 FEET; THENCE SOUTH 02°30'43" EAST 100.34 FEET TO THE INTERSECTION WITH A NORTH LINE OF PARCEL "B" OF SAID PLAT; THENCE SOUTH 87°29'17" WEST ON SAID NORTH LINE ITS WESTERLY EXTENSION 196.87 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET; 4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET; 7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.  
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 134,066 SQUARE FEET (3.0777 ACRES), MORE OR LESS.

**INDEX OF DRAWINGS:**

SHEET #	DESCRIPTION	FINAL TAC 18/01/22
A-0.0	COVER SHEET	•
<b>SURVEY</b>		
SV-1	BOUNDARY & TOPOGRAPHIC SURVEY SHEET 1	•
SV-2	BOUNDARY & TOPOGRAPHIC SURVEY SHEET 2	•
<b>CIVIL</b>		
C-1	PAVEMENT MARKINGS & SIGNAGE	•
C-2	PAVING, GRADING & DRAINAGE PLAN	•
C-3	WATER & SEWER PLAN	•
C-4	CIVIL DEMOLITION PLAN	•
C-5	SWPPP	•
C-6	DETAILS	•
C-7	DETAILS	•
C-8	DETAILS	•
<b>LANDSCAPE</b>		
L-1	PRELIMINARY LANDSCAPE PLAN	•
<b>ARCHITECTURE</b>		
SP-1.0	PROPOSED SITE PLAN	•
SP-2.0	PROPOSED PHASING 1 SITE PLAN	•
SP-3.0	PROPOSED PHASING 2 SITE PLAN	•
SP-4.0	PROPOSED SITE PLAN DETAILS	•
SP-5.0	ENLARGED DUMPSTER & DETAILS	•
A-1.0	PROPOSED GROUND FLOOR PLAN PRINCIPAL BUILDING	•
A-1.1	PROPOSED SECOND FLOOR PLAN PRINCIPAL BUILDING	•
A-2.0	PROPOSED ELEVATIONS PRINCIPAL BUILDING	•
A-3.0	PROPOSED COLOR ELEVATIONS PRINCIPAL BUILDING	•
A-4.0	PROPOSED FLOOR PLAN OUTPARCEL 2	•
A-5.0	PROPOSED ELEVATIONS OUTPARCEL 2	•
A-6.0	PROPOSED COLOR ELEVATIONS OUTPARCEL 2	•
A-7.0	PROPOSED FLOOR PLAN OUTPARCEL 3	•
A-8.0	PROPOSED ELEVATIONS OUTPARCEL 3	•
A-9.0	PROPOSED COLOR ELEVATIONS OUTPARCEL 3	•
A-10.0	PROPOSED FLOOR PLAN OUTPARCEL 4	•
A-11.0	PROPOSED ELEVATIONS OUTPARCEL 4	•
A-12.0	PROPOSED COLOR ELEVATIONS OUTPARCEL 4	•
A-13.0	PROPOSED FLOOR PLAN OUTPARCEL 5	•
A-14.0	STREET PROFILES	•
A-15.0	COLOR IMAGES	•
A-16.0	COLOR IMAGES	•
A-17.0	COLOR IMAGES	•
<b>ELECTRICAL</b>		
PH-1	PHOTOMETRIC PLAN	•

OWNER/DEVELOPER:  
**CHAI DEVELOPERS LIMITED**  
101 S. STATE RD 7  
HOLLYWOOD, FLORIDA 33023

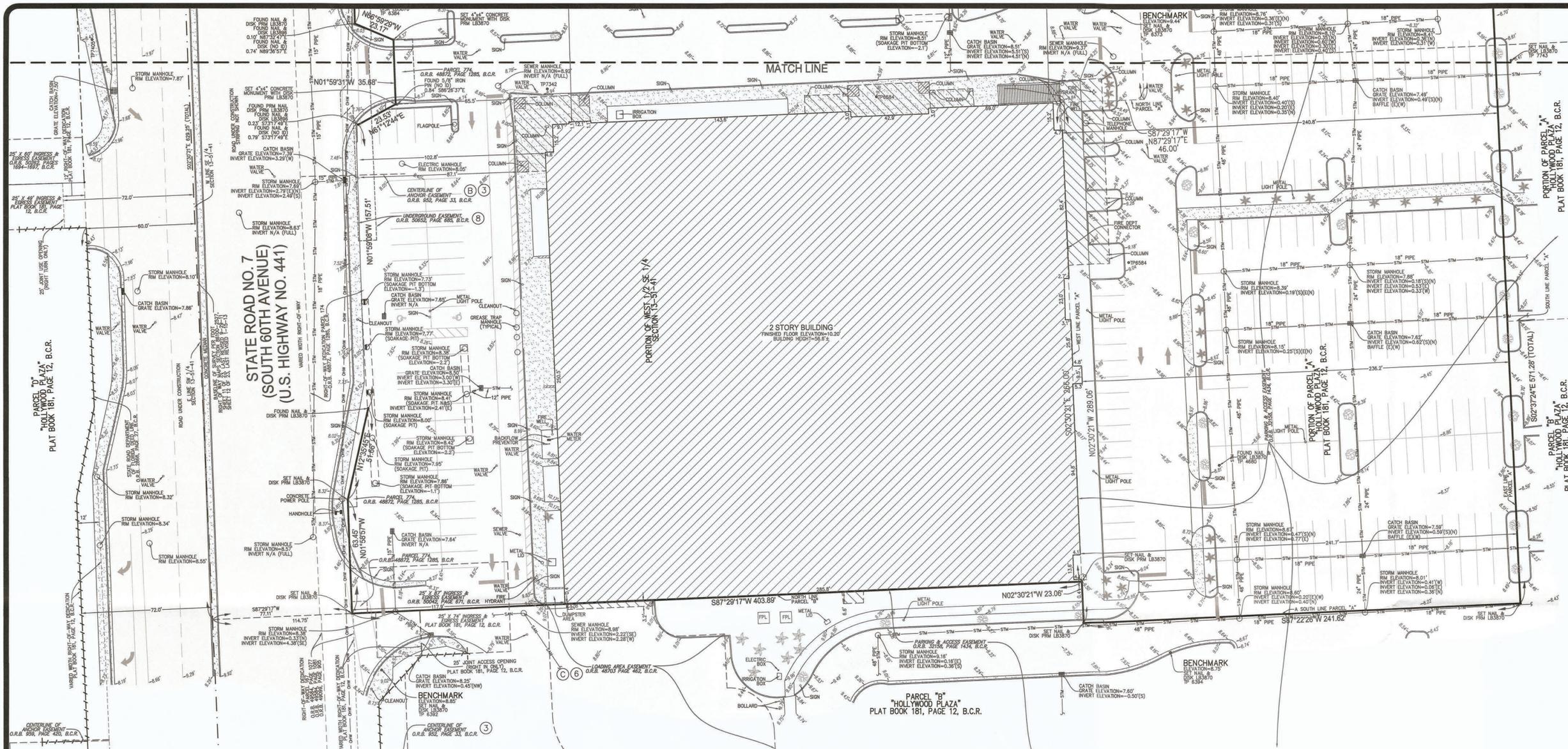
PROJECT:  
**ELI'S SHOPPING CENTER**  
101 S. STATE RD 7  
HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03  
File Name:  
Issued Date: 01/22/2018  
Drawn by: LO /AMV  
Checked by: CC / CP

SHEET NAME  
**COVER SHEET**

SHEET NUMBER  
**A-0.0**

FINAL TAC



- NOTES:**
- 1) THIS SITE CONTAINS 357,240 SQUARE FEET (8.2011 ACRES), MORE OR LESS.
  - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #52062; ELEVATION: 8.50 FEET.
  - 3) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 10 FEET; PANEL #125113 0564H; MAP DATE: 8/18/14.
  - 4) THIS SITE LIES IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
  - 5) BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 13-51-41 LINE BEING S02°30'21"E.
  - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: DESIGN TECH INTERNATIONAL.
  - 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
  - 9) THIS SITE CONTAINS 331 TOTAL STRIPED PARKING SPACES (329 REGULAR & 2 DISABLED). THERE ARE ADDITIONAL PARKING AREAS WHERE THE PAINT IS FADED AND STRIPING WAS UNABLE TO BE LOCATED OR COUNTED. THIS SURVEY WAS PREPARED WITH BENEFIT OF AN OWNERSHIP AND ENCUMBRANCE REPORT, PREPARED BY COKER & FEINER, EFFECTIVE DATE: JANUARY 3, 2017. THE FOLLOWING ITEMS ARE ENCUMBRANCES TO SAID REPORT:

- ENCUMBRANCES AS TO PARCEL 1:**
1. MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD, P.B. 1, PG. 21, B.C.R., AS MODIFIED BY THAT CERTAIN ORDINANCE OF THE CITY OF HOLLYWOOD VACATING THAT CERTAIN ALLEY, SUCH ORDINANCE NOT YET BEING RECORDED APPLY TO THIS SITE AS DEPICTED HEREON.
  2. EASEMENT DEED IN O.R.B. 2350, PG. 621, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
  3. EASEMENT IN O.R.B. 952, PG. 33, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
  4. EASEMENT GRANTED TO FPL IN O.R.B. 4291, PG. 221, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
  5. DECLARATION OF UNITY OF TITLE IN O.R.B. 33881, PG. 996, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
  6. DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS IN O.R.B. 48703, PG. 462, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
  7. DECLARATION OF RESTRICTIVE COVENANTS FOR PRIVATE PAVED ROADWAYS AND ACCESS RECORDED IN O.R.B. 50042, PG. 671, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
  8. UNDERGROUND EASEMENT IN O.R.B. 50652, PG. 685, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
  9. SEWER USE AGREEMENT IN O.R.B. 50688, PG. 396, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
- ENCUMBRANCES AS TO PARCEL 2:**
- A. MATTERS AS CONTAINED ON THE PLAT OF HOLLYWOOD PLAZA, RECORDED IN P.B. 181, PG. 12, B.C.R. AS AFFECTED BY THAT CERTAIN AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN INSTRUMENT NO. 113456377, B.C.R. APPLY TO THIS SITE AS DEPICTED HEREON.
  - B. EASEMENT GRANTED TO FPL IN O.R.B. 952, PG. 33, O.R.B. 4828, PG. 196, AND O.R.B. 5058, PG. 889 AS AFFECTED BY THAT CERTAIN SUBORDINATION OF UTILITY INTERESTS RECORDED IN O.R.B. 48108, PG. 462, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
  - C. DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED IN O.R.B. 48703, PG. 462, B.C.R. APPLIES TO THIS SITE AS DEPICTED HEREON.
  - D. SEWER USE AGREEMENT IN O.R.B. 50688, PG. 396, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.
  - E. EASEMENT GRANTED TO FPL IN INSTRUMENT NO. 113650915, B.C.R. APPLIES TO THIS SITE BUT IS NOT PLOTTABLE.

**LEGAL DESCRIPTION:**  
 A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285, OF SAID PUBLIC RECORDS, FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY AND NORTHERLY BOUNDARY OF SAID "HOLLYWOOD PLAZA", THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 294.81 FEET; 2) SOUTH 87°29'17" WEST ON A NORTHERLY LINE OF SAID PLAT 46.00 FEET; 3) SOUTH 02°30'21" EAST ON A WESTERLY LINE OF SAID PLAT 266.00 FEET; 4) SOUTH LINE OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET; 4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET; 7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
 A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°25'55" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 571.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'26" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 289.06 FEET; THENCE NORTH 87°29'17" EAST ALONG A NORTH LINE OF SAID PARCEL "A" 46.00 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 285.90 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE ALSO DESCRIBED AS:  
 A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174 AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285, OF SAID PUBLIC RECORDS, FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID PLAT; THENCE SOUTH 02°30'21" EAST ALONG THE MOST NORTHERLY WEST LINE OF SAID PLAT 8.92 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 88°25'55" EAST ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD 194.47 FEET; THENCE SOUTH 02°37'24" EAST ALONG THE NORTHERLY EXTENSION OF AN EAST LINE OF SAID PARCEL "A" AND ALONG SAID EAST LINE 571.28 FEET TO A POINT ON A SOUTH LINE OF SAID PARCEL "A"; THENCE SOUTH 87°22'26" WEST ALONG SAID SOUTH LINE 241.62 FEET; THENCE NORTH 02°30'21" WEST ALONG A WEST LINE OF SAID PARCEL "A" 23.06 FEET; THENCE SOUTH 87°29'17" WEST ON A NORTHERLY LINE OF PARCEL "B" OF SAID PLAT AND ITS WESTERLY EXTENSION, 403.89 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: 1) NORTH 01°58'57" WEST 63.45 FEET; 2) NORTH 12°35'45" EAST 51.66 FEET; 3) NORTH 01°59'08" WEST 157.51 FEET; 4) NORTH 61°12'44" EAST 23.53 FEET; 5) NORTH 01°59'31" WEST 35.68 FEET; 6) NORTH 66°59'29" WEST 23.17 FEET; 7) NORTH 01°58'51" WEST 199.78 FEET; 8) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

- LEGEND**
- CONCRETE
  - ASPHALT PAVEMENT
  - PAVERS
  - ELEVATION
  - OVERHEAD WIRES
  - UNDERGROUND STORM SEWER LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND GAS LINE
  - CENTERLINE
  - O.R.B. OFFICIAL RECORDS BOOK
  - B.C.R. BROWARD COUNTY RECORDS
  - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
  - PRM PERMANENT REFERENCE MONUMENT
  - FPL FLORIDA POWER & LIGHT COMPANY
  - UNIDENTIFIED TREE
  - CABBAGE PALM TREE
  - PALM TREE
  - OAK TREE
  - FENCE IDENTIFIER

**CERTIFICATION:**  
 I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

*Scott B. Burns*  
 SCOTT B. BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
 STATE OF FLORIDA

SHEET 1 OF 2 THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

5		
4		
3		
2	#64152 REVIEW O&E REPORT	S.N.
1	#62247 ORIGINAL SURVEY	L.S.
NO.	REVISIONS	BY

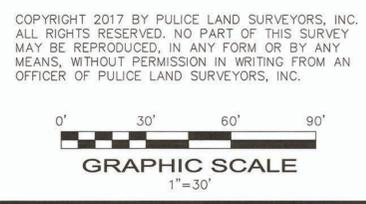
**ELI'S HOLLYWOOD CENTER SITE**  
 SE CORNER HOLLYWOOD BOULEVARD  
 & STATE ROAD NO. 7  
 HOLLYWOOD, BROWARD COUNTY, FLORIDA

**BOUNDARY AND TOPOGRAPHIC SURVEY**

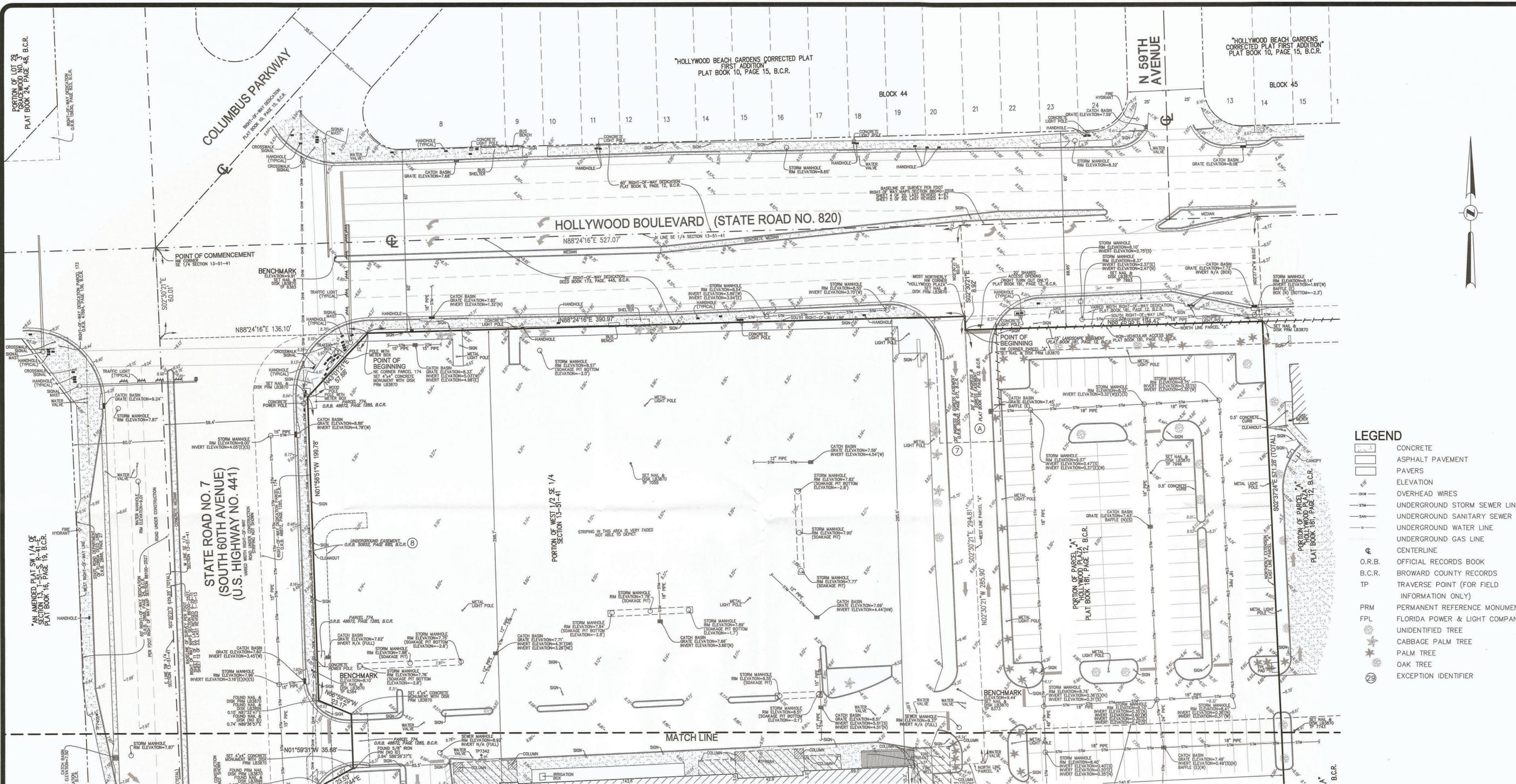
**PULICE LAND SURVEYORS, INC.**  
 5381 NOB HILL ROAD  
 SUNRISE, FLORIDA 33351  
 TELEPHONE: (954) 572-1777  
 FAX: (954) 572-1778  
 E-MAIL: surveys@puliceandsurveyors.com  
 CERTIFICATE OF AUTHORIZATION LB#3870

**PLS**

DRAWN BY: L.S. SCALE: 1" = 30'  
 CHECKED BY: J.F.P. SURVEY DATE: 1/4/16 FILE: DESIGN TECH INTERNATIONAL  
 ORDER NO.: 64152

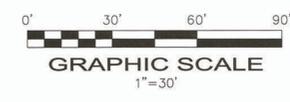
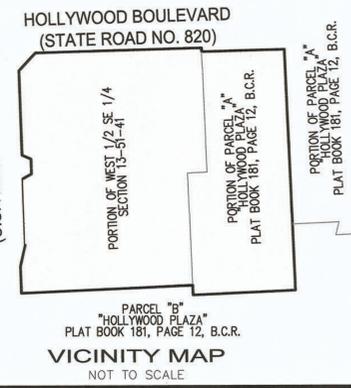


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 MEANS, WITHOUT PERMISSION IN WRITING FROM AN  
 OFFICER OF PULICE LAND SURVEYORS, INC.



**LEGEND**

	CONCRETE
	ASPHALT PAVEMENT
	PAVERS
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND STORM SEWER LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND WATER LINE
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	FPL FLORIDA POWER & LIGHT COMPANY
	UNIDENTIFIED TREE
	CABBAGE PALM TREE
	PALM TREE
	OAK TREE
	(29) EXCEPTION IDENTIFIER



SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

**ELI'S HOLLYWOOD CENTER SITE**  
SE CORNER HOLLYWOOD BOULEVARD  
& STATE ROAD NO. 7  
HOLLYWOOD, BROWARD COUNTY, FLORIDA

**BOUNDARY AND TOPOGRAPHIC SURVEY**



**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777  
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CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.	SCALE: 1" = 30'	FILE: DESIGN TECH INTERNATIONAL
CHECKED BY: J.F.P.	SURVEY DATE: 1/14/16	ORDER NO.: 64152

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SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

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SUNRISE, FLORIDA 33351

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**LEGAL DESCRIPTION:**

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA AND A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LESS THE FOLLOWING:

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 223,173 SQUARE FEET (5.1234 ACRES), MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 13-51-41 LINE BEING S02°30'21"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FILE: CHAI DEVELOPERS LIMITED**

**SCALE: N/A**

**DRAWN: L.S.**

**ORDER NO.: 63969A**

**DATE: 11/27/17**

**PHASE 1**

**HOLLYWOOD, BROWARD COUNTY, FLORIDA**

**FOR: ELI'S SHOPPING CENTER**

**SHEET 1 OF 2** THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

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





SKETCH AND LEGAL DESCRIPTION

BY

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



**LEGAL DESCRIPTION:**

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 134,066 SQUARE FEET (3.0777 ACRES), MORE OR LESS.

**NOTES:**

- 1) BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 13-51-41 LINE BEING S02°30'21"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**FILE: CHAI DEVELOPERS LIMITED**

**SCALE: N/A**

**DRAWN: L.S.**

**ORDER NO.: 63969B**

**DATE: 11/27/17**

**PHASE 2**

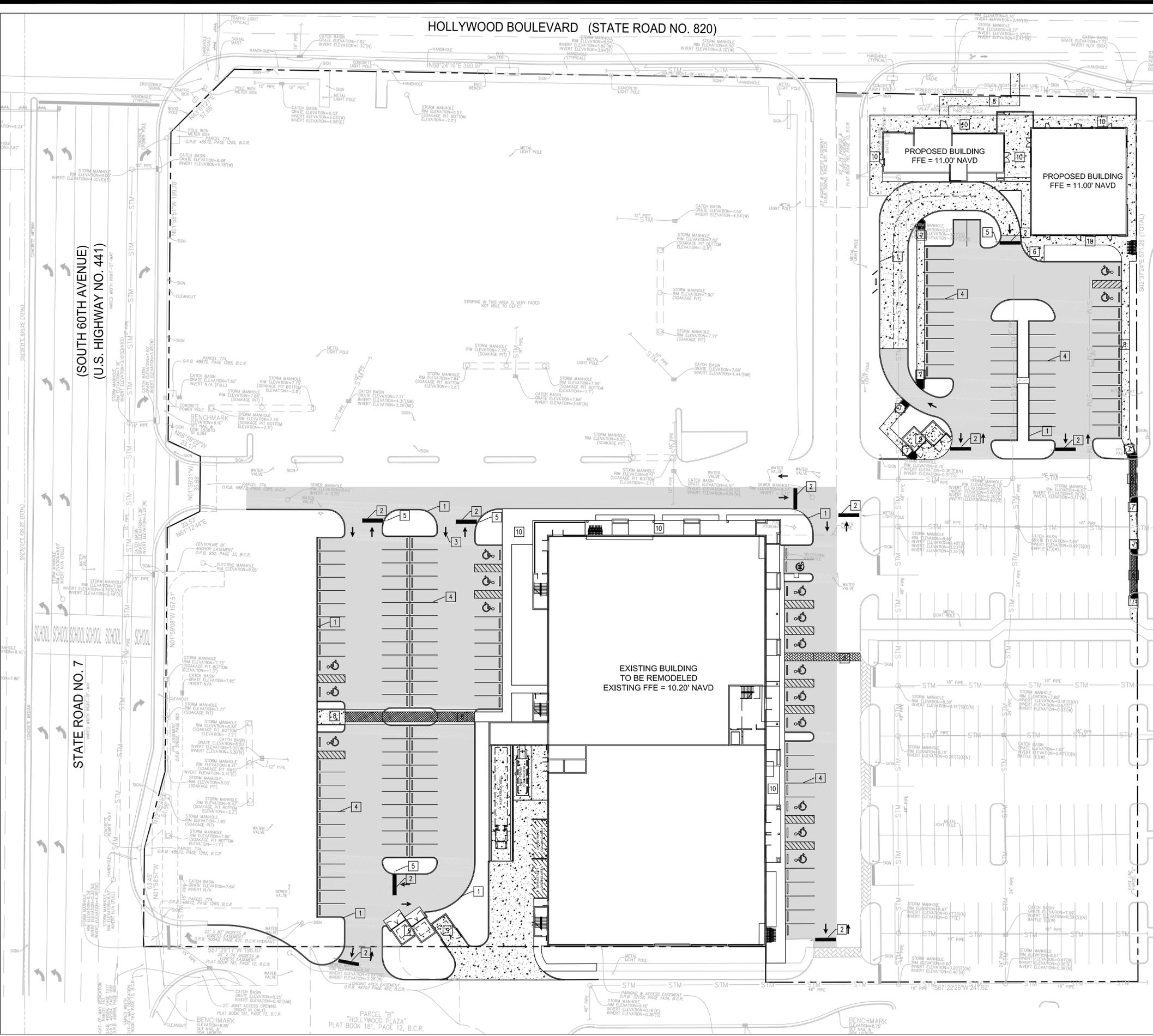
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**FOR: ELI'S SHOPPING CENTER**

**SHEET 1 OF 2** THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

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- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
STATE OF FLORIDA





**KEYNOTES:**

- 1 NEW TYPE "D" CURB, TYPICAL ENTIRE PROJECT
- 2 NEW 24" WHITE THERMOPLASTIC STOP BAR, TYPICAL ALL STOP CONDITIONS
- 3 NEW THERMOPLASTIC DIRECTIONAL ARROWS, TYPICAL
- 4 4" WIDE WHITE STRIPES TWO COATS, TYPICAL ALL PARKING SPACES
- 5 NEW STOP SIGN R1-1 PER MUTCD, TYPICAL ALL STOP CONDITIONS
- 6 NEW DO NOT ENTER SIGN R5-1, BOTH SIDES OF DRIVE
- 7 NEW CURB RAMP 1:48 MAXIMUM CROSS-SLOPE, 1:12 MAXIMUM RUNNING SLOPE, INSTALL DETECTABLE WARNING
- 8 NEW CONCRETE ACCESSIBLE ROUTE 1:48 MAXIMUM CROSS-SLOPE, 1:20 (5.0%) MAXIMUM RUNNING SLOPE, INSTALL DETECTABLE SEE DETAILS
- 9 NEW DUMPSTER ENCLOSURE, REFER TO ARCHITECTURAL
- 10 REFER TO ARCHITECTURAL FOR BUILDING SIDEWALK CONSTRUCTION

REFER TO ARCHITECTURAL SITE PLAN FOR ZONING DATA, PARKING CALCULATIONS AND OTHER SITE PLAN ELEMENTS.

**NOTES:**

1. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO BROWARD COUNTY PUBLIC WORKS, TRAFFIC ENGINEERING DIVISION STANDARDS AND SPECIFICATIONS AND SHALL CONFORM TO THE MUTCD LATEST EDITION.
2. ALL PROPOSED PAVEMENT MARKINGS SHOWN ON THIS SHEET SHALL BE THERMOPLASTIC CONFORMING TO BROWARD COUNTY REQUIREMENTS.
3. CONTRACTOR SHALL REMOVE ALL EXISTING CONFLICTING PAVEMENT MARKINGS IN THE DRIVEWAYS BY WATER-BLASTING OR SAND-BLASTING.
4. DURING THE CONSTRUCTION AND OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
5. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS. SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
6. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR THE ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

**SAFETY NOTES:**

1. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
2. DURING THE CONSTRUCTION AND OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
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5. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
6. TRENCH EXCAVATION PROTECTION SHALL BE ACCOMPLISHED AS REQUIRED BY THE PROVISIONS OF PART 1926, SUBPART P, EXCAVATIONS, TRENCHING AND SHORING OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS STANDARDS AND INTERPRETATIONS.
7. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR THE ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

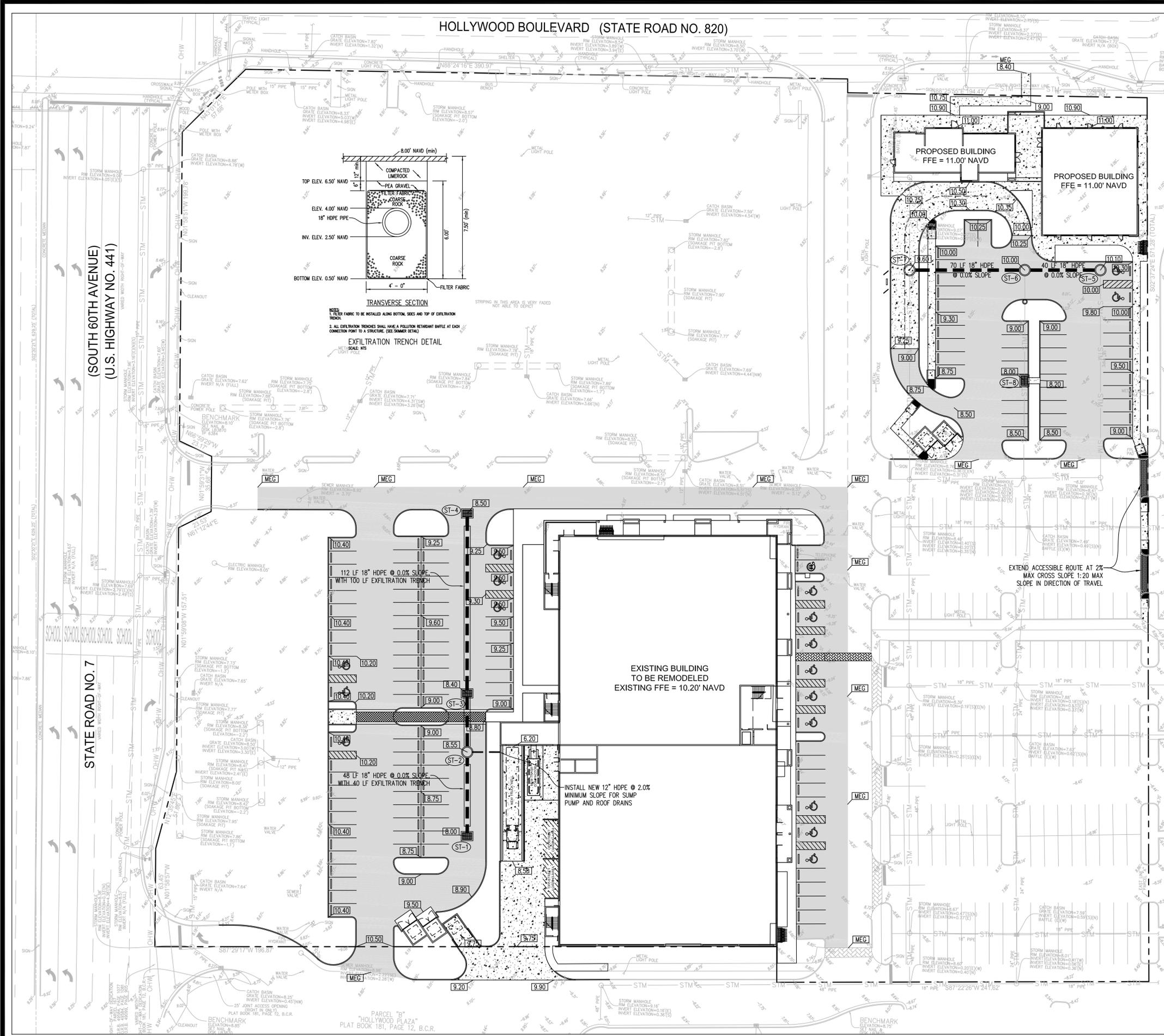
- NEW ASPHALT PAVEMENT  
REFER TO PGD PLANS
- NEW CONCRETE  
REFER TO PGD PLANS

0 30 60  
 GRAPHIC SCALE IN FEET  
 SCALE 1" = 30'  
 24 x 36 SHEET

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HOLLYWOOD BOULEVARD (STATE ROAD NO. 820)



PROPOSED DRAINAGE STRUCTURES

NO.	TYPE	ELEVATIONS		
		GRATE	INVERT	BOTTOM
ST-1	TYPE "E" INLET FDOT INDEX 232	8.00	2.50	-1.00
ST-2	TYPE "J" 5' W/ MANHOLE COVER	8.55	2.50	0.50
ST-3	TYPE "E" INLET FDOT INDEX 232	8.40	2.50	-1.00
ST-4	TYPE "E" INLET FDOT INDEX 232	8.50	2.50	-1.00
ST-5	TYPE "J" 5' W/ MANHOLE COVER	10.10	0.50	0.50
ST-6	TYPE "J" 5' W/ MANHOLE COVER	10.00	0.50	0.50
ST-7	TYPE "J" 5' W/ MANHOLE COVER	9.60	0.50	0.50
ST-8	TYPE "E" INLET FDOT INDEX 232	8.00	0.50	-3.00

- NOTES:
1. "P", "J" = ROUND INLET STRUCTURE BOTTOMS PER FDOT INDEX 200, WITH TYPE "C" CAST IRON FRAME AND GRATE.
  2. "E" = INLET STRUCTURE PER FDOT INDEX 232 WITH STEEL GRATE.
  3. INSTALL BAFFLES FOR ALL OPENINGS IN DRAINAGE STRUCTURES THAT LEAD TO EXFILTRATION TRENCH.
  4. NEW STORM PIPING SHALL BE ADS N-12 HDPE.

NEW ASPHALT PAVEMENT

CONTRACTOR TO REMOVE ALL EXISTING MATERIAL TO THE APPROPRIATE DEPTH. COMPACT AND IMPROVE THE EXISTING SUB-BASE MATERIAL AS REQUIRED TO PROVIDE 12" STABILIZED SUBGRADE.

SUBGRADE: 12" STABILIZED SUBGRADE MINIMUM LBR OF 40, COMPACTED TO 98% MAX DRY DENSITY (AASHTO D 1557).

BASE COURSE: 8" LIME ROCK BASE, MINIMUM LBR OF 100, COMPACTED TO 98% MAX DRY DENSITY (AASHTO D 1557).

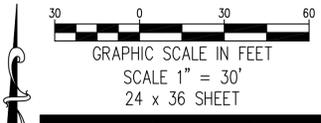
ASPHALT: 2.0" FLORIDA DEPARTMENT OF TRANSPORTATION TYPE S-III ASPHALTIC CONCRETE, TWO LIFTS

NOTES:

1. AS-BUILTS: THE CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS PREPARED BY A LICENSED SURVEYOR AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE ENGINEER A COMPLETE SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF CONSTRUCTION WHICH ARE SIGNED AND SEALED BY A LICENSED SURVEYOR.
2. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM.
3. CONTRACTOR SHALL ADJUST ALL GRATES, COVERS, VALVE BOXES, ELECTRICAL BOXES, CLEANOUTS, ETC. FLUSH WITH THE NEW ASPHALT AND CONCRETE SURFACES.
4. CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED AREAS AND SURFACES TO EXISTING OR BETTER CONDITION.
5. CONTRACTOR SHALL PROVIDE INLET FILTERS FOR ALL CATCH BASINS IN THE VICINITY FOR THE DURATION OF THE PROJECT. FILTERS SHALL BE CLEANED AFTER EVERY STORM EVENT AND SHALL BE MAINTAINED CONTINUOUSLY TO AVOID SEDIMENT AND DEBRIS FROM ENTERING INLETS.
6. ALL EXISTING STORM CATCH BASINS AND MANHOLES SHALL BE COMPLETELY CLEANED OUT BY LICENSED VAC CONTRACTOR AND HAULER AT THE COMPLETION OF CONSTRUCTION.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH FDOT AND HOLLYWOOD STANDARDS AND SPECIFICATIONS LATEST EDITION AS APPLICABLE.
8. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
9. THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

SITE LEGEND

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED DRAINAGE INLET STRUCTURE
MEG	MATCH EXISTING GRADE
[Symbol]	PROPOSED SPOT GRADE
[Symbol]	EXISTING SPOT GRADE
ST-2	STRUCTURE NUMBER
[Symbol]	PROPOSED STORM PIPING
STM	EXISTING STORM PIPING
[Symbol]	PROPOSED CONCRETE



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GRACE ENGINEERING

CIVIL ENGINEERING CONSULTANTS  
CERTIFICATE OF AUTHORIZATION  
No. 29280

17110 SW 64TH COURT  
SOUTHWEST RANCHES, FLORIDA 33331  
GRACEENGINEERINGLLC@GMAIL.COM  
954.558.9628

GRACE Project No: C2302  
Plan Date: January 18, 2018

Revisions:

Prepared For:  
**Chai Developers Limited Partnership**  
101 S. State Road 7, Suite # 205  
Hollywood, Florida 33023

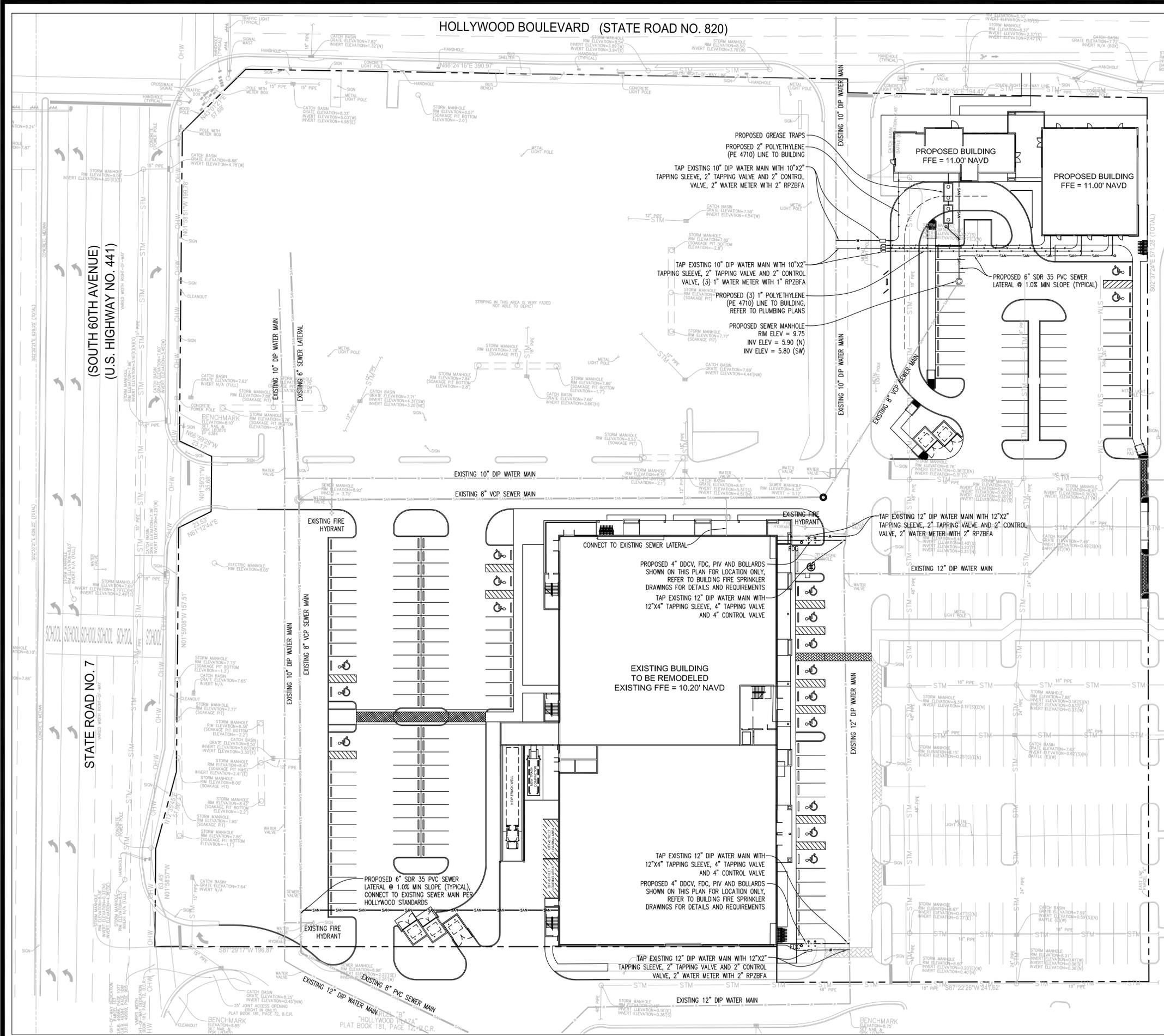
PROJECT: **ELI'S SHOPPING CENTER**  
101 South State Road 7  
FLORIDA  
HOLLYWOOD

JOHN E. FLYNN  
LICENSE  
No. 63316  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
JOHN E. FLYNN, P.E.  
Florida License No. 63316  
GRACE ENGINEERING, LLC  
Certificate of Authorization No. 29280

SHEET NAME  
**PAVING, GRADING & DRAINAGE PLAN**

SHEET NUMBER  
**C-2**

HOLLYWOOD BOULEVARD (STATE ROAD NO. 820)



PIPE MARKINGS:

ALL WATER MAIN PIPE AND FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

STANDARD SEPARATION STATEMENT:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.  
 (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.  
 (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.  
 (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.  
 (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.  
 (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.  
 (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.  
 (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER 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.

NOTES:

- AS-BUILTS: THE CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS PREPARED BY A LICENSED SURVEYOR AT ALL TIMES DURING CONSTRUCTION AND SHALL PROVIDE THE ENGINEER A COMPLETE SET OF AS-BUILT DRAWINGS AT THE COMPLETION OF CONSTRUCTION WHICH ARE SIGNED AND SEALED BY A SURVEYOR.
- CONTRACTOR SHALL ADJUST ALL GRATES, COVERS, VALVE BOXES, ELECTRICAL BOXES, CLEANOUTS, ETC. FLUSH WITH THE NEW ASPHALT AND CONCRETE SURFACES.
- CONTRACTOR IS RESPONSIBLE TO RESTORE ALL DISTURBED AREAS AND SURFACES TO EXISTING OR BETTER CONDITION. REFER TO DETAIL SHEETS FOR ASPHALT AND CONCRETE PATCHING REQUIREMENTS.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH HOLLYWOOD STANDARDS AND SPECIFICATIONS, LATEST EDITION.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK THE PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES BEFORE PERFORMING ANY WORK IN THE AFFECTED AREA.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.

SITE LEGEND

SYMBOL	DESCRIPTION
—	EXISTING WATER MAIN
—	PROPOSED FIRE LINE
—	EXISTING SEWER MAIN
—	PROPOSED SEWER LATERAL
—	EXISTING STORM
—	PROPOSED STORM

30 0 30 60  
 GRAPHIC SCALE IN FEET  
 SCALE 1" = 30'  
 24 x 36 SHEET  
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GRACE ENGINEERING

CIVIL ENGINEERING CONSULTANTS  
 CERTIFICATE OF AUTHORIZATION  
 No. 29280

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 GRACEENGINEERINGLLC@GMAIL.COM  
 954.558.9628

GRACE Project No: C2302  
 Plan Date: January 18, 2018

Revisions:

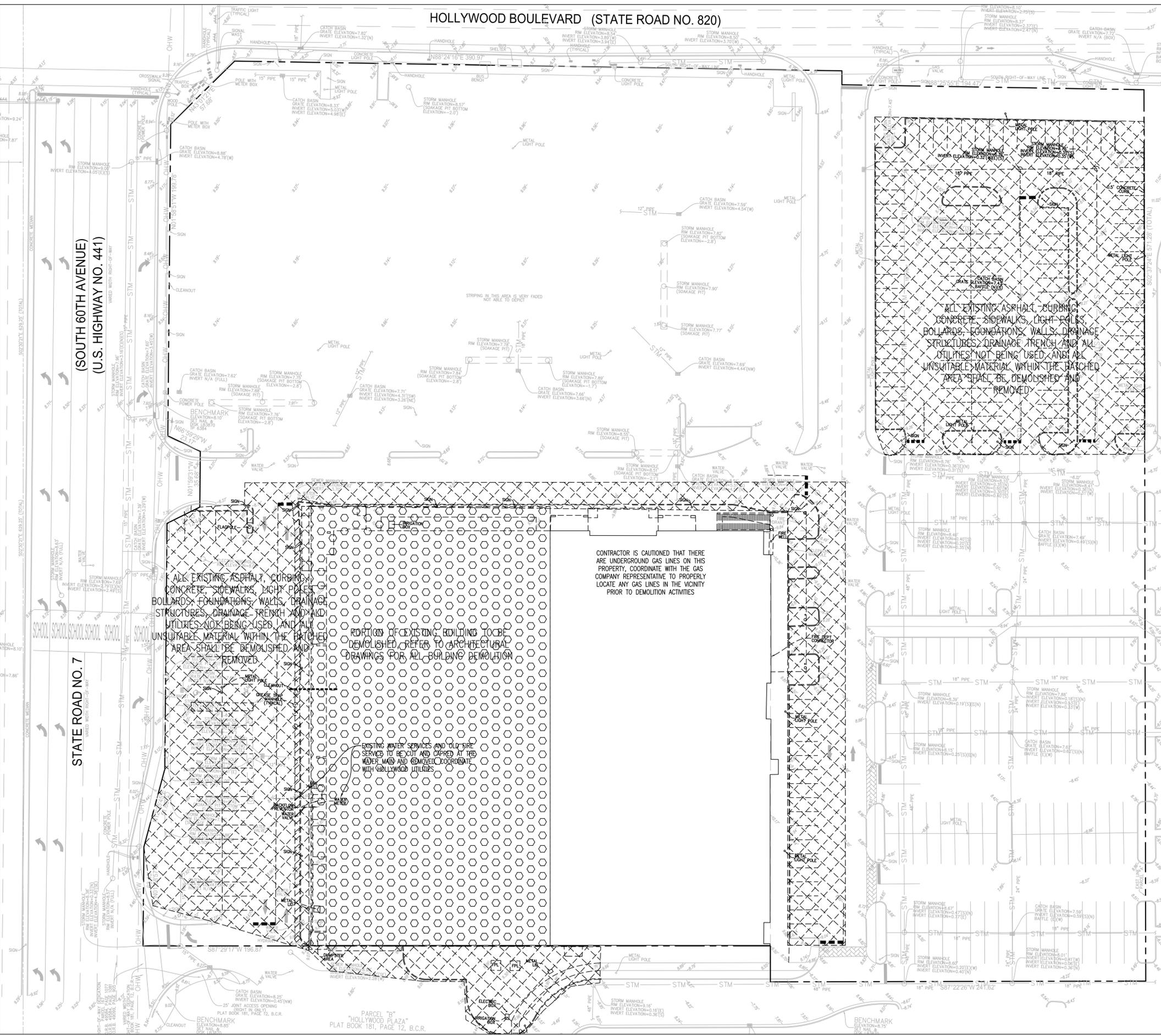
Prepared For:  
**Chai Developers Limited Partnership**  
 101 S. State Road 7, Suite # 205  
 Hollywood, Florida 33023

PROJECT:  
**ELI'S SHOPPING CENTER**  
 101 South State Road 7  
 HOLLYWOOD, FLORIDA

SHEET NAME  
**WATER & SEWER PLAN**

SHEET NUMBER  
**C-3**

JOHN E. FLYNN, P.E.  
 Florida License No. 63316  
 GRACE ENGINEERING, LLC  
 Certificate of Authorization No. 29280



**DEMOLITION NOTES:**

THE CONTRACTOR SHALL SAW CUT ALONG A NEAT STRAIGHT LINE AT ALL POINTS OF CONNECTION TO EXISTING PAVEMENT OR CONCRETE TO REMAIN.

CONTRACTOR IS RESPONSIBLE FOR REMOVING DEBRIS AND DISPOSING OF PROPERLY OFF SITE.

LOCATION OF EXISTING UTILITIES SHOWN IS FROM BEST AVAILABLE INFORMATION AND IS APPROXIMATE. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

ALL EXISTING ASPHALT, CURBING, CONCRETE, SIDEWALKS, LIGHT POLES, BOLLARDS, FOUNDATIONS, WALLS, DRAINAGE STRUCTURES, DRAINAGE TRENCH AND ALL UTILITIES NOT BEING USED AND ALL UNSUITABLE MATERIAL WITHIN THE HATCHED AREA SHALL BE DEMOLISHED AND REMOVED.

ALL EXISTING ASPHALT, CURBING, CONCRETE, SIDEWALKS, LIGHT POLES, BOLLARDS, FOUNDATIONS, WALLS, DRAINAGE STRUCTURES, DRAINAGE TRENCH AND ALL UTILITIES NOT BEING USED AND ALL UNSUITABLE MATERIAL WITHIN THE HATCHED AREA SHALL BE DEMOLISHED AND REMOVED.

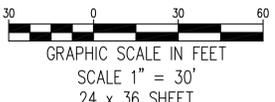
PORTION OF EXISTING BUILDING TO BE DEMOLISHED. REFER TO ARCHITECTURAL DRAWINGS FOR ALL BUILDING DEMOLITION.

CONTRACTOR IS CAUTIONED THAT THERE ARE UNDERGROUND GAS LINES ON THIS PROPERTY. COORDINATE WITH THE GAS COMPANY REPRESENTATIVE TO PROPERLY LOCATE ANY GAS LINES IN THE VICINITY PRIOR TO DEMOLITION ACTIVITIES.

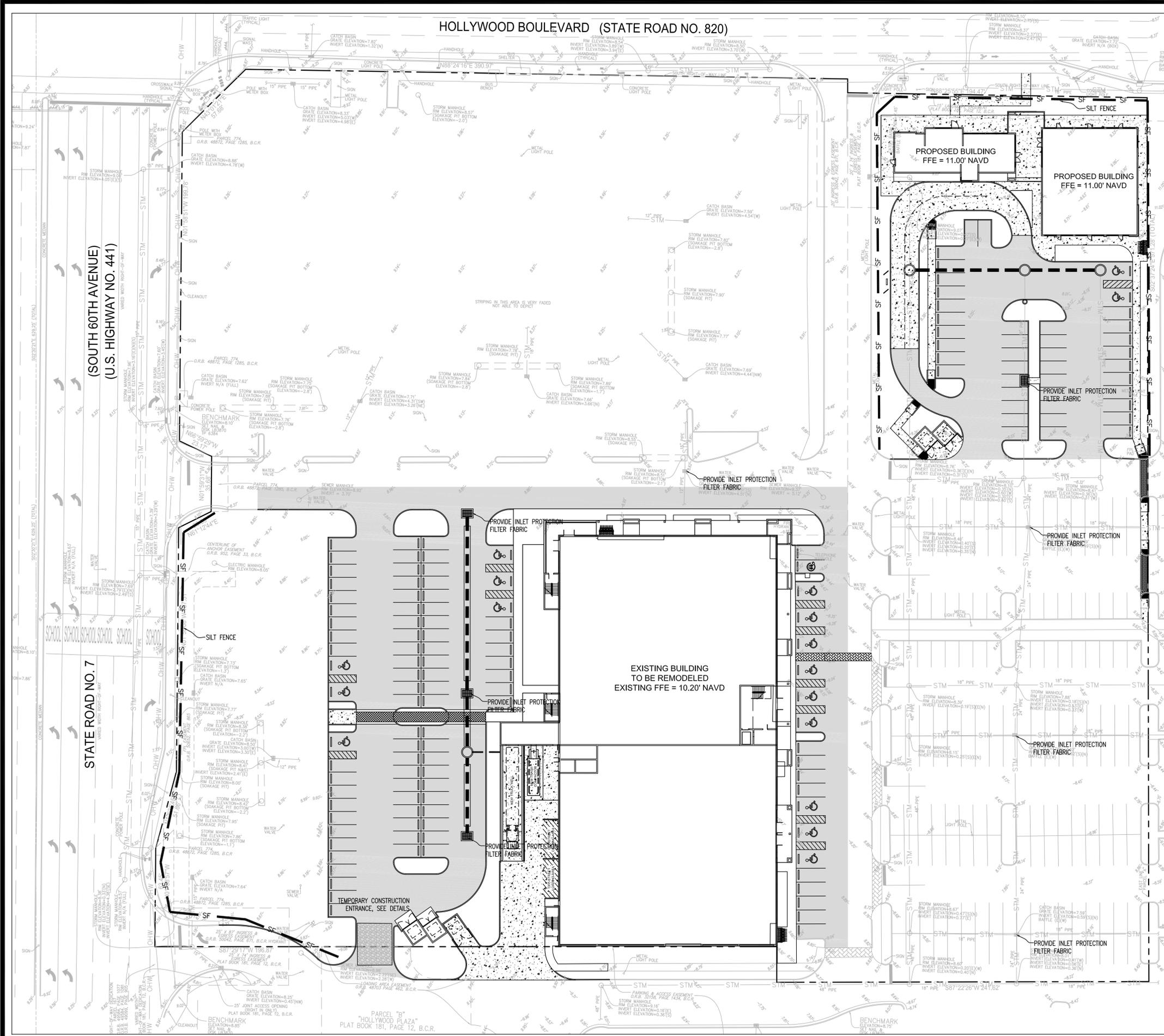
EXISTING WATER SERVICES AND OLD FIRE SERVICES TO BE CUT AND CAPPED AT THE WATER MAIN AND REMOVED COORDINATE WITH HOLLYWOOD UTILITIES.

**SITE LEGEND**

SYMBOL	DESCRIPTION
	DEMOLITION AREA



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**NOTES:**

1. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF THE DEMOLITION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
2. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.

**SITE LEGEND:**

SYMBOL	DESCRIPTION
— SF —	PROPOSED SILT FENCE

**SEQUENCING:**

THE SILT FENCE INSTALLATION SHALL BE SEQUENCED WITH CONSTRUCTION ACTIVITIES. PORTIONS OF THE SILT FENCE MAY BE INSTALLED OR REMOVED AT DIFFERENT TIMES THROUGHOUT THE PROJECT. THE SILT FENCE IS ONLY REQUIRED IF THE ADJACENT GROUND SURFACE HAS BEEN DISTURBED OR IF STORMWATER RUNOFF FROM OTHER AREAS OF WORK ARE FLOWING THROUGH THE INTENDED SECTION OF SILT FENCE. PORTIONS OF THE SILT FENCE MAY BE OPENED FOR PEDESTRIAN ACCESS TO OPERATING BUSINESSES AS NECESSARY AS LONG AS THE SILT FENCE IS IN PLACE WHEN CONSTRUCTION ACTIVITIES IN THE AREA ARE COMMENCED.

ALL INLET FILTERS SHALL REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

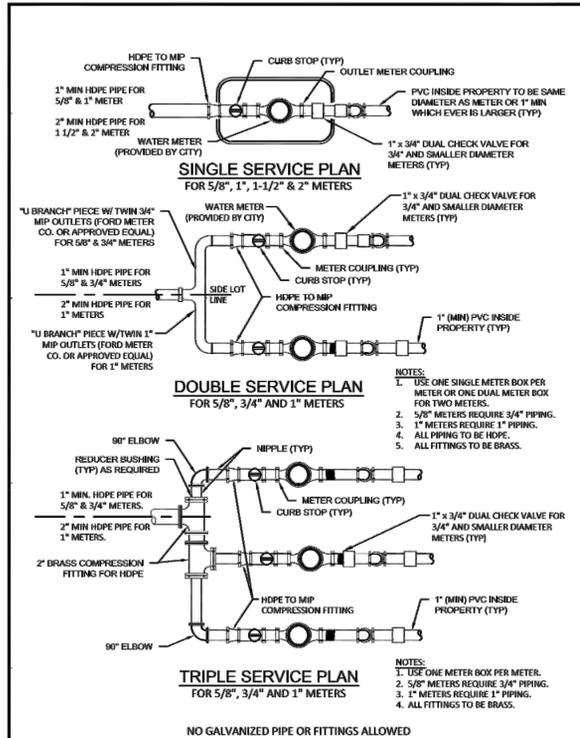
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 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 JOHN E. FLYNN, P.E.  
 Florida License No. 63316  
 GRACE ENGINEERING, LLC  
 Certificate of Authorization No. 29280  
 SHEET NAME  
**SWPPP**  
 SHEET NUMBER  
**C-5**

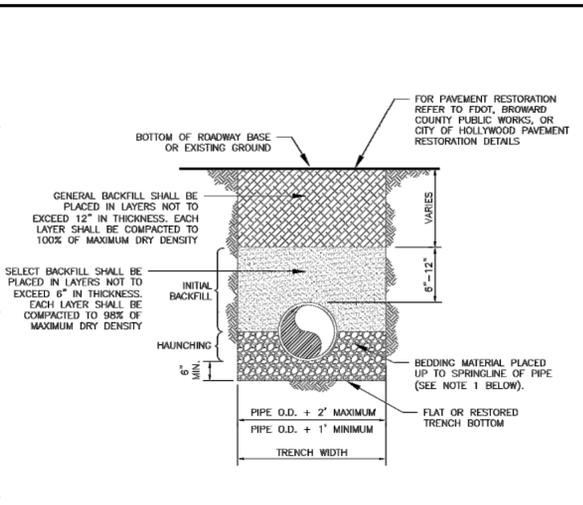
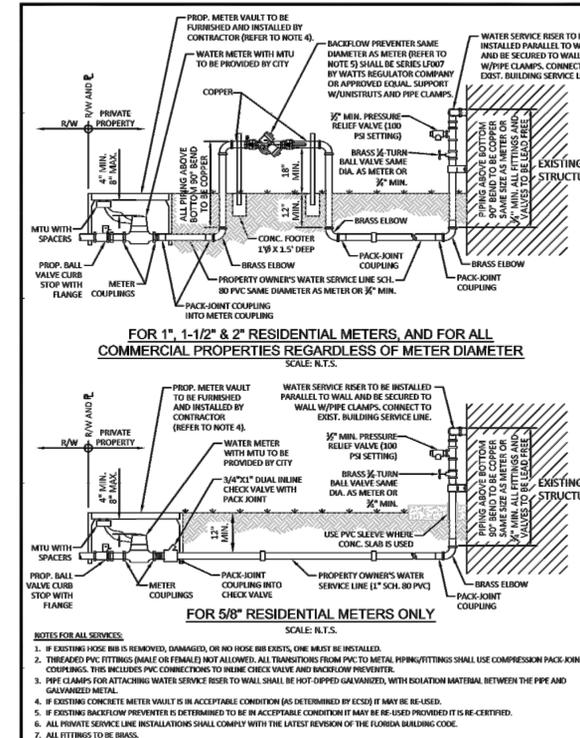
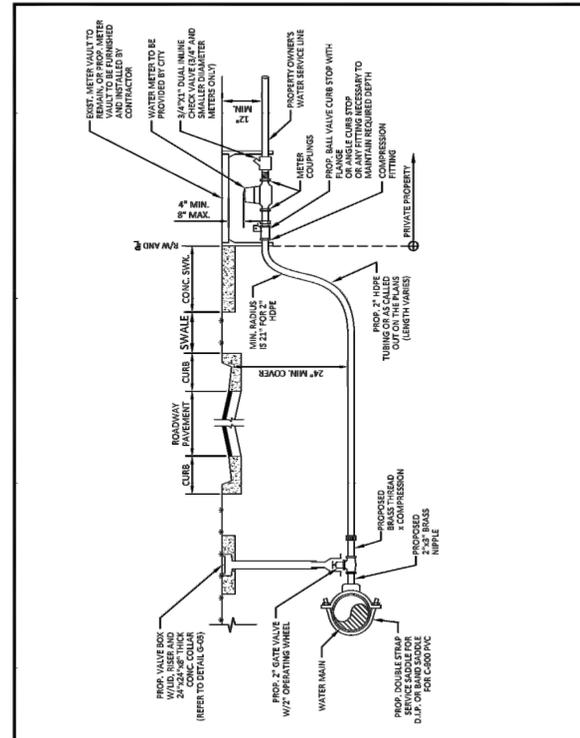
**WATER METER SERVICE NOTES:**

- SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED NOT LESS THAN 18" ON CENTER.
- P.E. TUBING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AWWA STANDARD C901, "POLYETHYLENE (PE) PRESSURE PIPE AND TUBING, 1/2 IN. (13mm) THROUGH 3 IN. (76 mm), FOR WATER SERVICE".
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 1" FOR SINGLE OR DUAL 3/4" OR SINGLE 1" DIAMETER METERS.
- MINIMUM SERVICE PIPE DIAMETER SHALL BE 2" FOR SINGLE OR DUAL 1-1/2" OR SINGLE 2" DIAMETER METERS.
- FOR METER DIAMETERS LARGER THAN 2", THE MINIMUM SERVICE PIPE DIAMETER SHALL BE THE SAME AS THE METER DIAMETER.
- APPROVED COPPER TUBING MAY BE USED AT THE CITY'S DISCRETION.
- FOR NEW METER INSTALLATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE WATER METERS WILL BE PROVIDED AND INSTALLED BY THE CITY OF HOLLYWOOD (NEW ACCOUNTS).
- FOR METER RELOCATIONS, ALL SADDLES, VALVES, PIPING, FITTINGS, CURB STOPS, METER VALVES, METER COUPLINGS, METER VAULTS AND COVERS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR. THE EXISTING WATER METER TO BE RELOCATED AND INSTALLED BY CONTRACTOR.
- FOR EXISTING METERS ABUTTING THE RIGHT-OF-WAY THAT ARE BEING DISCONNECTED FROM EXISTING MAINS AND RECONNECTED TO NEW MAINS, THE CONTRACTOR SHALL:
  - CUT AND PLUG THE EXISTING SERVICE LINE AT THE MAIN AND AT THE METER, AND REMOVE THE EXISTING BALL VALVE CURB STOP.
  - FURNISH AND INSTALL SERVICE SADDLE, CORPORATION STOP OR SERVICE VALVE AND VALVE BOX, PIPING AND FITTINGS UP TO AND INCLUDING THE BALL VALVE CURB STOP.
- THE ELEVATION AT THE TOP OF THE METER BOX SHALL MATCH THE ELEVATION OF THE BACK OF SIDEWALK, WHENEVER PRACTICAL.
- AS PART OF THE SERVICE INSTALLATION, THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY TO MATCH EXISTING CONDITIONS, INCLUDING ROADWAY PAVEMENT, PAVEMENT MARKINGS AND RPMs, CONCRETE CURBS, SIDEWALKS, RAMPS (INCLUDING DETECTABLE WARNING SURFACE), SODDING, AND ALL OTHER IMPROVEMENTS REMOVED OR DAMAGED DURING THE SERVICE INSTALLATION.
- FOR UNPAVED AREAS, THE MINIMUM GROUND COVER ACCEPTED BY THE CITY IS SODDING.

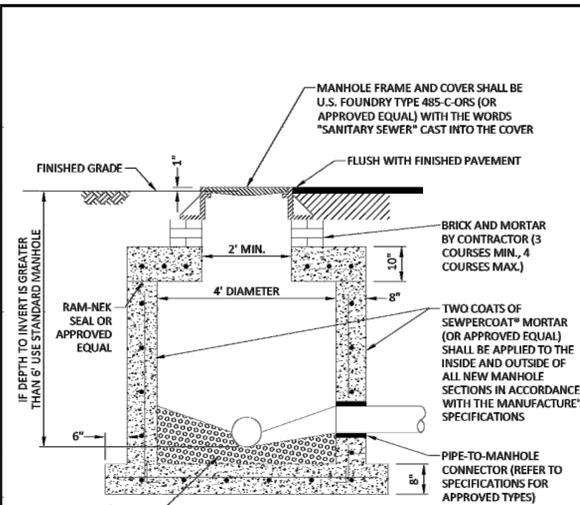
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 DRAWN: EAM WATER METER SERVICE NOTES FOR 5/8" THROUGH 2" METERS DRAWING NO. W-07  
 APPROVED: XXX



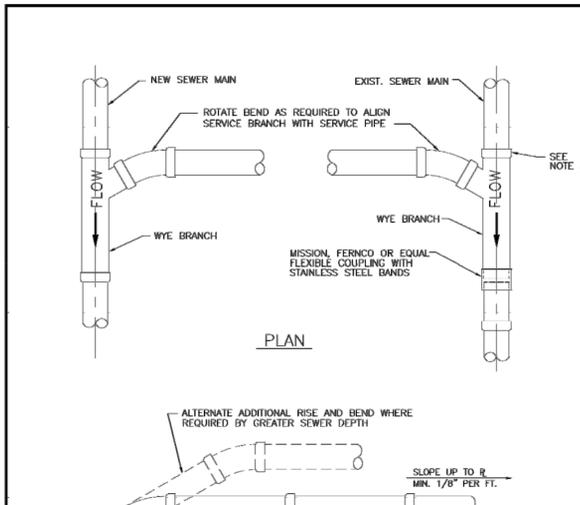
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 11/06/2017  
 DRAWN: EAM TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION DRAWING NO. W-06  
 APPROVED: XXX



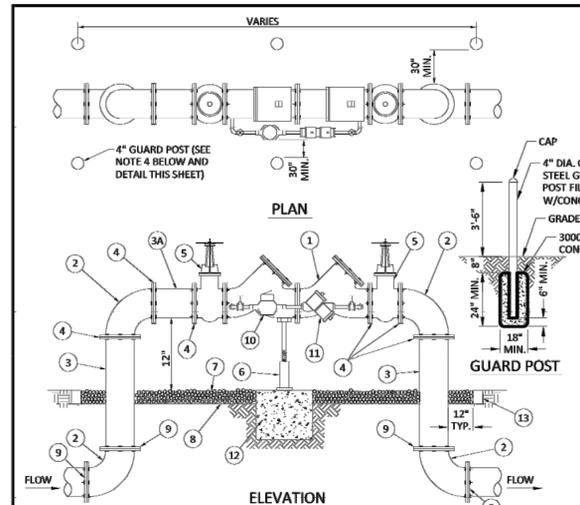
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM PIPE LAYING CONDITION TYPICAL SECTION (P.V.C.) DRAWING NO. G-03  
 APPROVED: XXX



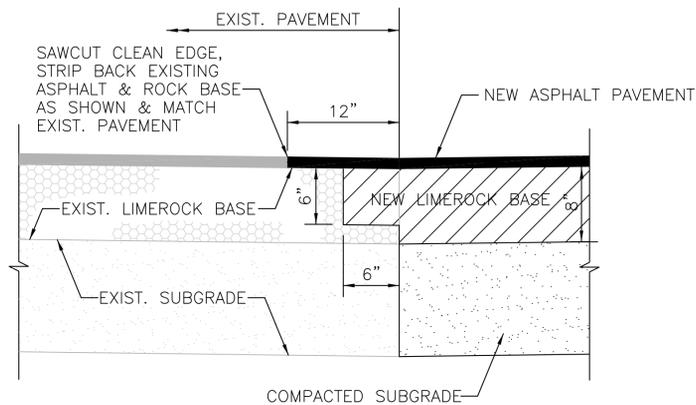
ISSUED: 03/01/1994 DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL REVISED: 06/08/2014  
 DRAWN: EAM SHALLOW MANHOLE DRAWING NO. S-05  
 APPROVED: XXX



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



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

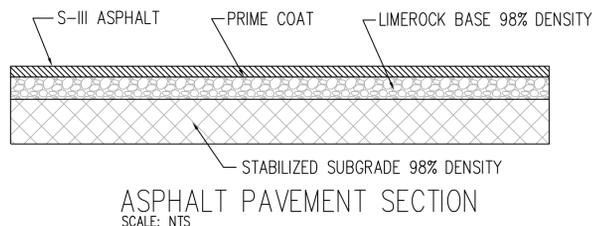


PAVEMENT CONNECTION DETAIL  
SCALE: NTS

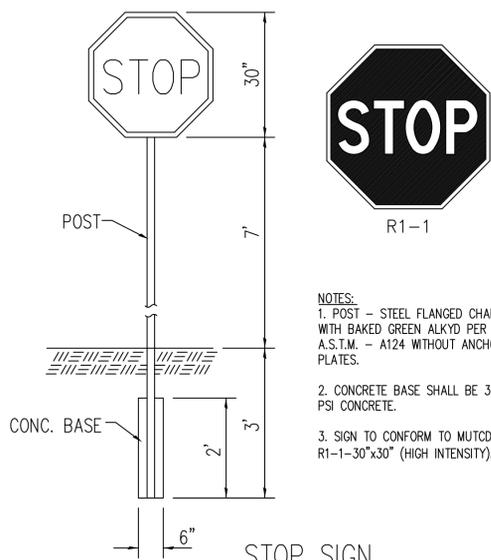
**SUBGRADE:** 12" STABILIZED SUBGRADE MINIMUM LBR OF 40, COMPACTED TO 98% MAX DRY DENSITY (AASHTO D 1557).

**BASE COURSE:** 8" LIMEROCK BASE, MINIMUM LBR OF 100, COMPACTED TO 98% MAX DRY DENSITY (AASHTO D 1557).

**ASPHALT:** 2.0" FLORIDA DEPARTMENT OF TRANSPORTATION TYPE S-III ASPHALTIC CONCRETE, TWO LIFTS

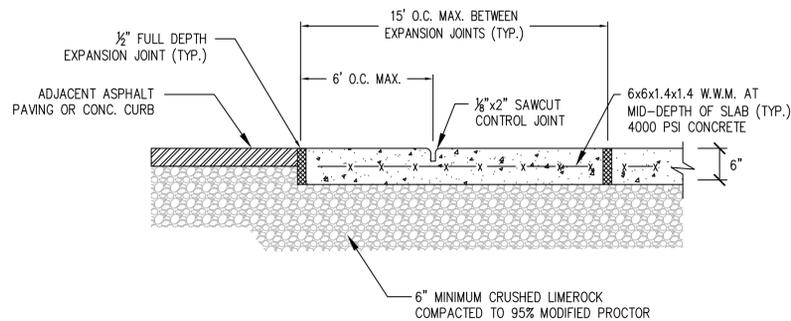


ASPHALT PAVEMENT SECTION  
SCALE: NTS



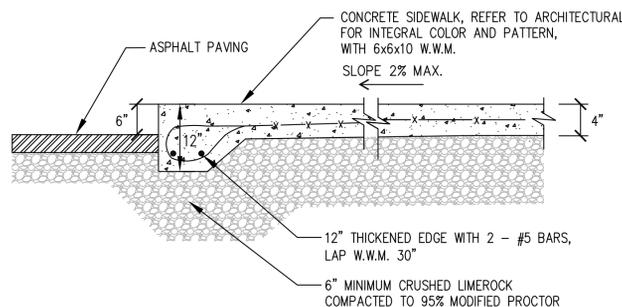
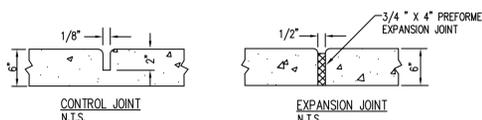
STOP SIGN  
SCALE: NTS

- NOTES:
1. POST - STEEL FLANGED CHANNEL WITH BAKED GREEN ALKYD PER A.S.T.M. - A124 WITHOUT ANCHOR PLATES.
  2. CONCRETE BASE SHALL BE 3,000 PSI CONCRETE.
  3. SIGN TO CONFORM TO MUTCD R1-1-30"x30" (HIGH INTENSITY).



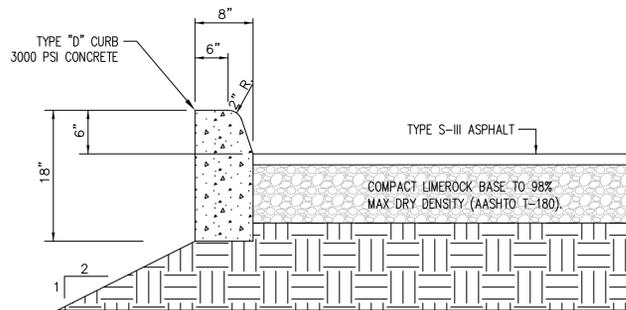
- NOTES:
1. 1/2" BITUMINOUS EXPANSION JOINTS SHALL BE PLACED AT ALL CONCRETE EDGES AND AT 15' MAX INTERVALS.
  2. 2" DEEP CONTROL JOINTS SHALL BE PLACED AT 6' MAX. INTERVALS.
  3. CRUSHED LIMEROCK BASE SHALL EXTEND A MINIMUM OF 6" BEYOND EDGE OF CONCRETE.

TYPICAL CONCRETE SLAB SECTION  
SCALE: NTS

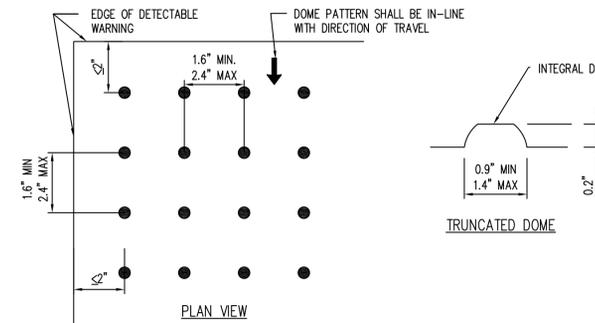


- NOTES:
1. 3/4" BITUMINOUS EXPANSION JOINTS SHALL BE PLACED AT ALL CONCRETE EDGES AND AT 15' INTERVALS.
  2. 2" DEEP CONTROL JOINTS SHALL BE PLACED AT 5' INTERVALS.
  3. CRUSHED LIMEROCK BASE SHALL EXTEND A MINIMUM OF 6" BEYOND EDGE OF CONCRETE.

TYPICAL SIDEWALK  
SCALE: NTS



TYPE "D" CURB  
SCALE: NTS

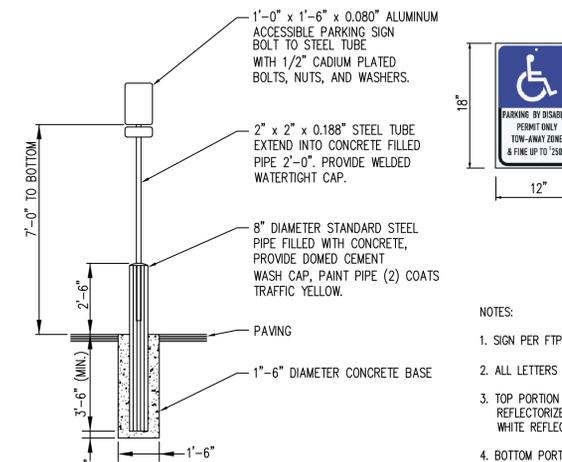


CFR TITLE 28 CHAPTER I PART 36 4.29.2: DETECTABLE WARNINGS ON WALKING SURFACES. DETECTABLE WARNINGS SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 IN (23 MM), A HEIGHT OF NOMINAL 0.2 IN (5 MM) AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 IN (60 MM) AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT. THE MATERIAL USED TO PROVIDE CONTRAST SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE.

4.29.5 IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36 INCHES WIDE, COMPLYING WITH 4.29.2.

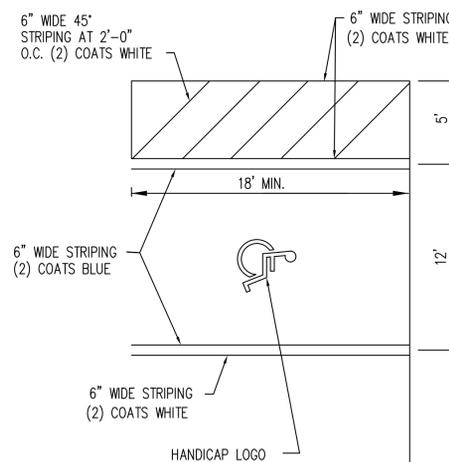
4.7.7 A CURB RAMP SHALL HAVE A DETECTABLE WARNING COMPLYING WITH 4.29.2. THE DETECTABLE WARNING SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.

DETECTABLE WARNING  
SCALE: NTS



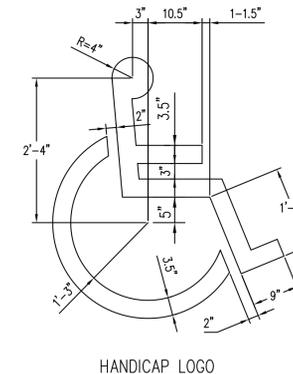
NOTES:

1. SIGN PER FTP-25
2. ALL LETTERS ARE 1" SERIES C.
3. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
4. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

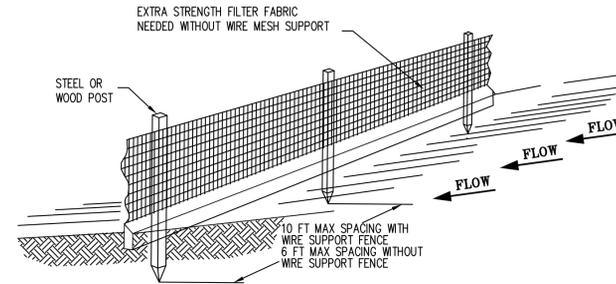
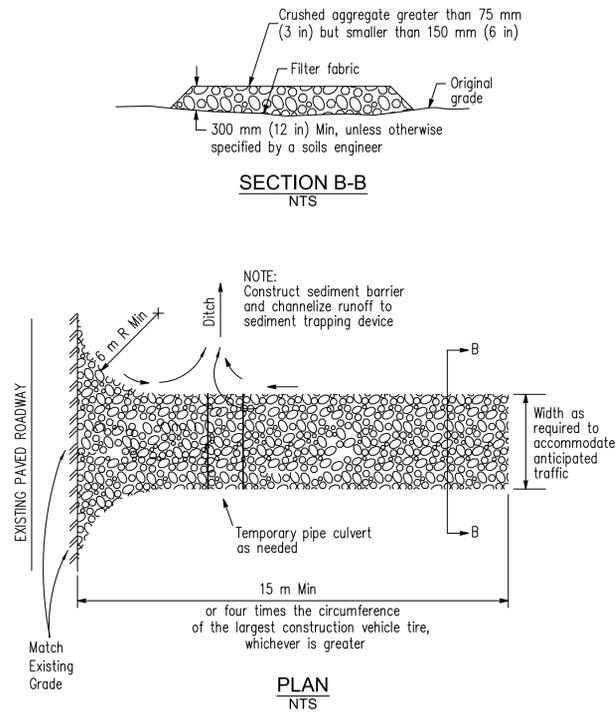


ACCESSIBLE PARKING SPACE SHALL BE PAINTED IN ACCORDANCE WITH FOOT INDEX 17346.

ACCESSIBLE PARKING  
SCALE: NTS

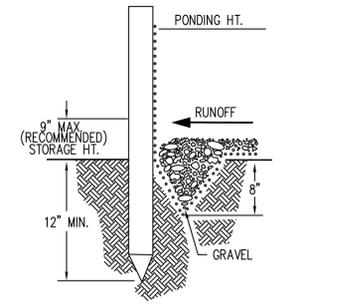


HANDICAP LOGO

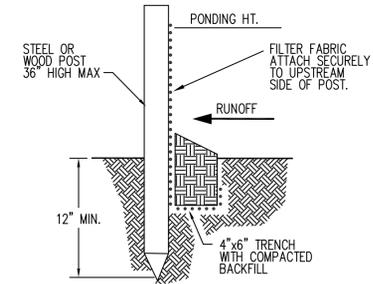


- NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

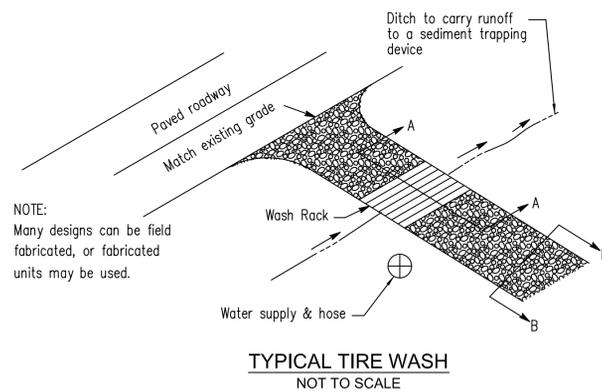
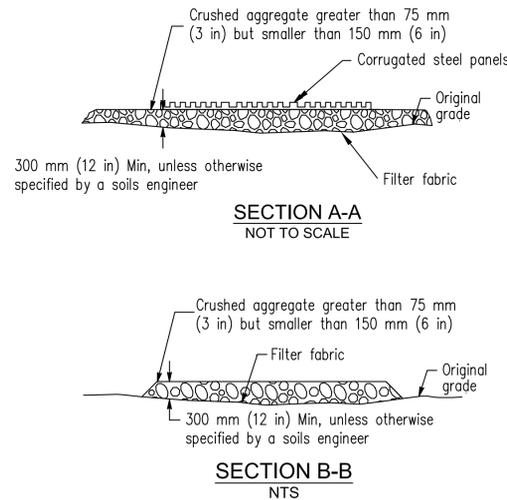
**SILT FENCE DETAIL**  
SCALE: NTS



**ALTERNATE DETAIL**  
TRENCH WITH GRAVEL

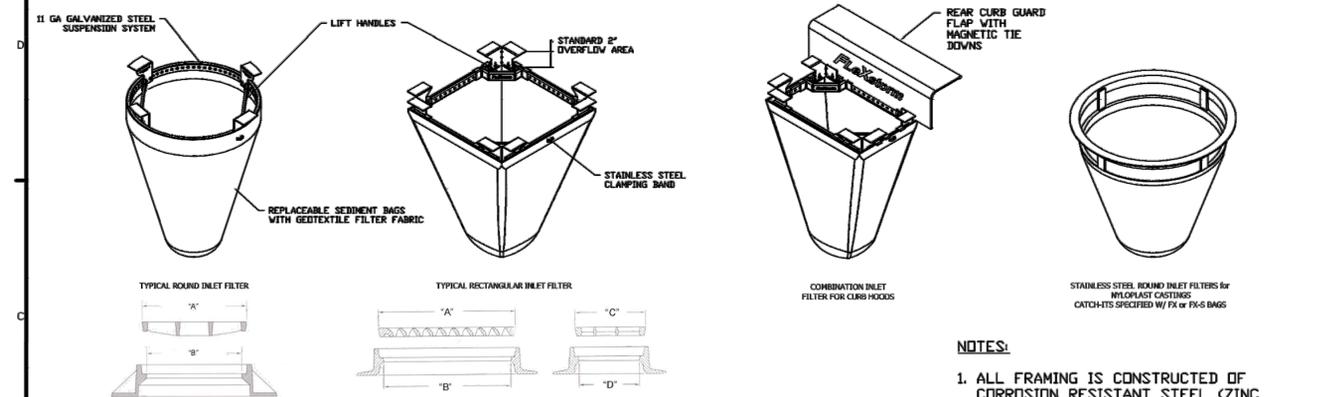


**STANDARD DETAIL**  
TRENCH WITH NATIVE BACKFILL



**STABILIZED CONSTRUCTION ENTRANCE**  
SCALE: NTS

**FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION**  
PRODUCT SELECTION AND SPECIFICATION DRAWING



1. IDENTIFY YOUR FRAME STYLE AND SIZE		
STYLE	FRAME STYLE AND SIZE	Frame P/N:
ROUND	Small Round (up to 20.0" dia grates (A) dia)	62SRD
	Med Round (20.1" - 26.0" dia grates (A) up to 25" dia openings (B))	62MRD
	Large Round (26.1" - 32.0" dia grates (A) up to 30" openings (B))	62LRD
RECT. SQUARE	XL Round (32.1" dia - 39" dia grates (A) up to 37" dia opening (B))	62XLRD
	Small Rect / Square (up to 16" (B) x 16" (D) openings or 64" perimeter)	62SSQ
	Med Rect / Square (up to 24" (B) x 24" (D) openings or 96" perimeter)	62MSQ
CORNER INLETS	Large Rect / Square (up to 36" (B) x 24" (D) openings or 120" perimeter)	62LSQ
	XL Rect / Square (side by side 2 pc set to fit up to 48" (B) x 36" (D) openings)	62XLSQ
	Small Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62SCB
NYLOPLAST	Med Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62MCSB
	Large Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62LCSB
	XL Rect / Square (ref Rect sizing; shipped with Magnetic Curb Flaps)	62XCSB
NYLOPLAST	12" diameter Nyloplast castings (Stainless Steel Framing standard)	6212NY
	15" diameter Nyloplast castings (Stainless Steel Framing standard)	6215NY
	18" diameter Nyloplast castings (Stainless Steel Framing standard)	6218NY
	24" diameter Nyloplast castings (Stainless Steel Framing standard)	6224NY
	30" diameter Nyloplast castings (Stainless Steel Framing standard)	6230NY

SPECIFICATIONS FOR STANDARD BAGS BY NOMINAL SIZE			
Nominal Bag Size	Solids Storage (C/Ft)	Filtered Flow Rate at 50% Max (CFS)	IL (Non/Woven)
Small	1.6	1.2	0.9
Medium	2.1	1.7	1.3
Large	3.8	2.7	1.9
XL	4.2	3.6	2.6

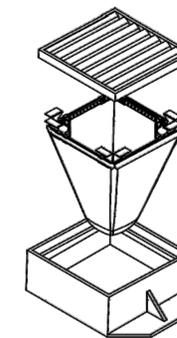
- NOTES:
1. ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL (ZINC PLATED) OR GALVANIZED FOR 7 YEAR MINIMUM SERVICE LIFE.
  2. UPON ORDERING CONFIRMATION OF THE DOT CALLOUT, PRECAST OR CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED TO CONFIGURE AND ASSEMBLE YOUR CUSTOMIZED FLEXSTORM INLET FILTER. PART NUMBER ALONE IS NOT SUFFICIENT.
  3. FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM)

2. SELECT YOUR BAG PART NUMBER				
FLEXSTORM FILTER BAGS	(22" depth)	(12" depth)	Clean Water Flow Rate (GPM/SqFt)	Min A.O.S. (US Sieve)
FX-Standard Woven Bag	FX	FX-S	200	40
IL-IDOT Non-Woven Bag	IL	IL-S	145	70

3. CREATE YOUR FLEXSTORM INLET FILTER PART NUMBER	
Frame P/N from Step 1.	Filter Bag P/N from Step 2.

**INSTALLATION:**

1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE



**CATCH IT**

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC A DIVISION OF ADS, INC. [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM) (866) 287-8655 PH (630) 355-3477 FX [INFO@INLETFILTERS.COM](mailto:INFO@INLETFILTERS.COM)

SIZE	PART NO.	REV
C	FLEXSTORM_CATCH_IT	A
SCALE	SHEET 1 OF 1	

Revisions:


OWNER/DEVELOPER:  
**CHAI DEVELOPERS LIMITED**  
101 S. STATE RD 7  
HOLLYWOOD, FLORIDA 33023

PROJECT:  
**ELI'S SHOPPING CENTER**  
101 S. STATE RD 7  
HOLLYWOOD, FLORIDA 33023

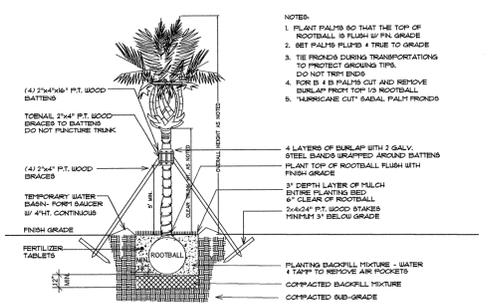
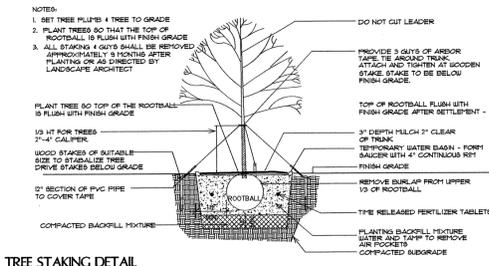
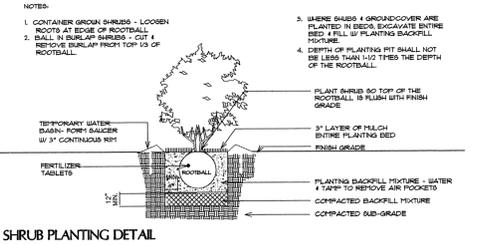
Job Number: 15087.03  
File Name:  
Issued Date: 1/19/18  
Drawn by: PW  
Checked by: KM

SHEET NAME  
**Preliminary Landscape Plan**  
SHEET NUMBER  
**L-1.0**

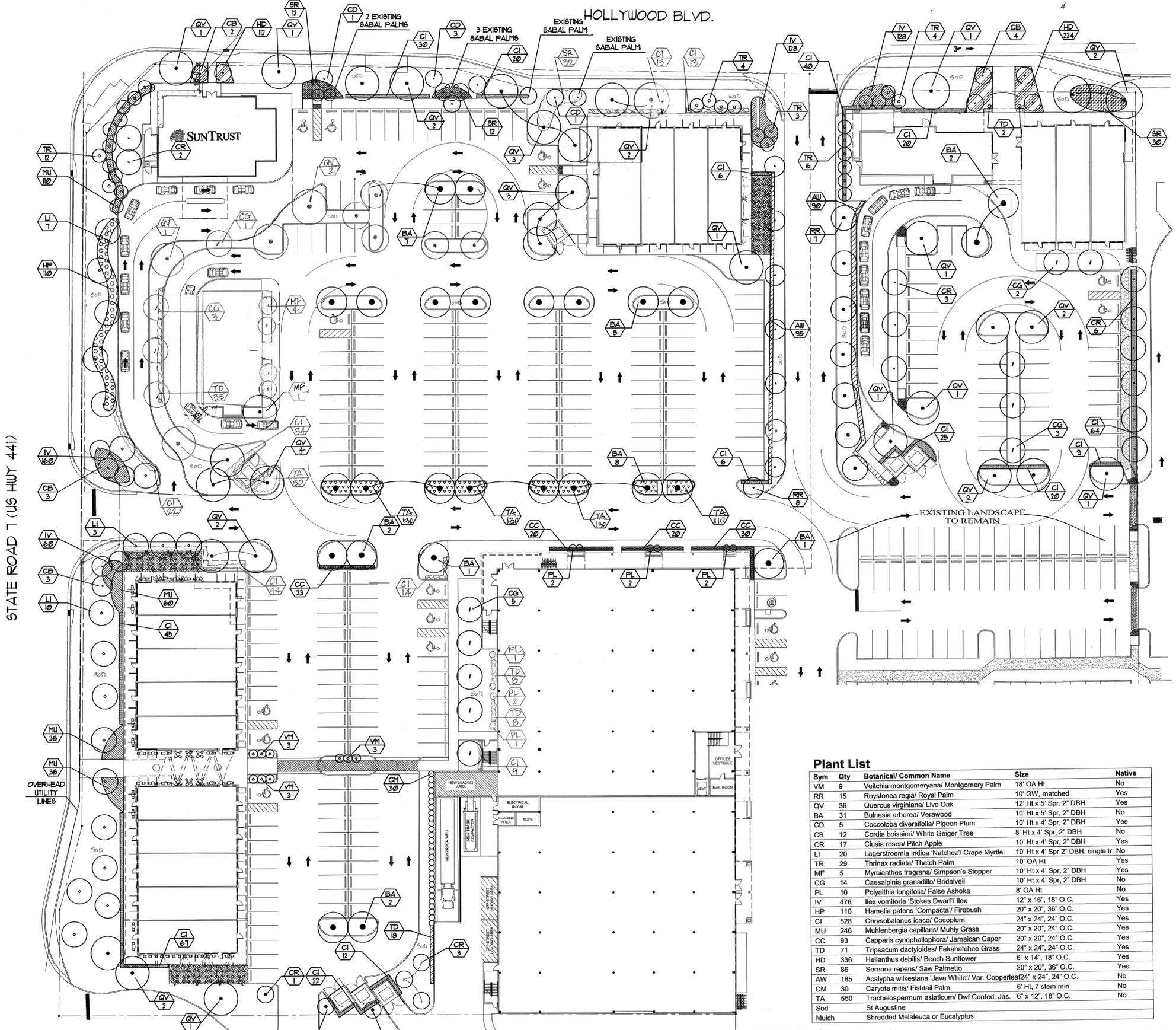
**General Notes:**

- All plant material shall be Florida No. 1 or better as given in the current Florida Grades and Standards for Nursery Plants, 2015, Florida Department of Agriculture and Consumer Services.
- All plant materials shall be subject to inspection and approval by the Landscape Architect at place of growth and upon delivery for conformity to specification.
- All plants shall be true to species and variety and shall conform to measurements specified. All substitutions shall be approved by the City and Landscape Architect for final approval.
- All plants shall be exceptionally heavy, symmetrical, tight knit and so trained in appearance as to be superior to form, branching and symmetry.
- Contractor shall notify Sunshine 811 (call 811) for locations of existing utility lines 48 hours prior to beginning work. Contractor shall verify location of all utility lines and easements prior to commencing any work. Excavation in the vicinity of underground utilities shall be undertaken with care and by hand, if necessary. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to Owner.
- Grade B+, shredded sterilized Eucalyptus mulch shall be used in all mass planting beds and for individual tree pits. All trees shall have a mulch ring with a depth of 3" and a diameter of 3'-4' around their base. All mulch shall be kept 4" from base of all plant material. Mulch beds shall be a minimum of 12" wider than plants measured from outside edge of foliage.
- Sod shall be St Augustine and free of weeds, insects, fungus and disease, laid with alternating and abutting joints.
- All trees and shrubs shall be backfilled with a suitable planting soil consisting of 50 percent sand and 50 percent approved compost. All plant materials shall be planted with a minimum of 6 to 18 inches of planting soil around the root ball. Refer to planting details. Planting soil to be backfilled into plant pits by washing in. Planting beds shall be free from road, pea, egg or colored rock, building materials, debris, weeds, noxious pests and disease.
- All sodded areas to have a minimum of 2" of planting soil as described in note #8.
- All trees shall be warranted by the Contractor and will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- All shrubs, groundcovers, vines and sod shall be fully warranted for 90 days under same condition as above.
- All synthetic burlap, synthetic string or cords or wire baskets shall be removed before any trees are planted. All synthetic tape shall be removed from trunks, branches, etc before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before trees are backfilled. Planting soil to be backfilled into pits by washing in.
- All trees, palms and other plants shall be planted with the top of their rootballs no deeper than the final grade surrounding the planting area.
- In areas where paved surfaces abut sod or mulch, the final level of both surfaces should be even.
- All planting shall be installed with fertilizer at time of planting.
- All planting shall be installed in a sound, workmanlike manner and according to good planting procedures. Installation shall include watering, weeding, fertilizing, mulching, selective pruning and removal of refuse and debris on a regular basis so as to present a neat and well kept appearance at all times.
- All landscape and sod areas shall have an automatic irrigation system installed. Coverage should be 100% with 50% minimum overlap using rust free water for all landscape and sod areas. Spray upon public sidewalks, streets and adjacent properties should be minimized. Sodded areas and shrub/groundcover beds should be on separate irrigation zones when feasible for a more efficient system. Irrigation system shall be installed with a rainswitch device.
- All landscape and irrigation shall be installed in compliance with all local codes.
- The plan shall take precedence over the plant list, should there be any discrepancy between the two.

NOTE: ALL STAKING & GUYS SHALL BE REMOVED APPROXIMATELY 9 MONTHS AFTER PLANTING OR AS DIRECTED BY LANDSCAPE ARCHITECT



NOTE: NO WELLINGTON TAPE OR OTHER NON-BIODEGRADABLE MATERIALS SHALL COME INTO CONTACT WITH THE TREE.



**Plant List**

Sym	Qty	Botanical/ Common Name	Size	Native
VM	9	Veitchia montgomeryana/ Montgomery Palm	18' OA Ht	No
RR	15	Roystonea regia/ Royal Palm	10' GW, matched	Yes
QV	36	Quercus virginiana/ Live Oak	12' Ht x 5' Spr, 2" DBH	Yes
BA	31	Bulnesia arborea/ Verawood	10' Ht x 4' Spr, 2" DBH	No
CD	5	Coccoloba diversifolia/ Pigeon Plum	10' Ht x 4' Spr, 2" DBH	Yes
CB	12	Cordia boissieri/ White Geiger Tree	8' Ht x 4' Spr, 2" DBH	No
CR	17	Clusia rosea/ Pitch Apple	10' Ht x 4' Spr, 2" DBH	Yes
LI	20	Lagerstroemia indica 'Natchez'/ Crape Myrtle	10' Ht x 4' Spr 2" DBH, single tr	No
TR	29	Thrinax radiata/ Thatc Palm	10' OA Ht	Yes
MF	5	Myrcianthes fragrans/ Simpson's Stopper	10' Ht x 4' Spr, 2" DBH	Yes
CG	14	Caesalpinia granadillo/ Bridalveil	10' Ht x 4' Spr, 2" DBH	No
PL	10	Polyalthia longifolia/ False Ashoka	8' OA Ht	No
IV	476	Ilex vomitoria 'Stokes Dwarf'/ Ilex	12" x 16", 18" O.C.	Yes
HP	110	Hamelia patens 'Compacta'/ Firebush	20" x 20", 36" O.C.	Yes
CI	528	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.	Yes
MU	246	Muhlenbergia capillaris/ Muhly Grass	20" x 20", 24" O.C.	Yes
CC	93	Capparis cynophallophora/ Jamaican Caper	20" x 20", 24" O.C.	Yes
TD	71	Tripsacum dactyloides/ Fakahatchee Grass	24" x 24", 24" O.C.	Yes
HD	336	Helianthus debilis/ Beach Sunflower	6" x 14", 18" O.C.	Yes
SR	86	Serenoa repens/ Saw Palmetto	20" x 20", 36" O.C.	Yes
AW	185	Acalypha wilkesiana 'Java White'/ Var. Copperleaf	24" x 24", 24" O.C.	No
TA	30	Caryota mitis/ Fishtail Palm	6' Ht, 7 stem min	No
TA	550	Trachelosperrum asiaticum/ Dwarf Confed. Jas.	6" x 12", 18" O.C.	No
Sod		St Augustine		
Mulch		Shredded Melaleuca or Eucalyptus		

STATE ROAD 1 (US HWY 441)

OVERHEAD UTILITY LINES

**PROPOSED LANDSCAPE PLAN**  
SCALE: 1" = 30'-0"



Carlos Pizarro, R.A.  
 AR - 0013079

Revisions:


OWNER/DEVELOPER:  
**CHAI DEVELOPERS LIMITED**  
 101 S. STATE RD 7  
 HOLLYWOOD, FLORIDA 33023

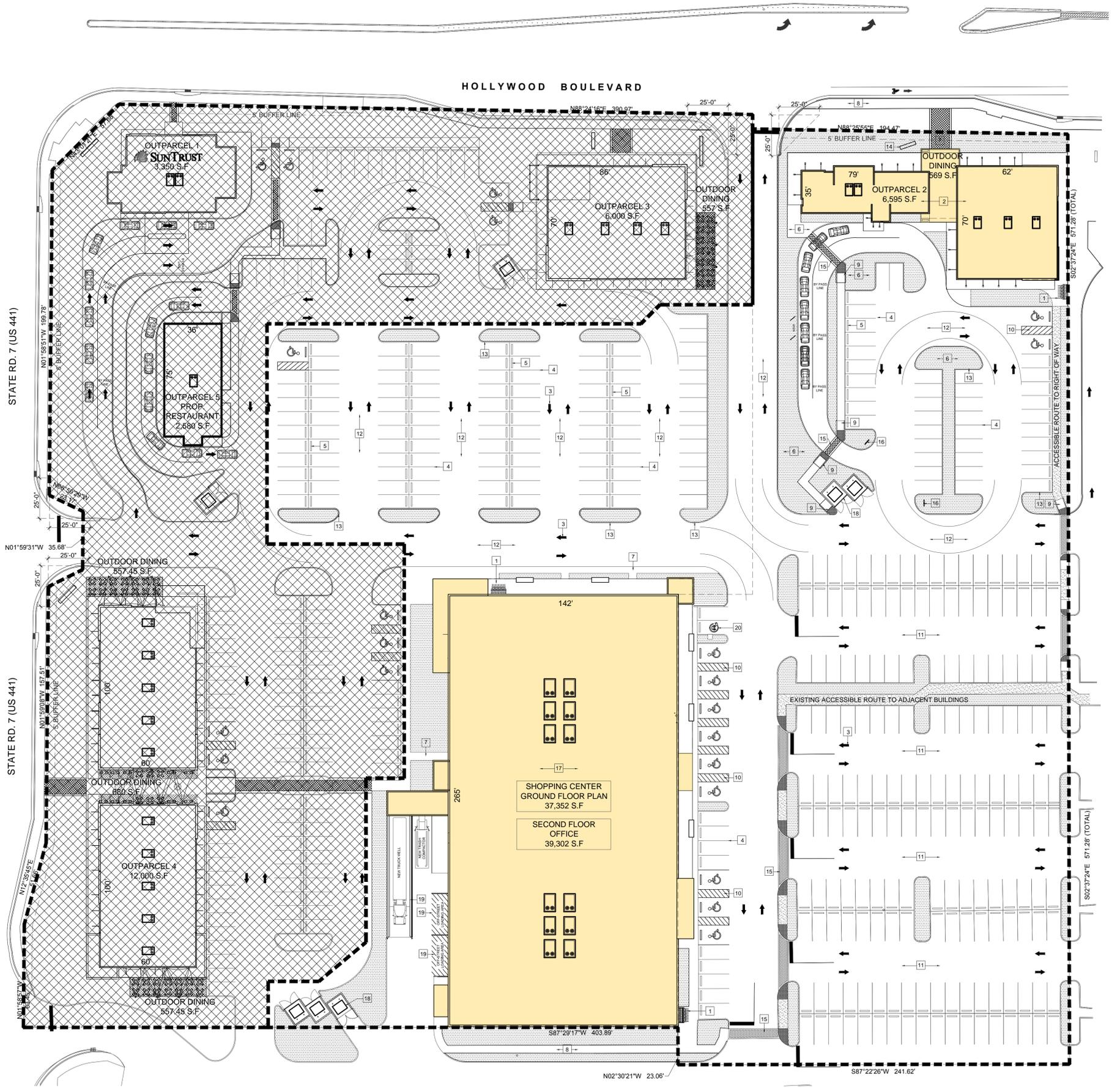
PROJECT:  
**ELI'S SHOPPING CENTER**  
 101 S. STATE RD 7  
 HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03  
 File Name:  
 Issued Date: 01/22/2018  
 Drawn by: LO /AMV  
 Checked by: CC / CP

SHEET NAME  
**PROPOSED PHASING-1 SITE PLAN**

SHEET NUMBER  
**SP-2.0**

FINAL TAC



**LEGEND**

	PHASE 1		BUILDING AREA
	PHASE 2		LANDSCAPE AREA

**PARCEL INFORMATION:**

PROPERTY ADDRESS: 101 SOUTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33023  
 FOLIO NUMBER: 5141 13 00 0071  
 ZONING DESIGNATION:  
 PRIMARY ZONING DESIGNATION: S-MU  
 SOUTH MIXED - USE DISTRICT  
 LOT AREA:  
 GROSS LOT AREA: 447,570.34 SQ FT  
 NET LOT AREA: 357,340.70 SQ FT (8.24 ACRES)  
 PHASE 1: 223,575.63 SQ FT  
 PHASE 2: 133,765.07 SQ FT  
 USE(S) PROPOSED: COMMERCIAL  
 HEIGHT: ALLOWED 65'-0" PROVIDED 37'-0"

PARKING:	REQUIRED	PROVIDED
<b>PHASE-1</b>		
SHOPPING CENTER GROUND FLOOR	37,352 S.F./220	169.78
SECOND FLOOR OFFICE (W/ GF LOBBY)	39,302 S.F./250	157.20
OUTPARCEL 2 PROPOSED RETAIL	6,595 S.F./220	29.98
OUTDOOR SEATING OUTPARCEL 2	559 S.F./220	2.59
<b>TOTAL REQUIRED</b>	<b>360</b>	<b>346</b>
HANDICAP SPACES	8	11
LOADING	3	3
ELECTRIC VEHICLE	0	1
<b>PARKING REDUCTION</b>		
BICYCLE RACK *	5% 1 PER 20 PS REQUIRED 18	27
<b>TOTAL PARKING REQUIRED</b>	<b>360 PS (5% REDUCTION)= 342</b>	<b>346</b>

\* See City of Hollywood Zoning and Land Development Regulations. 4.6.G. C.e

**SITE PLAN KEY NOTES:**

ITEM #	DESCRIPTION
1	NEW BICYCLE RACK (9 SPACES)
2	PROPOSED OUTPARCEL #2
3	NEW THERMOPLASTIC DIRECTIONAL ARROWS.
4	4" WIDE WHITE STRIPES, TWO COATS, TYPICAL ALL PARKING SPACES.
5	NEW WHEEL STOP. REFER CIVIL DWGS.
6	NEW LANDSCAPE AREA. SEE LANDSCAPE PLAN.
7	NEW CONCRETE SIDEWALK. SEE CIVIL DWGS.
8	EXISTING CONCRETE SIDEWALK.
9	CURB RAMP W/ DETECTABLE WARNINGS SHALL BE LEVEL W/ SURFACE SLOPE NOT EXCEEDING 1:12. SEE CIVIL DWGS.
10	NEW STRIPED ACCESSIBLE PATH. LEVEL SURFACE CROSS-SLOPE NOT EXCEEDING 1:48, 1:20 MAX RUNNING SLOPE. SEE CIVIL DWGS.
11	EXISTING ASPHALT PAVEMENT. ASPHALT SURFACE TO BE SEAL COAT; SAW CUT AND REMOVE ANY LOOSE OR DETERIORATED LIME ROCK, PLACE AND COMPACT NEW LIME ROCK WHERE NECESSARY TO MAINTAIN CONSISTENT SURFACE. SEE CIVIL DWGS.
12	NEW ASPHALT PAVEMENT, SEE CIVIL DWGS.
13	NEW TYPE "D" CURB TYPICAL. SEE CIVIL DWGS.
14	PROPOSED MONUMENT SIGN.(VARAINCE REQUIRED, SEE ATTACHED SPECIFICATION)
15	PAVED PEDESTRIAN CONNECTION.
16	PROPOSED DIRECTIONAL SIGN.
17	EXISTING BUILDING.
18	PROPOSED DUMPSTER. REF DETAILS 1 & 2/SP-5.0
19	PROPOSED LOADING SPACES.
20	PROPOSED ELECTRIC VEHICLE PARKING SPACE.

**PROPOSED FLOOR SITE PLAN PHASE 1**  
 SCALE: 1/32" = 1'-0"

Carlos Pizarro, R.A.  
 AR - 0013079

Revisions:

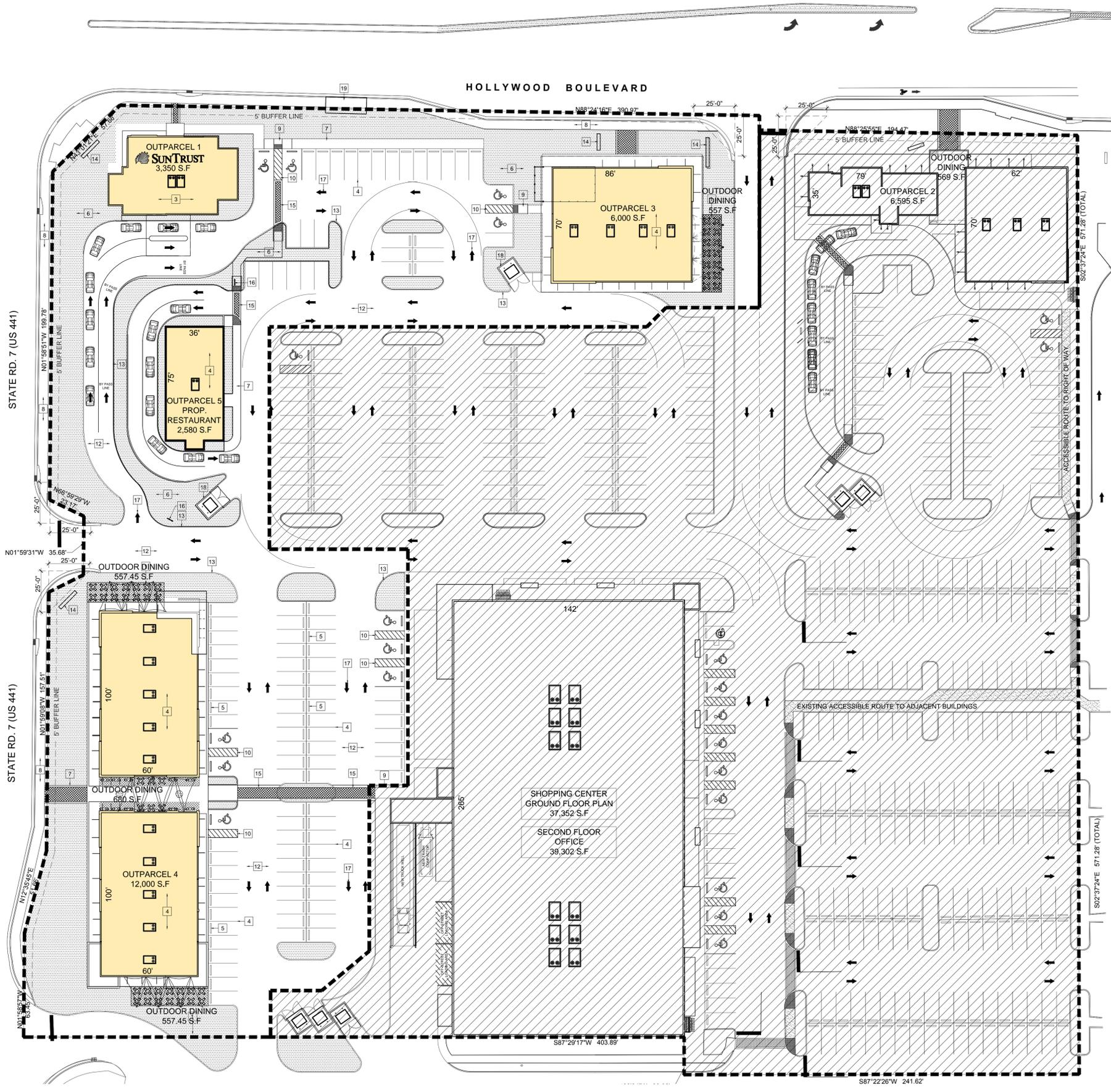
OWNER/DEVELOPER:  
**CHAI DEVELOPERS LIMITED**  
 101 S. STATE RD 7  
 HOLLYWOOD, FLORIDA 33023

PROJECT:  
**ELI'S SHOPPING CENTER**  
 101 S. STATE RD 7  
 HOLLYWOOD, FLORIDA 33023

Job Number: 15087.03  
 File Name:  
 Issued Date: 01/22/2018  
 Drawn by: LO /AMV  
 Checked by: CC / CP

SHEET NAME  
**PROPOSED PHASING-2 SITE PLAN**

SHEET NUMBER  
**SP-3.0**



**LEGEND**

	PHASE 1		BUILDING AREA
	PHASE 2		LANDSCAPE AREA

**PARCEL INFORMATION:**

PROPERTY ADDRESS: 101 SOUTH STATE ROAD 7 HOLLYWOOD, FLORIDA 33023  
 FOLIO NUMBER: 5141 13 00 0071  
 ZONING DESIGNATION:  
 PRIMARY ZONING DESIGNATION: S-MU  
 SOUTH MIXED - USE DISTRICT  
 LOT AREA:  
 GROSS LOT AREA: 447,570.34 SQ FT  
 NET LOT AREA: 357,340.70 SQ FT (8.24 ACRES)  
 PHASE 1: 223,575.63 SQ FT  
 PHASE 2: 133,765.07 SQ FT  
 USE(S) PROPOSED: COMMERCIAL  
 HEIGHT: ALLOWED 65'-0" PROVIDED 37'-0"  
 PARKING:  
 PHASE-2  

	REQUIRED	PROVIDED
OUTPARCEL 1 PROPOSED BANK 3,350 S.F./220	15.2	
TOTAL OUTDOOR SEATING 2,353 S.F./220	10.7	
OUTPARCEL 3 PROPOSED RETAIL 6,000 S.F./220	27.3	
OUTPARCEL 4 PROPOSED RETAIL 12,000 S.F./220	54.5	
OUTPARCEL 5 PROPOSED RESTAURANT 2,580 S.F./220	11.7	
<b>TOTAL REQUIRED</b>	<b>120</b>	<b>114</b>
HANDICAP SPACES	5	10

 PARKING REDUCTION  
 PUBLIC PLAZAS \*\* 5%  
**TOTAL PARKING REQUIRED** 120 PS (5% REDUCTION)= 114 114  
 \*\* See City of Hollywood Development of Development Services-Planing Division Draft -10.19.2017.  
 b. General Public Realm Regulations 6.e.

**SITE PLAN KEY NOTES:**

ITEM #	DESCRIPTION
1	NEW OUTDOOR SEATING AREA
2	PROPOSED OUTPARCEL.
3	PROPOSED BANK.
4	4" WIDE WHITE STRIPES, TWO COATS, TYPICAL ALL PARKING SPACES.
5	NEW WHEEL STOP. REFER CIVIL DWGS.
6	NEW LANDSCAPE AREA. SEE LANDSCAPE PLAN.
7	NEW CONCRETE SIDEWALK. SEE CIVIL DWGS.
8	EXISTING CONCRETE SIDEWALK.
9	CURB RAMP W/ DETECTABLE WARNINGS SHALL BE LEVEL W/ SURFACE SLOPE NOT EXCEEDING 1:12. SEE CIVIL DWGS.
10	NEW STRIPED ACCESSIBLE PATH. LEVEL SURFACE CROSS-SLOPE NOT EXCEEDING 1:48, 1:20 MAX RUNNING SLOPE. SEE CIVIL DWGS.
12	NEW ASPHALT PAVEMENT. SEE CIVIL DWGS.
13	NEW TYPE "D" CURB TYPICAL. SEE CIVIL DWGS.
14	PROPOSED MONUMENT SIGN. (VARAINCE REQUIRED, SEE ATTACHED SPECIFICATION)
15	PAVED PEDESTRIAN CONNECTION.
16	PROPOSED DIRECTIONAL SIGN.
17	NEW THERMOPLASTIC DIRECTIONAL ARROWS.
18	PROPOSED DUMPSTER. REF DETAILS 1 & 2/SP-5.0
19	10'X25' BUS STOP EASEMENT.

**PROPOSED SITE PLAN PHASE 2**  
 SCALE: 1/32" = 1'-0"

FINAL TAC