Technical Advisory Committee

Monday, August 4, 2025
1:30 PM

City of Hollywood

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Room 215

Thank you for demonstrating an interest in the City of Hollywood Technical Advisory Committee meeting. The public may view the meeting either in person or virtually http://hollywoodfl.org/calendar and selecting the meeting's date.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

In-person:
On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Committee Chair prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

Virtually:
Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal
Comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. Comments left on voicemail machines, emailed, posted to the City's social media accounts shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at planningdivision@hollywoodfl.org.

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

A. **Roll Call**

B. **Approval of Minutes**

Attachments: 2025_0707_Minutes_Final

C. **Preliminary Site Plan Review**

D. **Final Site Plan Review**

FILE NO.: 25-DPV-47
APPLICANT: 6601 Taft Hollywood FL LLC
LOCATION: 6601 Taft Street
REQUEST: Design, Site Plan, and Variance for a new fast-food restaurant with a drive-through in a C-3 Medium Intensity Commercial District Zoning District.

Attachments: 2547_F_Application Package_2025_0804

FILE NO.: 25-DP-34
APPLICANT: AAA Florida Holding LLC.
LOCATION: 1040 South Federal Highway
REQUEST: Design and Site Plan Review for a 3-story pre-school building of approximately 27,200 square feet in the FH-2 zoning district within the Regional Activity Center (RAC).

Attachments: 2534_F_Application Package_2025_0804

FILE NO.: 25-DP-05
APPLICANT: ZEBI Development Group Inc.
LOCATION: 1715-1727 McKinley Street
REQUEST: Site Plan review for an 11-story, residential building with 144 units within the FH-2 Zoning District within the RAC; pursuant to Senate Bill 102 - Live Local Act (Sky Hollywood)

Attachments: 2505_F_Application Package_2025_0804

E. **Old Business**

F. **New Business**

Planning Priority List
Building Priority List

G. **Adjournment**

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

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Note: Pre-Application Conceptual Overview (PACO) conference will be held immediately following conclusion of the Technical Advisory Committee (TAC). PACO is a non-sunshine conference.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 8/4/2025

To: Technical Advisory Committee

Title:

SUMMARY OF THE MINUTES
TECHNICAL ADVISORY COMMITTEE MEETING

CITY OF HOLLYWOOD
2600 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020

A. ADMINISTRATIONS

The regular meeting of the Technical Advisory Committee (TAC) convened at 1:33 p.m. on July 7, 2025, at City Hall located at 2600 Hollywood Boulevard, Room 215, and via Cisco WebEx, with the following members present:

Anand Balram	Planning Division - Manager
Cameron Palmer	Planning Division - Principal Planner
Clarissa Ip	Engineering Division – City Engineer
Rick Mitinger	Engineering Division – Transportation Engineer
Alexander Barr	Engineering - Development Review Engineering Manager
Favio Perez	Landscape Inspector/Plans Examiner
Hugo Amaya	Corridor Redevelopment Specialist
Francisco Diazi-Mendez	CRA – Project Manager
Joi Ford	Public Utilities
James McGuinness	Building Department – Assistant Building Official
Herbert Conde-Parlato	CMED Economic Development Manager
Marcy Hofle	Deputy Fire Marshall

The following members from the Department of Development Services – Division of Planning and Urban Design were also present:

Nicole Moyo	Planner III – Urban Design
Urja Modi	Planner I
Rachel Marshall	Assistant Planner
Stacie Segueira	Administrative Assistant II

B. APPROVAL OF MINUTES

Motion for approval of the June 16, 2025, minutes was made by James McGuiness and seconded by Rick Mittinger. (Approved)

C. PRELIMINARY SITE PLAN REVIEW

1. **FILE NO.:** 25-DP-14
   APPLICANT: Conbraja LLC
   LOCATION: 5624 Johnson Street
   REQUEST: Design and Site Plan for a one-story commercial building containing six (6) units for a total building area of 4,436 square feet.

Anand Balram asked the Applicant if they received a draft copy of the Staff Report. The Applicant responded they received a copy of the Staff Report.

Anand Balram opened the public comment portion. There were no submittals and/or comments. Anand Balram closed public comment portion.

The Applicant had questions for the Committee. Discussion ensued regarding comments from the staff report. The Applicant shall address all comments and findings as identified by the Committee prior to submitting for Final TAC.

D. FINAL SITE PLAN REVIEW

There were no items for discussion.

E. OLD BUSINESS

There were no items for discussion.

F. NEW BUSINESS

Anand Balram discussed the Planning Priority List and James McGuinness discussed the Building Priority List for the meeting on August 4, 2025 and emphasis were placed on the 21 items that are projected for the next meeting.

The next TAC Meeting is scheduled for Monday, August 4, 2025, and comments are due by July 30, 2025.

G. ADJOURNMENT

The meeting was adjourned at 2:07 p.m.

H. PRE-APPLICATION CONCEPTUAL OVERVIEW (PACO)

There were (3) items for discussion.

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Agenda Date: 8/4/2025 **Agenda Number:**

To: Technical Advisory Committee

Title:

FILE NO.: 25-DPV-47
APPLICANT: 6601 Taft Hollywood FL LLC
LOCATION: 6601 Taft Street
REQUEST: Design, Site Plan, and Variance for a new fast-food restaurant with a drive-through in a C-3 Medium Intensity Commercial District Zoning District.

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COMMENT RESPONSE LETTER

7/7/25

City of Hollywood
Development Services
Planning Division

RE: McDonald's L/C #009-2732/ Preliminary Site Plan Review #25-DP-47
6601 Taft St. Hollywood, FL.

Dear Mr. Umar,

Please accept our response to your comments below.

APPLICATION SUBMITTAL COMMENTS Javed/ujaved@hollywoodfl.org/954-921-3471)

1. Application Form:
   a. Ensure a new application form is submitted for the next TAC submittal for final.

   Response: Please see the updated executed application and the revised letter of intent removing the variance requests as they are no longer required.

   b. Ensure the noticing agent section is filled out for Final-TAC (the individual or organization that will be responsible for fulfilling noticing requirements).

   Response: The noticing section of the Final TAC has been completed naming Cutro & Associates as the organization that is be responsible for fulfilling noticing requirements.

2. Ownership & Encumbrance Report (O&E):
   a. Work with Engineering Division to ensure the O&E is accurate and all easements and dedications are indicated.

Response: The previous O&E submitted was accurate and information is shown on the survey.

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Email: april@corporatepropertyservices.net

b. Ensure O&E addresses the requirements on the TAC submittal checklist:
http://www.hollywoodfl.org/ArchiveCenter/ViewFile/Item/453

Response: The previous O&E addresses the requirements on the TAC checklist.

3. Alta Survey:
a. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easement and dedications are indicated.

Response: See face of survey.

4. Indicated past, current and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff as advised of next meeting date.

Response: Acknowledged.

5. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s)within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s),location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).
http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List

Response: The public participation outreach meeting is scheduled for July 1, 2025 in the Teppanyaki Buffet (meeting room) located at 6795 Taft Street at 6PM. A sign in sheet, presentation material and other documents will be submitted following the meeting.

6. Additional comments may be forthcoming.

Response: Acknowledged

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7. Provide written responses to all comments with next submittal.

B. ZONING COMMENTS

Umar Javed/ujaved@hollywoodfl.org/954-921-3471

Setbacks	**Maximum Height**	**Minimum Unit Size (Sq. Ft.) and Maximum Density**
0 ft. adjacent to commercial property.	5 stories pr 60 ft.	Apt.: 500 Min. 750 Avg
If adjacent to residential zoning district		Hotel or motel: 300-335 sq. ft. 15% of units 335 + sq/ ft/ 85% of units
# of Stories Setback front, rear, sides 1 15ft. 2-5 15ft. + 10ft. per floor		Density Apts. = 18 units per acre Hotel or motel = 36 units per acre
A 5 ft. landscaped buffer must be included withing the setback area with on tree for every 20 linear ft. of required buffer area.		
See Performance Standards in 4.3.J		

Setbacks are measure from the Base Building Line pursuant to Article 3.

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1. Review above C-3 zoning regulations and ensure this is reflecting on site stats and the site plan accordingly.

Response: The C-3 zoning regulations are reflected in the site plan and site data table. Please see sheet C-100.

2. The required parking for restaurant uses is 60% times the gross floor area of bldg., then 1 per 60 sq. ft. of the resulting floor area. As such, the required parking is 39 parking spaces, with ADA requirements in addition. At this time, the parking demand is being met according to the site stats table. However, the remaining 14 spaces (parking agreement) is unclear – please show these on the plans. Is this the leased area to the north on the survey? Include details on site plan.

Response: Please see the attached Rea agreement. The REA agreement provides cross parking and cross access for the proposed development. The off-lease parking area is identified on the site plan to demonstrate compliance with parking requirements,

3. No concerns regarding height, however please confirm on plans the total height.

Response: Total height of the proposed building is 18'-9.5". Please see the site data table on sheet C-100.

4. The required setback for the trash enclosure is currently 15 feet – however, this may qualify for an accessory structure. Please review code for definition and setback requirements for accessory structures–section 4.23 of code. The need for a variance would be eliminated if the trash enclosure uses accessory structure setbacks. Please also confirm the trash enclosure meets the design guidelines for dumpsters.

Response: Per section 4.3 Commercial Districts of the City of Hollywood code the required setbacks adjacent to commercial property is 0'. The trash enclosure is located 12.38' from the property line. A variance is no longer required for the proposed trash enclosure.

5. Waste/dumpster area to be adequately screened. Please revise and indicate this on the plans. Review design guidelines

Response: The proposed trash area is screened utilizing a trash enclosure and opaque gate.

6. Landscaping of Paved Vehicular Use Area requirement is 5,347 SF, proposing 4,961 SF, variance of 386 SF required. Variance criteria received thank you. Please advise and demonstrate

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if there is any opportunity at all to increase the SF throughout the development review process, to decrease/eliminate the variance.

Response: The required vehicular use area is 45,005 SF and the proposed vehicular use landscaping is 5,206 SF. A variance for the vehicular use area is no longer required. Please see Sheet C-103.

7. Provide shaded diagram for areas contributing to the Vehicular Use Area landscape area requirement of 25%.

Response: A shaded diagram for areas contributing to the proposed Vehicular Use Area landscape area has been provided and satisfies the requirement of 25%. Please see sheet C-102.

8. Work with the City's Landscape Architect to ensure that all landscape requirements are met. Below are the *general* criteria for landscaping in all zones; ensure that all applicable requirements for this proposal are met. Work with the City's landscape staff accordingly:

a. One (1) street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.
Response: Acknowledged and provided.

b. Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area
Response: Acknowledged and provided.

c. When abutting or across an alley from a residential zoning district a perimeter landscape buffer shall be included within the required setback area with one (1) tree for every 20 linear feet of required buffer are used for parking.
Response: Acknowledged and provided.

d. All pervious areas shall be landscaped with grass, ground cover and/or shrubbery; or covered by another sustainable surface or material as permitted and determined by the City Manager or designee. Required landscape open space shall not be used for parking.
Response: Acknowledged and provided.

e. A minimum of one (1) tree per 1,000 square feet of pervious area of property; this is in addition to tree requirement for parking lots and paved vehicular use areas.

Response: Acknowledged and provided.

9. Ensure that the site statistics chart is consistent with all drawings submitted and is updated throughout the development review process.

Response: Acknowledged

SITE PLAN COMMENTS

1. Include a note on the site plan indicating that all changes to the design will require planning review and may be subject to Board approval.

Response: Please see Sheet C-100 General Notes number five, the note has been added.

2. Ensure revision dates are included on all future versions of the site plan and all applicable drawings.

Response: Revision clouds and dates have been added to all applicable sheets on the civil and landscaping plans.

3. Include the City file number – 25-DP-47 on all relevant plans and documents, including site plan.

Response: The city file number 25-DP-47 has been added to the bottom right corner of all civil plan sheets.

4. Ensure the Site Statistics table in the Site Plan drawing is revised and consistent with other drawings and documents. There appears to be inconsistencies between varying submission materials.

Response: The Site Statistics table in the Site Plan drawing has been revised and is consistent with other drawings and documents.

5. Please confirm where the loading space will be located. As McDonalds has many deliveries, there will need to be a dedicated area. Review article 7 for loading space requirements.

Response: The proposed loading space has been identified and meets the 10'x25' requirement. Please see sheet C-100.

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6. Staff advise that the building be reoriented and shifted east. Presently, the drive through and parking are facing N 66th Avenue and Taft Street. It is preferred that the building is directly fronting the public right of way, with parking, loading, drive through all interior to the site – not visible from the public right of way. Please revise and respond accordingly.

Response: Due to site constraints, the building is unable to be reoriented directly fronting Taft Street and 66th Ave. Due to site constraints, pedestrian safety, parking requirements, truck paths and drive-through requirements the building cannot be moved closer to the public right of way.

7. As the McDonalds is at the corner of the intersection, please use cornering features – reduce blank walls on all elevations and sides visible from the public right of way/corner, incorporate more windows/wrap to promote cornering. Also include any features at the corner – monuments, signage, landscaping for the corner view.

Response: Due to site constraints, enhanced cornering features are unable to be provided. Please see the revised site plan indicating that the corner chord that is being dedicated as part of plat. Based on the property being dedicated, there is no additional room at the corner of the site to add any additional features. The monument sign had to be relocated as a result of the dedication.

The building is designed to have glazing, batten detailing and a change in color at the front corner of the building to highlight the pedestrian entrances facing the public right of way. Blank walls have been eliminated on the elevations visible to the public right of way/corner by incorporating the corner entrance detailing mentioned above and with a change in material (metal panels and color variation) towards the rear of the building.

8. Include parking spaces measurements on site stats table. Also include height.

Response: Parking space measurements, including height, have been added to the proposed Site Plan. Please see sheet C-100.

9. Please demonstrate any efforts for amenity areas/pedestrian zones, parkettes, plazas, seating areas, or public spaces which can be incorporated into the development. Are there are outdoor seating areas proposed as seen at other McDonalds locations

Response: Due to site constraints, amenity/pedestrian areas are unable to be accommodated within the project boundary.

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10. Please demonstrate Pedestrian areas. Staff is encouraging applicant to include public realm improvements including but not limited to benches, tables, chairs, potted plants, and trash receptacles, ramps, sidewalk connections, planters, etc. Incorporate pathways, walkways, sidewalks to and from the main entrance to the street.

Response: Due to site constraints, pedestrian areas are unable to be accommodated within the project boundary. A sidewalk connection has been proposed to N 66th Ave and a bicycle rack has been proposed along the building frontage of Taft Street.

11. Please demonstrate Pedestrian areas. Staff is encouraging applicant to include public realm improvements including but not limited to benches, tables, chairs, potted plants, and trash receptacles, ramps, sidewalk connections, planters, etc. Incorporate pathways, walkways, sidewalks to and from the main entrance to the street.

Response: Due to site constraints, pedestrian areas are unable to be accommodated within the project boundary. A sidewalk connection has been proposed to N 66th Ave and a bicycle rack has been proposed along the building frontage of Taft Street.

12. Indicate location of fire hydrants on Site Plan drawing.

Response: Location of fire hydrants has been indicated on the Site Plan. Please see sheet C-100.

13. Demonstrate transit stop locations along with pedestrian movement on a diagram

Response: Existing transit stop locations have been indicated on the overall site plan. Please see Sheet C-104.

14. Passenger pickup and drop off zones on Site Plan.

Response: Per discussion with Umar Javed, this comment is Not Applicable to this project.

15. Landscaping is encouraged as a tool to enhance the pedestrian experience, beautification, delineation of access, features, architecture, and environmental enhancement. Indicate appropriately on-Site Plan.

Response: Please see attached landscape plans.

C. ARCHITECTURE AND URBAN DESIGN

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Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471
Nicole Moyo, Planner III, Urban Design (nmoyo@HollywoodFL.org) 954-921-3471

1. As indicated in above comments, please incorporate cornering features and elements. Explore opportunities to bring the building closer/view able from the public right of way.
Response: As indicated above the building is designed to have glazing, batten detailing and a change in color at the front corner of the building to highlight the pedestrian entrances facing the public right of way. Blank walls have been eliminated on the elevations visible to the public right of way/corner by incorporating the corner entrance detailing mentioned above and with a change in material and color along the remainder of the facade (metal panels and color variation). Due to sign constraints the building cannot be moved closer to the public right of way.

2. Reduce blank elevations and facades, and ensure the entrances/elevations with more detail are oriented towards the corner streets
Response: Façade is broken into sections to reduce blank walls and ensure pedestrian orientation. The front corner is highlighted by batten detailing, large sections of glazing and more dramatic coloring to ensure pedestrian orientation and a clear and welcoming entry. The remainder of the building uses metal panel detailing and a less dramatic coloring to break up the façade while drawings less attention to nonpublic entry points.

D. SIGNAGE AND LIGHTING
*Umar Javed, Planner II *ujaved@hollywoodfl.org) 954-921-3471*

1. Provide the following note: "All signate shall be in compliance with the Zoning and Land Development regulations".
Response: Please see Sheet C-100 General Notes number six indicating "All signage shall be in compliance with the zone and land development regulations."

2. Provide note on Site Plan: "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign."
Response: Please see Sheet C-100 general notes number seven indicating, "All signs, which are electrically illuminated by neon or other means, shall require a separate electrical permit and inspection. Separate permits are required for each sign".

3. Ensure signage complies with the code and does not exceed any maximum requirements.
Response: Acknowledged

4. Indicate on the Site Plan and all applicable plans any changes or improvements to the lighting on the subject lands, as well as the proposed building.
Response: Please see Sheet C-400 for the proposed photometric plan.

E. GREEN BUILDING & ENVIROMENTAL SUSTAINABILITY
Umar Javed, Planner II (ujaved@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation or electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016.02) Consider placing it adjacent to a handicapped space so that the future charger will be accessible from both types of spaces.
Response: Per senate bill 1084, EV parking cannot be mandated by local agencies.

F. ENGINEERING
Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Comment to be provided through a separate memorandum.
Response: Acknowledged

G. LANDSCAPING
Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3900 Clarissa lp, City Engineer (cip@hollywoodfl.org) 954-921-3915

1. Number the existing trees to remain on the landscape plan. Number and label the relocated tress on plan.
Response: Acknowledged. Existing trees to remain labelled and numbers appear on landscape plans.

2. Required and mitigation trees shall be 12' ht, 2" dbh min. Revise plant list to DBH.
Response: Acknowledged and provided.

3. Existing tree #20 shows to be removed but shown as to remain on disposition list. Review list and adjust DBH removal as needed.
Response: Acknowledged. Tree #20 updated in table to be removed and table adjusted accordingly.

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4. Plant list shows 2 Gren Buttonwood trees proposed but only 1 shown on plan. Label existing tree #20 to remain.
Response: Tree #20 is to be removed. There are 4 relocated green buttonwood trees shown and 2 proposed, see sheet L-200.

5. Upsize the proposed Oak and Green Buttonwood to 14-16' ht, 4" dbh to get credit for the required mitigation. Adjust mitigation calculations as needed.
Response: Acknowledged. Oaks and Green Buttonwood sizes updated.

6. Provide chart with breakdown of Mitigation required and shortfall to be paid into the City Trust Fund. Payment is $350 per 2" tree or palm that doesn't fit on lot.
Response: Acknowledged. See chart sheet L-100.

7. Upsize the proposed Sabal palms to 8'CT min. in order to count at 3:1 towards trees required for mitigation.
Response: Acknowledged. Sabal palms updated to be 8' CT ht min.

8. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d) Add note to plan: Landscaping within the triangular areas shall provide unobstructed cross visibility at a level between 2 feet and 6.5 feet.
Response: Acknowledged. Site triangles shown on landscape plan and note added as requested.

9. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for plan□ng under powerlines.
Response: Acknowledged. Existing overhead utility lines labelled on landscape plans where they occur or indicated that they do not occur.

10. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Add note: Contractor to provide screening hedge for any additional equipment not shown on plan. Provide minimum of 36" ht.
Response: Acknowledged. Hedge screen provided around above ground utility equipment. Note

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added as requested.

11. Provide tree protection detail for existing trees to remain (Sec□on 106.02). For existing trees to remain on site, they must be protected with a barricade. Provide tree protection barricade detail on landscape plan, detail can be downloaded from city website. Show protection fence layout on plan.

More comments may follow upon review of the requested information. Provide information requested for further review. Additional comments may follow upon further review. We encourage you to reach out for any questions or clarification at fperez@hollywoodfl.org or 954-921-3900. Favio Perez
Response: Acknowledged. Tree barricade location is indicated on landscape plans. See tree protection detail sheet L-201

H. UTILITIES
Alicia Verea-Feria, Floodplain Development Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Utilities Plan shall include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link:
http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices
Response: The City of Hollywood's lates applicable water and sewer details have been added to the plans. Please see detail Sheets C-301, C-302, C-303.

2. Show Water and Sewer demand calculations on proposed Utilities Plan.
Response: The proposed water and sewer demand calculations have been provided on Sheet C-300.

3. This property resides within FEMA Flood Zone AE with Base Flood Elevation (BFE) = 6' NAVD88. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable.

a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for structures shall be, at a minimum, BFE + 1", OR

b. FEMA National Flood Hazard Layer Map (BFE + 1'), available online via the following link: https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html; OR

c. Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:

https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e817380
Response: Per the Broward County future conditions 100-year 2060 map the BFE is 7.0 NAVD. The proposed FFE is 8.0 NAVD. Please see Sheet C-200.

4. Include perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.
Response: Please see Sheet C-201 for perimeter cross sections.

5. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.
Response: Please see attached preliminary drainage calculations.

6. Provide offsite utility plan and sewer agreement, indicating how sewer service will be connected to the proposed cleanout #5 on sheet C-300. Sewer capacity analysis may be required.
Response: Per the Hollywood Festival Shopping Center sanitary sewer improvements plans the existing private lift station located behind the MUV Dispensary Hollywood is to be upsized with an 8" PVC sanitary service line extending to the proposed connection point per the proposed McDonald's utility plan. Please see the offsite utility improvements plan attached.

7. Ensure bottom of mechanical and electrical equipment is elevated to match existing finished floor elevation, at a minimum.
Response: The bottom of the proposed electrical transformer has been revised to 8.0 NAVD. Please see Sheet C-200.

8. Permit approval from outside agencies will be required.
Response: Acknowledged

9. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.

Please contact Utilities staff for further assistance in this regard.
Response: Acknowledged

J. BUILDING

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Russell Long, Chief Building Official (flong@hollywoodfl.org) 954-921-3490

1. No comments at Site Plan stage.
Response: Acknowledged

Please contact Building Staff for further assistance if needed.

K. FIRE
Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Deputy Fire Marshall (mhofle@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.
Response: Acknowledged

2. Provide the code editions on Architectural plans to reflect the currently adopted editions: Florida Fire Prevention Code (8th Ed.) NFPA 1 (2021 Ed.) NFPA 101 (2021 Ed.)
Response: Acknowledged

3. Show Fire Department access compliance on plans.
As per NFPA 1 (2021 Ed.) Section 18.2.3.2.1 --- A fire department access road shall extend to within 50 ft. (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. --- Show this measurement on the plans from the access road.

Per NFPA 1:18.2.3.2.2- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department or facility.
Response: a 20' fire department access has been proposed on the north side of the development. Please see Sheet C-100 and C-101.

4. If the above fire department access cannot be met by the existing major roadways Taft St & N 66th Ave) then the roads around the building shall meet all requirements for fire department access roads. Page C-101 shows a fire truck access road but does not provide information such as the width or turning radii.

The minimum width for FD access roads is 20' unobstructed as per NFPA 1:18.2.3.5.1.1, per 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m) and per 18.2.3.5.3.1, the turning radius for fire truck access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.
Response: a 20' wide unobstructed FD access road has been provided on the north side of the

site, Sheet C-100. Please see Sheet C-101 for the revised fire truck turn showing the requested turning radius and widths.

5. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

Response: Please see the fire flow calculations letter for the fire flow test results.

After the results are completed, the civil engineer shall provide calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

Response: Please see the attached fire flow calculations letter.

For further assistance or information, please contact Fire staff above.

L. PUBLIC WORKS
Joseph S. Kroll, Public Works Director (Jkroll@hollywoodfl.org) 954-967-4207
Daniel Millien, Environmental Service Manager (dmillien@hollywoodfl.org) 954-967-4207

1. No comments received.

Response: Acknowledged

M. PARKS, RECREATION AND CULTURAL ARTS
David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. No comments. No action needed.

Response: Acknowledged

N. COMMUNITY DEVELOPMENT
David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. No comments. No action needed.

Response: Acknowledged

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.orghconde-parlato@hollywoodfl.org)
954-924-2922 Herbert Conde-Parlato, Economic Development Manager () 954-924-2922

1. No comments received.

Response: Acknowledged

P. POLICE DEPARTMENT

Chantel Magrino, Police (cmagrino@hollywoodfl.org) 954-967-4371
Steven Bolger, Police (sbolger@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

*****Note: Application is substantially compliant**

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.

Response: Clear border definitions of controlled spaces have been added throughout the plans. Public paths gave also been clearly marked. Please see sheet C-100.

External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

Parking Lots	3-5 foot candles
Walking Surfaces	3 foot candles
Recreational Areas	2-3 foot candles
Building Entryways	5 foot candles

Response: Acknowledged

o These levels may be subject to reduction in specific circumstances where after hours use is restricted.
Response: Acknowledged

o Fully illuminate the exterior of the property at night.
Response: Acknowledged

o A system of lighting fixture identification should be developed.
Response: Acknowledged

o The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
Response: Acknowledged

o Exterior lighting should be controlled by automatic devices (preferably by photocell).
Response: Acknowledged

o Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
Response: Acknowledged

o Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
Response: Acknowledged

o If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
Response: Acknowledged

o Lighting fixtures selected must do more than just providing ample, glare-free lighting.
Response: Acknowledged

o Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism
Response: Acknowledged

Natural Surveillance

o Use a single, clearly identifiable, point of entry/exit.
Response: Acknowledged

o Maintain clear visibility from the interior/exterior of all areas of the property.
Response: Acknowledged

o Public entrances should be clearly defined by walkways and signage.
Response: Acknowledged

o Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.
Response: Acknowledged

o Designate visitor/guest parking.
Response: Acknowledged

o Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
Response: Acknowledged

o Install a "peephole" on exterior doors to allow residents/employees to verify who is trying to enter.
Response: Acknowledged

o Assign parking spaces to each resident, but not marked with their unit number. This makes unauthorized parking easier to identify less likely to happen.
Response: Acknowledged

o There should not be recessed areas in corridors that could be used for hiding or loitering.
Response: Acknowledged

o Convex mirrors should be used in corners and in stairwells.
Response: There are no proposed stairwells as part of the improvements.

o See-through fencing should be on all balconies.

Response: There are no proposed balconies as part of the improvements.

o Glass elevators are recommended so residents can see out/in.
Response: There are no proposed elevators as part of the improvements.

Natural Access Control

o Site entrances should be easily securable.
Response: Acknowledged

o Keep building entrances to a minimum and well monitored.
Response: Acknowledged

o Delivery entrances should be separate, well-marked and monitored.
Response: Acknowledged

o If deliveries are made, they should be made during the daytime hours.
Response: Acknowledged

o Common building entrances should have locks that automatically lock when door closes.
Response: Acknowledged

o Lobby should be kept locked afterhours.
Response: There is no proposed lobby as part of the improvements.

o Automatic Sliding Glass Door to the Lobby should only be activated by key card or key fob.
Response: There are no proposed sliding doors as part of the improvements.

o Visitor parking should be separate from residence parking.
Response: There is no separation in parking as part of the proposed improvements.

o Keep building entrances to a minimum and well monitored.
Response: Acknowledged

o Dumpsters/Trash Chute should be enclosed and remain locked when not in use.
Response: Acknowledged

o Roof access should be limited to staff only
Response: Acknowledged

o Have Emergency Plan in place for residents and have training periodically to ensure they know the plan in the event of an emergency.
Response: The proposed improvements are for a commercial quick service restaurant and do not have residents.

o Lift station should only be operated by trained staff.
Response: There is not a proposed lift station as part of the improvements.

o Mailboxes and Lobby should remain locked when not in use.
Response: Acknowledged

o Stairwells should not have an open space underneath. This will prevent hiding areas.
Response: There are no stairwells proposed as part of the improvements.

Landscaping:

o Keep landscaping trimmed and well maintained.
Response: Acknowledged

o Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
Response: Acknowledged

o Plants/Shrubbery should not be more than 2ft in height.
Response: Acknowledged

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o Tree canopies should not be lower than 6ft in height.
Response: Acknowledged

Building(s) Perimeter Doors

o Exterior doors not used as designated entry points, should be locked to prevent entry from the exterior.
Response: Acknowledged

o Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
Response: Acknowledged

o Perimeter doors should be designed for "heavy duty" (ANSI Grade III) applications.
Response: Acknowledged

General locations

o Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.
Response: Acknowledged

CCTV

o CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.
Response: Acknowledged

o Check all CCTV systems and ensure that they provide a clearly visible facial picture.
Response: Acknowledged

Fencing
o (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.
Response: Acknowledged

Non-Pedestrian Building Entry Points
o Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
Response: Acknowledged

o Locations where gas and electric utilities enter buildings should be well lit.
Response: Acknowledged

o Electrical service disconnects and gas valves should be equipped with locking devices.
Response: Acknowledged

Signage
o Ensure proper signage is posted throughout property.
Response: Proper signage has been proposed throughout the property.

o Lobby should have hours of operation properly displayed for the public.
Response: Acknowledged

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended. For more information, please contact Hollywood Police

Response: Acknowledged

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980
Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980

1. Not applicable.
Response: Acknowledged

R. PARKING
Jovan Douglas, Parking Director (jdouglas@hollywoodfl.org) 954-921-3548
Angela Keilsheimer, Parking Operation Manager (Akeilsheimer@hollywoodfl.org) 954-921-3548

1. No comments received.
Response: Acknowledged

S. ADDITIONAL COMMENTS
Umar Javed, Planner II (ujaved@hollywoodfl.org) or 954-921-3471

1. Additional comments may be forthcoming.
Response: Acknowledged

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review. Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

PRELIMINARY TAC REVIEW COMMENTS

CPS
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Revision Procedure:
-Any revisions applied to the plans shall be numbered and bubbled/clouded.
-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.
Preliminary TAC –Reviewer: CI, AL, CGA ___, ABARR.

1. Please see a copy of the proposed plat that the property owner is processing with Broward County, therefore a plat determination letter from the Broward County Planning Council is not required per Clarissa.

Response: Please see the copy of the proposed Plat as the property owner is processing a Plat with Broward County.

2. Provide updated Unity of Title/O&E Report.

Response: The previous O&E Report complied with all fo the TAC checklist requirements.

3.Please submit signed and sealed ALTA survey.

Response: See face of survey.

4. Survey indicates adjacent street right-of-way widths are varying, please provide dimensions at reasonable locations within the survey limits, i.e. at beginning and end points, locations with maximum and minimum widths.

Response: See face of survey.

5. Please submit signed and sealed plans (architectural, civil, landscape and irrigation plans were not digitally signed, sealed, and dated).

Response: Acknowledged. Signed and sealed plans are included with this submittal.

6. Update the survey to show the full width of the ROW and the existing features on both sides (driveways, trees, light poles). Also, dimension the full width of ROW, centerline to property line on both sides of the ROW, and dimension all adjacent sidewalks.

Response: This was outside of the original scope of the survey. Atwell would need to remobilize to collect additional data on opposite sides of the ROW. ROW and Centerline dimensioned on face of survey.

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CPS
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7. Provide an overall site plan with the following information:
a. Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e swales, sidewalk curbs, curb, including dimensions.)

Response: Please see Sheet C-100 for the existing ROW width along N 66th Ave and Taft Street.

b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of pavement, swale, sidewalks etc.
Response: Please see Overall Site Plan Sheet C-105, showing surrounding elements.

c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

Response: Please see Overall Site Plan Sheet C-105, showing surrounding City features.

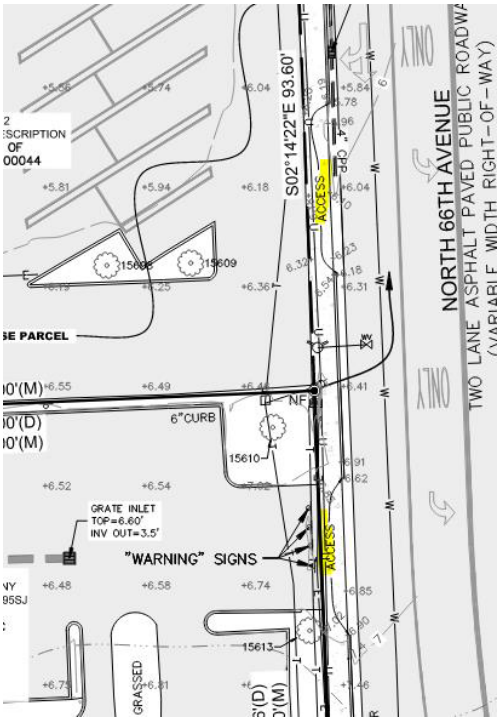
8. Please show and dimension the full width of the existing ROW on Site Plan, Sheet C-100. Ensure the ROW aligns with the latest and Broward County Trafficways Plan.
Response: Please see Sheet C-100 for the existing ROW width along N 66th Ave and Taft Street.

9. Applicant is proposing to eliminate several stalls that serve the existing use of the parcel (Shopping Center). Please provide parking calculations to determine the number of shopping center parking is required and the number of stalls provided after the reduction with the proposed restaurant development meets code. Comment shall be addressed via tables and parking calculation on the plans.

Response: Please see attached approved parking variance for the proposed shopping center. The required parking for the shopping center is 506 spaces and the proposed parking is 525 spaces. Please see Sheets C-100 and C-104.

10. On Sheet CP-102 applicant shows a new curb cut on N 66th Avenue for the proposed restaurant. However, survey shows two existing curb cuts (one at the parcel under this applicant and another just to the north accessing the shopping center) near this parcel and the existing curb cut to this parcel is closed. One of the two curb cut / access shall be eliminated. If applicant desires to provide direct access from North 66th Avenue to this parcel, please eliminate existing access to the north and reconfigure the shopping center parking lot accordingly.

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Response: Both the existing southern curb cut has been labeled to be removed on Sheet C-005. The northern curb cut will be modified to accommodate the proposed redevelopment.

11. Please properly show right-of-way restoration to eliminate the curb cut in Comment 10, i.e. restoration of the sidewalks, curbs, and asphalt pavement. Ensure restoration is called out and this access is eliminated.

Response: 35 LF of 5' sidewalk and type F curb per City of Hollywood standard details has been proposed to restore the removed ex. southern curb cut along N 66th Ave. No pavement restoration is anticipated as a part of the proposed site redevelopment. Please see Sheets C-005 and C-100.

12. Sheet A-100, Applicant shows a sidewalk configuration that proposes a portion of the sidewalk within private property. Please reconfigure to provide public sidewalk in the right-of-way. Additionally, provide a pedestrian friendly urban design sidewalk at the curb cut opening. Currently design is not desirable for the city and requires a legal mechanism for public sidewalk on private property or a reconfiguration.

Response: The proposed sidewalk within the property shall be dedicated by plat.

13. Please show how the sidewalk will be ADA compliant, provide dimensions to ensure a minimum 5 feet is always maintained for the public sidewalk abutting the property.

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Response: The abutting public sidewalk maintains a min. 5' width. Additional dimensions have been added along the ex. public sidewalks. Please see Sheet C-100.

14. Applicant shows a sidewalk ramp near the ADA stalls, please identify the setback from the side property line, the width of the sidewalk at all changes in directions and provide turning radii at all landings to ensure ADA accessibility. Sidewalks are to be setback a minimum of 3 feet from the side property line.
Response: +/- 3.04' separation between the proposed sidewalk and property line. The proposed sidewalk is 5' wide and the dimensions of the sidewalk along all changes in directions is 5'x5'. Additional labels have been added to the subject sidewalk. Please see Sheet C-100.

15. Applicant shows a walkway proposed at the Northwest corner of the parcel leading to a drive aisle and path of vehicular traffic. This walkway shall terminate at the dumpster enclosure or provide connectivity to a sidewalk network. Additionally, please identify the setback of the walkway from the west parcel line.
Response: Per conversation with Clarissa Ip, on June 10,2025, the proposed sidewalk connection to the north provides cross access to cross parking within the shopping center.

16. The applicant is proposing to alter the existing configuration of a parking lot serving a shopping center, please provide plans showing how the proposed addition of this restaurant will have little to no impact on the vehicular circulation of the existing lot to be restored. Provide full plans to show items such as but not limited to fully dimensioned parking lot, vehicular turning radii around the new landscape islands being proposed etc.
Response: Please see Sheet C-104 for a Ford F-150 truck turn analysis around the proposed offsite improvements. The proposed improvements have no negative impact on the vehicular circulation through the existing lot.

17. Please consecutively number all the parking stalls proposed to serve the site. The total number of stalls shall match the parking table to be provided on the Site Plan.
Response: Onsite and offsite parking stalls have been consecutively numbered. 24 parking stalls are provided onsite and 15 additional spaces are provided offsite as part of a cross parking agreement. Please see Sheet C-100.

18. Parking stall dimensions do not match City standard detail requirements. Please review standard City of Hollywood Detail C-16. Applicant proposes 60-degree angled stalls, this requires a minimum aisle width of 18.5' feet. Please adjust to comply with standard

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requirements. Include the C-16 detail in the plan set and circle the angle/measurements to be used. Adjust annotated dimensions on site plan accordingly.
Response: The eastern aisle width has been revised to 18.5' per City of Hollywood standard detail C-16. Detail C-16 has been added to Sheet C-106.

19. Applicant is restoring parking in the existing lot, please identify the angle and ensure these spaces meet code. (i.e. stalls north of the landscape island do not have the proper backout.)
Response: The proposed angle of the restored parking stalls is 60°. The min. prop. stall width is 9.00', aisle width 18.78', and stall length 22.95'. Proposed restoration complies with City of Hollywood standard detail C-16. Please see Sheet C-100.

20. Please identify the length, width and thickness of all onsite sidewalks, walkways and slabs. (i.e bike rack area etc.)
Response: Per conversation with Clarissa Ip, on 2025-06-10, only the sidewalk needs to be dimensions at changes in direction.

21. All parking stalls are required to have a concrete wheel stop or a two foot overhang when a curb is present, please identify what is to being proposed as a curb is shown but signage appears to be placed within close proximity to the end of the stalls restricting the clear space for a vehicle.
Response: Proposed parking signs AC & AD have been revised with a 2' separation from face of curb. Wheel stops have been added and labeled in the ADA stalls. Please see Sheet C-100.

22. Applicant has two stalls with configurations of the curb that will affect the clear space requirement for the parking stalls. (i.e. stall East of dumpster enclosure, Stall South of Access on n 66th Ave.) Please adjust.
Response: The proposed stall east of the dumpster enclosure has been removed. Curbs adjacent to the subject parking stalls has been revised to meet the clear space requirements. Please see Sheet C-100.

23. On the Site Plan, there is a stall with a call out "W"; this is an existing utility pole within a parking stall that the applicant is proposing to restore. However, the pole will encroach into the clear space required for the stall. This stall shall be striped out with no parking pavement markings. Or provide dimension to show this stall aligns with code and the clear space can be achieved.
Response: Subject parking stall has been revised with 6" white striping at 60° with 3' OC. Please see Sheet C-100.

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24. Driveway access on 66th Avenue serving the parcel shall be right-in/right-out only. The driveway access is within the southbound left-turn lane storage/queue. Above ground physical channelization may be required. This shall be examined through project's traffic study.
Response: The subject driveway along N 66th Ave has been revised to a right-in/right-out only. Please see Sheet C-100.

26. There are no left turns to be made on N 66th Ave, please update the delivery truck Access detail and the Fire Truck Access detail to reflect such.
Response: The delivery truck and fire truck analysis has been revised to turn right on N 66th Ave. Please see Sheet C-101.

27. Please provide the correct arrow pavement marking and signage on exit to N 66th Ave (Stop sign, Right Turn only and right turn arrow only marking)
Response: Right turn only pavement marking and No Left Turn sign has been proposed at the subject driveway. Please see Sheet C-100.

28. Please identify the pavement marking shown at the West access, it appears to be a striped island to channelize traffic. Please call out and clarify if this is a raised curb or strictly a pavement marking.
Response: West access will be full access out and right-in only. "Right Only" striping has been proposed, please see Sheet C-100.

29. Provide the west exit/entrance dimensions and operations for the west driveway.
Response: The proposed western driveway is 28.7' wide at the pavement markings and a right-in/right-out only. Please see Sheet C-100.

30. Please adjust the annotated dimension for the west access to show the width of the opening from curb face to curb face does not curb face to gutter.
Response: The subject dimension within the western driveway has been revised. Please see Sheet C-100.

31. All driveway accesses are to have visibility triangles at the intersection of the property line and the driveway. Please show on plans all visibility triangles at all driveway accesses. A visibility triangle is an area adjacent to a driveway and the private property line where the driveway intersects a street/alley. If the property line is less than 12 feet from the edge of pavement in the rights-of-way provide a 12'X12' visibility triangle along the property line and driveway within the private property. If the distance is greater than 12 feet provide a 12' (along

driveway on private property) X 6' (along property line) visibility triangle. Include the dimension from the edge of pavement to the property line and the dimensions of the visibility triangles on the site plan. Add a note on the site, civil, and landscape plans that all fences, walls, bushes, hedges, and any other landscaping or plant material, within the view triangle shall provide unobstructed cross visibility at a level between 30 inches and 72 inches above ground level.
Response: Visibility triangles have been added to the landscape plan.

32. Please show the corner setback area. A corner setback area is the area lying adjacent to an intersection as delineated by a line connecting points measured 25 feet distant along the property lines from the intersection of the streets. (Please note this may require the monument sign be relocated.)
Response: The proposed monument sign has been removed from intersection of Taft and 66th. Two monument signs have been proposed, (1) on Taft Street and (2) on 66th Ave. Please see revised Sheet C-100.

33. Please annotate the setbacks to the curbs of the parking lot, applicant calls out a 5' landscape buffer, but a dimension needs to be provided for the actual setbacks of the lot.
Response: The provided landscape setbacks from the P/L to the back of curb has been dimensioned and annotated on the site data table. The provided landscape setbacks are South: 10.39', North: 5.58', West: 7.2', and East: 9.63'.

34. Applicant shows a dumpster enclosure with doors that open into a drive aisle. This is not a desired design and the enclosure shall be reconfigured or relocated to avoid any conflict between the enclosure and the vehicular drive aisles.

Response: Proposed dumpster enclosure has been revised with four smaller swinging doors to avoid conflicts with the vehicular drive aisle. Please see Sheet C-100.

35. All vehicle queueing shall be within private property (8.5'x19' minimum). Show, label, and dimension the queueing space, this queuing shall be shown for all ingress/egress to the site. Please note no parking stall shall have a backout that encroaches into this queuing space (i.e. stall North of N 66th Ave Access.)
Response: Please see Sheet C-104 for the vehicle queuing plan.

36. Please provide the stacking requirement for the drive thru and show on the plans that the site has been designed to accommodate the stacking requirement. (Show each stacking space as 8.5' X 22' per code and number them). Please review code section Article 4.22 from the Zoning and Land Development Regulations (R). Drive-thru Facilities. One in-bound drive-thru queue space measuring from the first stopping point and six out-bound drive-thru queue spaces measuring from the last stopping point is required, please show on plans.
Response: Please see Sheet C-104 for the vehicle stacking plan.

37. Label and dimension all curb on and offsite. Label any areas where a 3-foot nose down curb may apply. Provide details. Ensure that the width of the curb is not included in the drive aisle widths, setback widths, etc.
Response: Onsite and offsite curbs have been labeled and details provided. The width of the curb is not included in the drive aisle, setbacks, etc widths. Please see Sheet C-100 and C-109.

38. Applicant shall consider providing curbing from the Existing north entrance to the shopping plaza to the curbing they are providing at the north limit of their proposed landscape buffer for the restaurant (i.e. curbing from call out AZ on the site plan to the edge of the North ingress/egress to the shopping plaza.) This will provide a safer condition for pedestrians and vehicular movements along the one-way drive aisle abutting N 66th Avenue.

Response: Per conversation with Clarissa Ip, on 2025-06-10, no modifications will be proposed.

39. Access and driveway opening along the west parcel line is connecting to adjacent parcel under a different ownership. Please address.

Response: Per conversation with Clarissa Ip, on 2025-06-10, the parcel to the west is owned by the showing center.

40. The north portion of the development area is under a different ownership and survey is showing area as “proposed lease parcel”. This application should be submitted with the other owner as co-applicant and this site plan is contingent to the proposed lease area being unified with Parcel 1.
Response:

41. Show, label, and dimension all curb ramps and provide the FDOT details.
Response: All proposed curb ramps have been labeled “O” and legend revised to reference FDOT Index 522-002. Please see Sheet C-100.

42. Please provide FDOT detectable warnings at all driveway crossings both within and outside of the property lines for pedestrian safety.
Response: FDOT detectable warnings have been provided at all driveway crossings both onsite and offsite. Please see Sheet C-100.

43. Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way. **Add a note on the site plan and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4” but not greater than ½” will**

be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building.
Response: Proposed grades along the subject ADA path can be seen on Sheet C-200. The subject note has been added to both Sheet C-100 and Sheet C-200.

44. Applicant shows a crosswalk from the ADA parking stall to the sidewalk at the building, please provide proper pavement marking to meet ADA accessible route requirements.

Response: The subject crosswalk has been revised to an FDOT special emphasis crosswalk. Please see Sheet C-100.

45. Add proposed elevations on the Site Plan to confirm that the sidewalk connection from the ROW and along the frontage meets ADA standards. Add notes to the plan specifying the maximum allowable running and cross slopes for sidewalks, ADA stalls, ADA access aisles, etc.
Response: Proposed elevations can be found on Sheet C-200. Notes regarding the maximum allowable running and cross slope have been added to Sheet C-100 & C-200 under general notes and paving, grading, and drainage notes respectively.

46. Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the civil plan sheets:

a. Concrete:
Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq. ft. and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

Response: Please see Sheet C-106 for the concrete sidewalk detail indicating the subject information.

b. Pavers:
Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

Response: No pavers are proposed as part of the improvements.

1239 E. Newport Center Drive • Suite 113 • Deerfield Beach, FL 33442
Office: (954) 426-5144 • **Fax:** (954) 570-3391
Email: april@corporatepropertyservices.net

c. Asphalt: Asphalt driveway is required to be a minimum 6-inch limerock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.

Response: No asphalt driveway connection is proposed.

47. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mill and resurface is required for adjacent road to the parcel. Provide two different hatches for the pavement restoration and mill and resurface. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.

Response: There are no proposed utility improvements within the city ROW. Please see Sheets C-108 and C-109 for the requested details.

48. Provide cross-sections along each property line. Ensure the cross-sections include dimensions, property line, and walls as applicable.
Response: Cross sections along each property lines have been provided. Please see Sheet C-201.

49. Show, label, and dimension all easements on the site and civil plan sheets (i.e. existing transformer at the SE corner of the site and 10' FPL easement north of the drive-thru menu). Please clearly show if easements are existing or proposed. If existing, indicate if easements are to remain.

Response: There are no existing easements within the proposed improvements area. The proposed 10' FP&L electrical easement has been revised to read " PROP. 10' FPL EASEMENT".

50. On Sheet C-100 applicants provide traffic way signage for the drive-thru, however no signage has been provided for the Mobile order stalls that will require applicants entering off N 66th to go around the entire structure similar to the west entrance. How will this to be mitigated?
Response: Per conversation with Clarissa Ip, on 2025-06-10, the mobile order parking is located at the front of the store, adjacent to the driveway entrance.

51. Applicant shows an "H" call out on the site plan, however no arrow is illustrated in this area. Please advise.
Response: The subject "H" label has been revised to label the nearby directional arrow. Please see Sheet C-100.

52. Please provide a pavement marking and signage plan for both onsite and off-site improvements. These pavement markings are to comply with the City of Hollywood Standard

Details in addition to the Broward County Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.
Response: Please see Sheet C-102 for the pavement markings and signage plan.

53. Include the latest standard City of Hollywood details in the plan set. https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan include all applicable details. Please remove non city details that may conflict with the city details.
Response: Applicable city details have been added to Sheets C-107 & C-108.

54. List any requested variances on the cover sheet.

Response: The requested variance has been added to the cover sheet. Please see Sheet C-000.

55. Auto turns analyses are no longer valid as exiting left-turns are prohibited at the parcel access on North 66th Avenue.
Response: The auto turn analyses have been revised to a right turn only scenario. Please see Sheet C-101.

56. Traffic impact analysis is required, begin process to develop a traffic study methodology. Traffic analysis should include site access locations, vehicular and pedestrian circulation, project access operation and safety impacts, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. Provide a review of existing and future multimodal transportation impacts and needs. Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks. Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant.

Response: Per conversation with Clarissa Ip, on 2025-06-10, the traffic study methodology will be included in subsequent resubmittal.

57. Please note that portion of Taft Street adjacent to this site is being reviewed under the Broward Safety Action Plan, continuous coordination will be required.
Response: Acknowledged

58. Provide right-of-way dedication at the corner of Taft Street and North 66th Avenue for ADA and pedestrian improvements.
Response: Per conversation with Clarissa Ip, on 2025-06-10, dedications have been provided.

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Email: april@corporatepropertyservices.net

CPS
CORPORATE PROPERTY SERVICES

59. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.
Response: Per conversation with Clarissa Ip, on 2025-06-10, no striping in the ROW is presently proposed.

60. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.
Response: No proposed utility improvements are located within the city ROW.

61. MOT plans are required at the time of the City Building Permit review.
Response: Acknowledged

62. All outside agency permits are required at the time of the City Building Permit review.
Response: Acknowledged

63. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.
Response: Acknowledged

64. More comments may follow upon review of the requested information.
Response: Acknowledged

Thank you.

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Office: (954) 426-5144 • **Fax:** (954) 570-3391
Email: april@corporatepropertyservices.net

Docusign Envelope ID: 0962A7F4-87CF-4A43-B5A6-BD86698DCA26

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☑ Technical Advisory Committee
- ☑ Planning and Development Board
- ☑ City Commission
- ☐ Art in Public Places Committee
- ☐ Historic Preservation Board
- ☐ Administrative Approval
- ☐ Variance
- ☐ Special Exception

PROPERTY INFORMATION

Location Address: 6601 Taft Street, Hollywood, FL

Lot(s): 1 &2 Block(s): _____ Subdivision: _____

Folio Number(s): 514111000044 & 514111000020

Zoning Classification: C-3 Land Use Classification: Commercial

Existing Property Use: Vacant Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

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

DEVELOPMENT PROPOSAL

Explanation of Request: Site Plan to allow the construction of a 3,859 sq ft fast food restaurant with a side by side drive-thru.

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: 0 #Rooms 0
Proposed Non-Residential Uses	3859 S.F.)
Open Space (% and SQ.FT.)	Required %: ____ (Area: 4961 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 25)
Height (# of stories)	(# STORIES) 1 (18' - 9 1/2" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (3859 FT.)

Name of Current Property Owner: 6601 Taft Hollywood FL LLC

Address of Property Owner: 4280 Professional Center DR

Telephone: (954) 426-5144 Email Address: _____

Applicant McDonald's USA, LLC Consultant ☐ Representative ☐ Tenant ☑

Address: 1239 E. Newport Center Drive, Telephone: (954) 426-5144

Email Address: daryl@corporatepropertyservices.net

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: daryl@corporatepropertyservices.net

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: 6/23/25

PRINT NAME: Craig McDonald Date: _____

Docusigned by:
Signature of Tenant: Vivian Valdivia Date: _____
EF9745FCA7E744F...

PRINT NAME: **Vivian Valdivia, Construction Director, McDonald's USA, LLC** Date: 06-20-25

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 23 day of June 2025

_____
Notary Public
State of Florida

LILIANE GUIMARAES
MY COMMISSION # HH 316049
EXPIRES: January 23, 2027

_____
Signature of Current Owner

_____
Print Name

My Commission Expires: 1/23/27 (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

Docusign Envelope ID: 63891A5D-6019-4701-B6EF-139C5FD75F48

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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Signature of Current Owner: _____ Date: 4-21-25

PRINT NAME: Traci L. Ambrosino Date: 4-21-25

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Craig McDonald Date: 4/21/2025

Signature of Tenant: DocuSigned by: Vivian Valdivia Date: _____

PRINT NAME: Vivian Valdivia Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Plan Approval & Variances to my property, which is hereby made by me or I am hereby authorizing Corporate Property Services Inc to be my legal representative before the TAC, P&Z Board & City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 21st day of April 2025

TIFFANY N. BROWN
Notary Public - State of Florida
Commission # HH 490808
My Comm. Expires Feb 8, 2028
Bonded through National Notary Assn.

Notary Public
State of Florida
My Commission Expires: 2-8-2028 (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner

Traci L. Ambrosino
Print Name

March 26, 2025

RE: McDonald's L/C 009-2732
"Taft & 66th"
6601 Taft Street
Hollywood, FL 33024

To Whom It May Concern:

This letter is to authorize and acknowledge that

CORPORATE PROPERTY SERVICES, INC.
1239 E. Newport Center Drive, Suite 113
Deerfield Beach, Florida 33442

are to act as Authorized Agent for 6601 Taft Hollywood FL, LLC in all matters of government regulations regarding site planning and permitting activities with the State of Florida, Broward County and the City of Hollywood.

Sincerely,

Print Name **Traci L. Ambrosino, Manager**

STATE OF FLORIDA

The foregoing instrument was acknowledged before me this 26th, day of March, 2025 by **Traci L. Ambrosino** as **Manager** for 6601 TAFT HOLLYWOOD FL, LLC on behalf of the corporation. He/She is personally known and did not take an oath.

Stephanie I Estrada
Signature of Notary Public

March 11, 2026
My Commission Expires

STEPHANIE I. ESTRADA
Notary Public-State of Florida
Commission # HH 236697
My Commission Expires
March 11, 2026

OWNER AND ENCUMBRANCE REPORT

Order No.: 12370572
Customer Reference Number 402500484SJ

Addressee:
Chicago Title Insurance Company
2203 North Lois Ave Suite 450
Tampa, FL 33607
813-254-2101

Chicago Title Insurance Company has caused to be made a search of the Public Records of Broward County, Florida, ("Public Records"), from 01/01/1953, through 06/18/2025 8:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

PARCEL 1:

ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11;THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'24" WEST A DISTANCE OF 252.57 FEET AND LYING 108.57' FROM A 1/2" REBAR FOUND ON THE PREVIOUS COURSE; THENCE NORTH 87°35'34" EAST FOR A DISTANCE OF 150.14 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST FOR A DISTANCE OF 108.57 FEET TO A NAIL IN CONCRETE FOUND; THENCE CONTINUE ALONG SAID WESTERLY MARGIN SOUTH 02°18'24" EAST FOR A DISTANCE OF 116.00 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 43.95 FEET, HAVING A RADIUS 28.00 FEET, A CHORD BEARING OF SOUTH 42°34'23" WEST, AND A CHORD LENGTH OF 39.58 FEET TO THE POINT OF BEGINNING TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11;THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'24" WEST A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" REBAR FOUND; THENCE CONTINUE NORTH 02°18'24" WEST A DISTANCE OF 108.57 FEET; THENCE NORTH 87°35'34" EAST A DISTANCE OF 150.14 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST A DISTANCE OF 108.57 FEET TO A NAIL IN CONCRETE FOUND; THENCE LEAVING

SAID WESTERLY MARGIN SOUTH 87°35'34" WEST A DISTANCE OF 150.00 FEET THE POINT OF BEGINNING.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

6601 TAFT HOLLYWOOD FL, LLC, a Florida limited liability company as disclosed in the Public Records, has been since March 08, 2013, by virtue of Special Warranty Deed recorded in Official Records Book 49578, Page 583. (As to Parcel 1)

AND

HART CENTERS VIII LTD., a Florida limited liability partnership and, as disclosed in the Public Records, has been since April 30, 2004, by virtue of Special Warranty Deed recorded in Official Records Book 37358, Page 1231. (As to Parcel 2)

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Mortgage and Security Agreement executed by HART CENTERS VIII, LTD., a Florida limited liability partnership, Mortgagor, in favor of BANKUNITED, N.A., Mortgagee, dated February 07, 2025, in the original principal amount of $6,000,000.00, recorded February 10, 2025 in Official Records Instrument No. 120043411, together with Assignment of Leases and Rents recorded February 10, 2025 in Official Records Instrument No. 120043412. (As to Parcel 2)

2. UCC-1 Financing Statement recorded February 10, 2025 in Official Records Instrument No. 120043413. (As to Parcel 2)

3. Intentionally Deleted.

4. Notice Under Section 713.10, Florida Statutes, recorded September 23, 2016 in Official Records Instrument No. 113949543. (As to Parcel 2)

5. Notice of Commencement recorded June 12, 2025 in Official Records Instrument No. 120268812.

NOTE: 2024 Real Property Taxes in the gross amount of $9,176.97 are PAID, under Tax I.D. No. 5141-11-00-0044. (As to Parcel 1)

NOTE: 2024 Real Property Taxes in the gross amount of $446,430.48 are PAID, under Tax I.D. No.5141-11-00-0020. (As to Parcel 2)

The following Instruments recorded in the aforesaid Public Records have an affect on the subject property:

1. Lease Agreement by and between Hart Centers VIII, LTD, a Florida limited partnership (Lessor) and Beall's Outlet Stores, Inc, a Florida, dated November 18, 2008 and recorded December 09, 2008 in Official Records Book 45854, Page 509, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded February 10, 2025 in Official Records Instrument No. 120043414. (As to Parcel 2)

2. Lease Agreement by and between KR Commercial Associates Limited Partnership, a Connecticut limited partnership and A.A. Rosen, individually (Lessor) and Winn-Dixie Stores, Inc., a Florida

corporation, as evidenced by Short Form Lease dated April 18, 1991 and recorded June 18, 1991 in Official Records Book 18480, Page 548. (As to Parcel 2)

3. Lease Agreement by and between Hart Centers VIII, LTD, a Florida limited partnership (Lessor) and Family Dollar Stores of Florida, LLC, a Virginia limited liability company, dated March 16, 1993 as amended by Guaranty dated March 16, 1993, Memorandum of Lease dated March 16, 1993, First Amendment to Lease Agreement dated May 17, 2013, and Second Amendment to Lease Agreement dated November 14, 2023, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded February 10, 2025 in Official Records Instrument No. 120043415. (As to Parcel 2)

4. Lease Agreement by and between Hart Centers VIII, LTD, a Florida limited partnership (Lessor) and Sunshine Retail Investments, LLC, a Florida limited liability company, dated April 18, 1991, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded February 10, 2025 in Official Records Instrument No. 120043416. (As to Parcel 2)

5. Plat of Volume Shoe, recorded in Plat Book 141, Page 28, as affected by Joinder recorded in Official Records Book 19917, Page 987.

6. Resolution of Central Broward Drainage District recorded in Official Records Book 3438, Page 60.

7. Perpetual Reciprocal Easement Agreement granting non-excusive easement for parking and for access, recorded in Official Records Book 45480, Page 1455.

8. Declaration of Easements, Restrictions and Conditions, recorded in Official Records Book 48623, Page 1729, as Amended and Restated under Amended and Restated Declaration of Easements, Restrictions and Conditions, recorded in Official Records Book 48690, Page 1688 and further amended by First Amendment to Amended and Restated Declaration recorded in Official Records Instrument No.116775878.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Chicago Title Insurance Company agent for the purpose of issuing a Chicago Title Insurance Company title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Chicago Title Insurance Company

Susie Jackson 6/27/2025

_____

ABBREVIATIONS

(D)	=	DEED
(M)	=	MEASURED
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
BM	=	BENCHMARK
DI	=	DROP INLET
DIP	=	DUCTILE IRON PIPE
EL	=	ELEVATION
EX	=	EXISTING
HYD	=	HYDRANT
INV	=	INVERT
M	=	MEASURED
MH	=	MANHOLE
P	=	PLATTED
PB	=	PLAT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
RF	=	REBAR FOUND
NF	=	NAIL FOUND
MNF	=	MAG NAIL FOUND
SAN	=	SANITARY
STM	=	STORM
RCP	=	REINFORCED CONCRETE PIPE

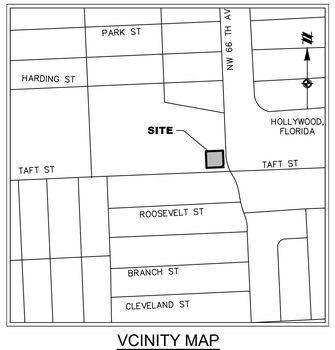
LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BENCHMARK
- IRON ROD & CAP FOUND
- MONUMENT SET
- CALCULATED POINT
- SANITARY MANHOLE
- SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY HAND HOLE
- WATER HYDRANT
- WATER METER
- WATER VALVE
- FIRE DEP. CONN.
- DROP INLET
- STORM MANHOLE
- 11.20 SPOT ELEVATION
- DECIDUOUS TREE
- TELEPHONE PEDISTAL
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- R/W RIGHT OF WAY LINE
- EASEMENT
- 40 GROUND CONTOUR
- U OVERHEAD UTILITY
- T UNDERGROUND TELECOM
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS
- SS SANITARY SEWER
- W UNDERGROUND WATER
- BU UNKNOWN UTILITY

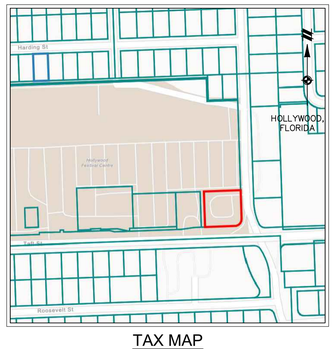
DATUMS

HORIZONTAL: GRID NORTH, NAD83, FLORIDA STATE PLANE, ZONE EAST
(NORTH AMERICAN DATUM OF 1983) (2011)
US SURVEY FOOT, LINCOLN COUNTY, NORTH CAROLINA
VERTICAL: NAVD88 (NORTH AMERICAN VERTICAL DATUM OF 1988) GEOID: GEOID18 (CONUS)

		DESCRIPTION
BM #1	ELEV=7.16'	MAG NAIL SET
BM #2	ELEV=8.33'	MAG NAIL SET



VCINITY MAP
NOT TO SCALE



TAX MAP
NOT TO SCALE

OWNER AND ENCUMBRANCE REPORT

CHICAGO TITLE INSURANCE COMPANY
ORDER NO.: 12370572
CUSTOMER REFERENCE NUMBER 402500484SJ

The following liens against the said real property recorded in the aforesaid Public Records have been found:

1. Mortgage and Security Agreement executed by HART CENTERS VIII, LTD., a Florida limited liability partnership, Mortgagor, in favor of BANKUNITED, N.A., Mortgagee, dated February 07, 2025, in the original principal amount of $6,000,000.00, recorded February 10, 2025 in Official Records Instrument No. 120043411, together with Assignment of Leases and Rents recorded February 10, 2025 in Official Records Instrument No. 120043412. (As to Parcel 2) **AFFECTS PARCEL 2.**
2. UCC-1 Financing Statement recorded February 10, 2025 in Official Records Instrument No. 120043413. (As to Parcel 2) **AFFECTS PARCEL 2.**
3. Intentionally Deleted.
4. Notice Under Section 713.10, Florida Statutes, recorded September 23, 2016 in Official Records Instrument No. 113949543. (As to Parcel 2) **AFFECTS PARCEL 2.**
5. Notice of Commencement recorded June 12, 2025 in Official Records Instrument No. 120268812. **AFFECTS PARCEL 2.**

NOTE: 2024 Real Property Taxes in the gross amount of $9,176.97 are PAID, under Tax I.D. No. 5141-11-00-0044. (As to Parcel 1)

NOTE: 2024 Real Property Taxes in the gross amount of $446,430.48 are PAID, under Tax I.D. No.5141-11-00-0020. (As to Parcel 2)

The following Instruments recorded in the aforesaid Public Records have an affect on the subject property:

1. Lease Agreement by and between Hart Centers VIII, LTD, a Florida limited partnership (Lessor) and Beall's Outlet Stores, Inc, a Florida, dated November 18, 2008 and recorded December 09, 2008 in Official Records Book 45854, Page 509, as affected by Subordination, Non-Disturbance and Attornment Agreement recorded February 10, 2025 in Official Records Instrument No. 120043414. (As to Parcel 2) **AFFECTS PARCEL 2**.
2. Lease Agreement by and between KR Commercial Associates Limited Partnership, a Connecticut limited partnership and A.A. Rosen, individually (Lessor) and Winn-Dixie Stores, Inc., a Florida corporation, as evidenced by Short Form Lease dated April 18, 1991 and recorded June 18, 1991 in Official Records Book 18480, Page 548. (As to Parcel 2) **AFFECTS PARCEL 2**.
3. Lease Agreement by and between Hart Centers VIII, LTD, a Florida limited partnership (Lessor) and Family Dollar Stores of Florida, LLC, a Virginia limited liability company, dated March 16, 1993 as amended by Guaranty dated March 16, 1993, Memorandum of Lease dated March 16, 1993, First Amendment to Lease Agreement dated May 17, 2013, and Second Amendment to Lease Agreement dated November 14, 2023, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded February 10, 2025 in Official Records Instrument No. 120043415. (As to Parcel 2) **AFFECTS PARCEL 2.**
4. Lease Agreement by and between Hart Centers VIII, LTD, a Florida limited partnership (Lessor) and Sunshine Retail Investments, LLC, a Florida limited liability company, dated April 18, 1991, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded February 10, 2025 in Official Records Instrument No. 120043416. (As to Parcel 2) **AFFECTS PARCEL 2**.
5. Plat of Volume Shoe, recorded in Plat Book 141, Page 28, as affected by Joinder recorded in Official Records Book 19917, Page 987. **DOES NOT AFFECT THE SUBJECT PARCELS.**
6. Resolution of Central Broward Drainage District recorded in Official Records Book 3438, Page 60. **DOES AFFECT AND IS BLANKET IN NATURE OVER THE SUBJECT PARCELS.**
7. Perpetual Reciprocal Easement Agreement granting non-excusive easement for parking and for access, recorded in Official Records Book 45480, Page 1455. **DOES AFFECT AND IS BLANKET IN NATURE OVER PARCEL 2; LIMITS OF RECIPROCAL EASEMENTS FOR PARKING, ACCESS, DRAINAGE AND UTILITIES ARE SHOWN IN THE DETAIL HEREON**
8. Declaration of Easements, Restrictions and Conditions, recorded in Official Records Book 48623, Page 1729, as Amended and Restated under Amended and Restated Declaration of Easements, Restrictions and Conditions, recorded in Official Records Book 48690, Page 1688 and further amended by First Amendment to Amended and Restated Declaration recorded in Official Records Instrument No.116775878.**DOES AFFECT PARCEL 2; INGRESS/EGRESS, ACCESS, PARKING, DRAINAGE, UTILITY AND SIGN EASEMENTS ARE BLANKET IN NATURE**

AS-SURVEYED LEGAL DESCRIPTION

PARCEL 1

ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11; THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'42" WEST A DISTANCE OF 144.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 87°35'34" EAST A DISTANCE OF 150.00 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE, BEING A NAIL IN CONCRETE FOUND; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°18'24" EAST A DISTANCE OF 116.00 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 43.95 FEET, HAVING A RADIUS 28.00 FEET, A CHORD BEARING OF SOUTH 42°34'23" WEST, AND A CHORD LENGTH OF 39.58 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 21,432 SQUARE FEET, OR 0.492 ACRES, MORE OR LESS.

PARCEL 2:

ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11; THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'24" WEST A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" REBAR FOUND; THENCE CONTINUE NORTH 02°18'24" WEST A DISTANCE OF 93.68 FEET; THENCE NORTH 87°37'16" EAST A DISTANCE OF 150.11 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST A DISTANCE OF 93.60 FEET TO A NAIL IN CONCRETE FOUND; THENCE LEAVING SAID WESTERLY MARGIN SOUTH 87°35'34" WEST A DISTANCE OF 150.00 FEET THE POINT OF BEGINNING.

HAVING AN AREA OF 14,051 SQUARE FEET, OR 0.323 ACRES, MORE OR LESS.

PROPOSED LEASE PARCEL (PARCEL 1 AND PARCEL 2 COMBINED):

ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11; THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'42" WEST A DISTANCE OF 237.68 FEET AND LYING 93.68 FEET FROM A 1/2" REBAR FOUND ON THE PREVIOUS COURSE; THENCE NORTH 87°37'16" EAST A DISTANCE OF 150.11 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST A DISTANCE OF 93.60 FEET TO A NAIL IN CONCRETE FOUND; THENCE CONTINUE ALONG SAID WESTERLY MARGIN SOUTH 02°18'24" EAST A DISTANCE OF 116.00 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 43.95 FEET, HAVING A RADIUS 28.00 FEET, A CHORD BEARING OF SOUTH 42°34'23" WEST, AND A CHORD LENGTH OF 39.58 FEET TO THE POINT OF BEGINNING TO THE POINT OF BEGINNING.

HAVING AN AREA OF 35,483 SQUARE FEET, OR 0.815 ACRES, MORE OR LESS.

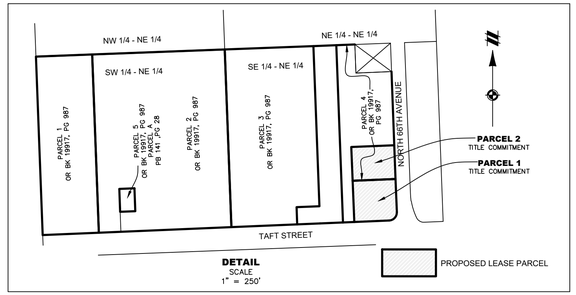


EXHIBIT "A" TITLE LEGAL DESCRIPTION

LEASEHOLD ESTATE CREATED BY LEASE DATED _____ 2025 AND EXECUTED BY 8601 TAFT HOLLYWOOD FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO PARCEL 1) AND HART CENTERS VIII LTD., A FLORIDA LIMITED LIABILITY PARTNERSHIP (AS TO PARCEL 2) AS LESSOR'S AND MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, RECORDED _____ IN OFFICIAL RECORDS INSTRUMENT NO._____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DEMISING FOR A TERM OF ___ YEARS, THE FOLLOWING PROPERTY, TO WIT:

PARCEL 1:

ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11;THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'42" WEST A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" REBAR FOUND; THENCE CONTINUE NORTH 02°18'24" WEST A DISTANCE OF 237.68 FEET AND LYING 108.57' FROM A 1/2" REBAR FOUND ON THE PREVIOUS COURSE; THENCE NORTH 87°35'34" EAST FOR A DISTANCE OF 150.14 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST FOR A DISTANCE OF 108.57 FEET TO A NAIL IN CONCRETE FOUND; THENCE CONTINUE ALONG SAID WESTERLY MARGIN SOUTH 02°18'24" EAST FOR A DISTANCE OF 116.00 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 43.95 FEET, HAVING A RADIUS 28.00 FEET, A CHORD BEARING OF SOUTH 42°34'23" WEST, AND A CHORD LENGTH OF 39.58 FEET TO THE POINT OF BEGINNING TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11;THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'24" WEST A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" REBAR FOUND; THENCE CONTINUE NORTH 02°18'24" WEST A DISTANCE OF 108.57 FEET; THENCE NORTH 87°35'34" EAST A DISTANCE OF 150.14 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST A DISTANCE OF 108.57 FEET TO A NAIL IN CONCRETE FOUND; THENCE LEAVING SAID WESTERLY MARGIN SOUTH 87°35'34" WEST A DISTANCE OF 150.00 FEET THE POINT OF BEGINNING.

TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO.242682-NCS/402400595SJ - EFFECTIVE DATE: 03/10/2025
SCHEDULE B SECTION II - EXCEPTIONS
(Items **1 - 5** are not survey related issues, or are not applicable to Subject Property, or were omitted from Schedule B II; therefore, no opinion is offered herein by the undersigned as to their respective locations or possible affect on the Subject Property.)

6. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF NOTICE OF COMMENCEMENT, RECORDED ON MAY 21, 2024 IN OFFICIAL RECORDS INSTRUMENT NO. 1194587411. (AS TO PARCEL 2) **DOES AFFECT AND IS BLANKET IN NATURE OVER PARCEL 2.**
7. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIALS WHICH MAY TAKE PRIORITY OVER THE ESTATE OR INTEREST INSURED BY REASON OF NOTICE OF COMMENCEMENT, RECORDED ON MARCH 19, 2024 IN OFFICIAL RECORDS INSTRUMENT NO. 119458730. (AS TO PARCEL 2) **DOES AFFECT AND IS BLANKET IN NATURE OVER PARCEL 2.**
8. PROVISIONS OF THE PLAT OF VOLUME SHOE, RECORDED IN PLAT BOOK 141, PAGE 28, AS AFFECTED BY JOINDER RECORDED IN OFFICIAL RECORDS BOOK 19917, PAGE 987. **DOES AFFECT AND IS BLANKET IN NATURE OVER PARCEL 2 WHICH IS DESCRIBED IN EXHIBIT "A" AS BEING A PORTION OF PARCEL 4 SHOWN IN THE DETAIL HEREON.**
9. RESOLUTION OF CENTRAL BROWARD DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 3438, PAGE 60. **DOES AFFECT AND IS BLANKET IN NATURE OVER THE SUBJECT PARCELS.**.
10. PERPETUAL RECIPROCAL EASEMENT AGREEMENT GRANTING NON-EXCUSIVE EASEMENT FOR PARKING AND FOR ACCESS, RECORDED IN OFFICIAL RECORDS BOOK 45480, PAGE 1455.**DOES AFFECT AND IS BLANKET IN NATURE OVER PARCEL 2; LIMITS OF RECIPROCAL EASEMENTS FOR PARKING, ACCESS, DRAINAGE AND UTILITIES ARE SHOWN IN THE DETAIL HEREON.**
11. DECLARATION OF EASEMENTS, RESTRICTIONS AND CONDITIONS, RECORDED IN OFFICIAL RECORDS BOOK 48623, PAGE 1729, AS AMENDED AND RESTATED UNDER AMENDED AND RESTATED DECLARATION OF EASEMENTS, RESTRICTIONS AND CONDITIONS, RECORDED IN OFFICIAL RECORDS BOOK 48690, PAGE 1688 AND FURTHER AMENDED BY FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION RECORDED IN OFFICIAL RECORDS INSTRUMENT NO.116775878.**DOES AFFECT PARCEL 2; INGRESS/EGRESS, ACCESS, PARKING, DRAINAGE, UTILITY AND SIGN EASEMENTS ARE BLANKET IN NATURE.**
12. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LEASE DATED XXXXX, 2025 BY AND BETWEEN 6601 TAFT HOLLYWOOD FL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, TO MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, RECORDED XXXXX IN OFFICIAL RECORDS INSTRUMENT NO.XXXXX. (AS TO PARCEL 1)
13. TERMS, CONDITIONS AND PROVISIONS CONTAINED IN LEASE DATED XXXXX, 2025 BY AND BETWEEN HART CENTERS VIII LTD., A FLORIDA LIMITED LIABILITY PARTNERSHIP, LESSOR, TO MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LESSEE, RECORDED XXXXX IN OFFICIAL RECORDS INSTRUMENT NO.XXXXX. (AS TO PARCEL 2)
14. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

SURVEY NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ZONE EAST, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
3. THE PROPERTY SHOWN AND DESCRIBED HEREIN HAS AN AREA OF 21,433 SQUARE FEET OR 0.4932 ACRES, MORE OR LESS.
4. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO.12011C0563J, DATED 731/2024, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" , ZONE "X SHADED" AND ZONE "AE", BASE FLOOD ELEVATION DETERMINED IS 5.00 (NAVD88).
5. THE PROPERTY IS DESIGNATED BY BROWARD COUNTY AS TAX MAP PARCEL ID NUMBER 514111000044 AND 514111000020. OTHER THAN THE SUBJECT PROPERTIES, NO OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCELS.
6. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD88 DATUM. ELEVATIONS WERE ADJUSTED TO FIELD MEASUREMENTS BASED ON NGS BENCHMARK AJ2431/WALDREP.
7. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
8. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND VISIBLE STRUCTURES AND MARKING ON THE GROUND BY BISCAYNE ENGINEERING DATED AUGUST 23, 2024. ALL UTILITY COMPANIES SHOULD BE CONTACTED BEFORE BEGINNING ANY DESIGN OR CONSTRUCTION. A QUALITY LEVEL B INVESTIGATION WAS PERFORMED TO IDENTIFY UTILITIES THROUGH NON-INVASIVE METHODS AND NO EXCAVATIONS OR DIRECT OBSERVATIONS WERE MADE. THE ACCURACY OF SUBSURFACE UTILITY TARGETING IS SUBJECT TO CERTAIN FACTORS, LIMITATIONS, AND SITE CONDITIONS. IT IS POSSIBLE THAT SOME EXISTING UNDERGROUND UTILITY SYSTEMS WERE NOT DETECTED DURING THE FIELD INVESTIGATION.
9. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THE PROPERTY HAS IN DIRECT ACCESS TO NORTH 66TH AVENUE BEING A PAVED PUBLIC ROADWAY.
12. EQUIPMENT USED FOR MEASUREMENT:
    ANGULAR: TRIMBLE R12/S5 ROBOTIC TOTAL STATION
    LINEAR: TRIMBLE R12/S5 ROBOTIC TOTAL STATION
    GPS: TRIMBLE R12 GPS RECIEVER
13. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
14. MAP CLOSURE: THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 78,760 FEET
15. THE FIELD WORK WAS COMPLETED ON AUGUST 23, 2024.
16. THE SURVEY IS BASED ON CHICAGO TITLE COMMITMENT NO. 242682-NCS/402400595SJ WITH AN EFFECTIVE DATE OF 8/02/2024F REFERENCED ON THIS SURVEY AND THE CHICAGO TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT DATED APRIL 17, 2025 ORDER NO.: 12370572.
17. SETBACKS SHOWN HEREON WERE TAKEN FROM THE SITE INVESTIGATION REPORT DATED 2024.08.23 PROVIDED BY THE CLIENT.
18. THIS SURVEY COMPLIES WITH THE REQUIREMENTS SET FORTH IN THE MCDONALD'S SURVEY ORDER FORM AND MINIMUM REQUIREMENTS.
19. LANDS SHOWN HEREON ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES TO ADJOINING PROPERTIES AND RIGHTS-OF-WAYS WITH NO APPARENT GAPS, GORES OR HIATUSES
20. THE OWNER AND ENCUMBRANCE REPORT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 12370572 WAS USED IN THE PREPARATION OF THIS SURVEY.

CERTIFICATION

TO: MCDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LEASEHOLD); MCDONALD'S CORPORATION; MCDONALD'S USA, LLC; MCDONALD'S REAL ESTATE COMPANY AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 6(b), 8, 9, 11(a), 13, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED AUGUST 23, 2024.

J. WESLEY ABERCROMBIE License Number 7506 STATE OF FLORIDA Professional Surveyor and Mapper

ATWELL LLC: LB 7832 DATE

J. WESLEY ABERCROMBIE, PSM
FLORIDA PROFESSIONAL LAND SURVEYOR #7506

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE.

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
770.423.3607

LOCATED IN SW 1/4 – NE 1/4, SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST BROWARD COUNTY, FLORIDA

CLIENT MCDONALD'S

ALTA/NSPS LAND TITLE SURVEY
OF
6601 TAFT STREET
HOLLYWOOD, FLORIDA
STORE ID# 92732

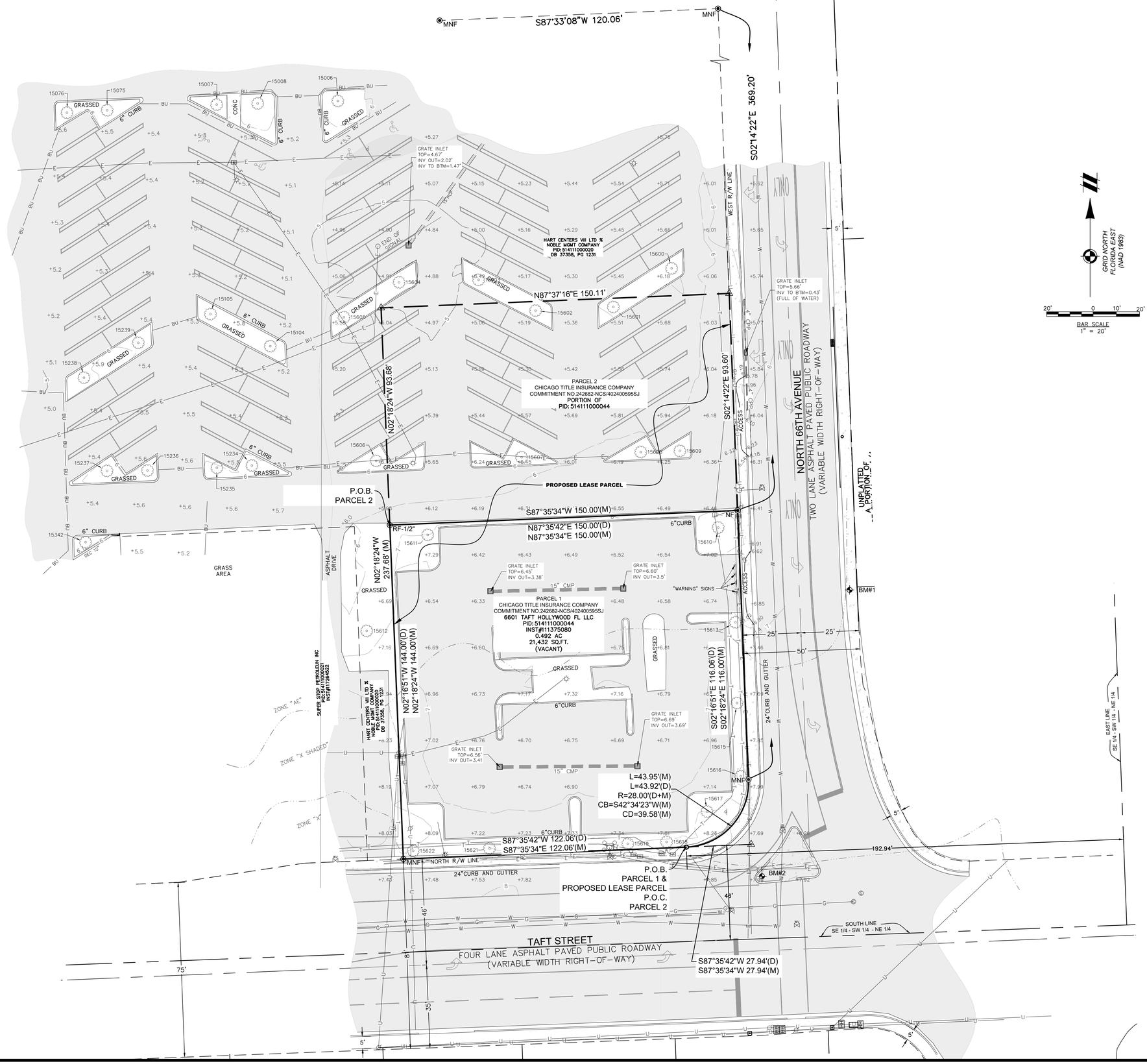
DATE 9/10/2024

4/7/25	ADDITIONAL TOPO
4/11/25	ADD TREE INFORMATION
4/15/25	REVISE TRACT 2
7/02/25	CLIENT COMMENTS

REVISIONS

DWG.	BBY
CH.	WA
P.M.	WA
CODE	AS
JOB	24005996
SHEET NO.	1 OF 2

FILE NAME: \\pooh\Projects\24005996 MCD 92732 HOLLYWOOD (1)\SVY\Survey\24005996 MCD 92732 HOLLYWOOD FL 1_Reverse.dwg LAST SAVED BY: brenna 7/2/2025 11:21 AM PLOTTED BY: Benjamin Young 7/2/2025 PLOT STYLE: BASE-STANDARD.CTB PLOTTED: 7/2/2025 11:21 AM BY: Benjamin Young



ABBREVIATIONS

(D)	=	DEED
(M)	=	MEASURED
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
BM	=	BENCHMARK
DI	=	DROP INLET
DIP	=	DUCTILE IRON PIPE
EL	=	ELEVATION
EX	=	EXISTING
HYD	=	HYDRANT
INV	=	INVERT
M	=	MEASURED
MH	=	MANHOLE
P	=	PLATTED
PB	=	PLAT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
RF	=	REBAR FOUND
NF	=	NAIL FOUND
MNF	=	MAG NAIL FOUND
SAN	=	SANITARY
STM	=	STORM
RCP	=	REINFORCED CONCRETE PIPE

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- BENCHMARK
- IRON ROD & CAP FOUND
- MONUMENT SET
- CALCULATED POINT
- SANITARY MANHOLE
- SIGN
- LIGHT POLE
- UTILITY POLE
- UTILITY HAND HOLE
- WATER HYDRANT
- WATER METER
- WATER VALVE
- FIRE DEP. CONN.
- DROP INLET
- STORM MANHOLE
- 11.20 SPOT ELEVATION
- DECIDUOUS TREE
- TELEPHONE PEDISTAL
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- R/W — RIGHT OF WAY LINE
- EASEMENT
- 40 — GROUND CONTOUR
- U — U — OVERHEAD UTILITY
- T — T — UNDERGROUND TELECOM
- E — E — UNDERGROUND ELECTRIC
- G — G — UNDERGROUND GAS
- SS — SANITARY SEWER
- W — UNDERGROUND WATER
- BU — BU — UNKNOWN UTILITY

TREE TABLE	
TREE NUMBER	DESCRIPTION
15006	PALM 10"
15007	PALM 10"
15008	PALM 10"
15075	DEC 10"
15076	DEC 10"
15104	DEC 6"
15105	DEC 6"
15234	DEC 12"
15235	DEC 12"
15236	DEC 12"
15237	DEC 12"
15238	DEC 12"
15239	DEC 12"
15342	DEC 10"
15600	DEC 5"
15601	DEC 6"
15602	DEC 5"
15603	DEC 5"
15604	DEC 6"
15605	DEC 6"
15606	DEC 12"
15607	DEC 12"
15608	DEC 10"
15609	DEC 10"
15610	DEC 2"
15611	DEC 42"
15612	DEC 4"
15613	DEC 2"
15615	DEC 2"
15616	DEC 2"
15617	DEC 2"
15618	DEC 12"
15619	DEC 2"
15621	DEC 2"
15622	DEC 3"

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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
MARIETTA, GA
770.421.1607

LOCATED IN
SW 1/4 – NE 1/4, SECTION 11,
TOWNSHIP 51 SOUTH, RANGE 41 EAST
BROWARD COUNTY, FLORIDA

CLIENT
MCDONALD'S

ALTA/NSPS LAND TITLE SURVEY
OF
6601 TAFT STREET
HOLLYWOOD, FLORIDA
STORE ID# 92732

DATE
9/10/2024
4/7/25
ADDITIONAL TOPO
4/11/25
ADD TREE INFORMATION
4/15/25
REVISE TRACT 2
7/02/25
CLIENT COMMENTS

REVISIONS

DWG. BBY	CH. WA
P.M. WA	
CODE AS	
JOB 24005996	
SHEET NO. 2 OF 2	

FILE NAME: \\pwinfl\Projects\24005996 MCD 92732 HOLLYWOOD FL\DWG\Survey\24005996 MCD 92732 HOLLYWOOD FL_1_xrecner.dwg LAST SAVED BY: bpeung 7/2/2025 11:21 AM PLOTTED BY: Benjamin Young 7/2/2025 PLOT STYLE: BASE-STANDARD.CTB



FINAL TAC
JUNE 23, 2025
FOR

McDONALD'S L/C # 009-2732
HOLLYWOOD - FESTIVAL
6601 TAFT ST
LOCATED IN
HOLLYWOOD, FL 33024
SECTION 08, TOWNSHIP 51S, RANGE 41E



VICINITY MAP
SCALE: N.T.S.

PROJECT TEAM

DEVELOPER/TENANT
McDONALD'S USA, LLC- FLORIDA REGION
110 NORTH CARPENTER STREET,
CHICAGO, IL 60607
KIM.ERNEST@US.MCD.COM

CIVIL ENGINEER
DANIEL BLASCO, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
PHONE: (772) 794-4099

LANDSCAPE ARCHITECT
KYLER DURHAM, PLA
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 300
VERO BEACH, FL 32960
PHONE: (772) 621-2758

ARCHITECT
DANIELLE ANGLIN
PM DESIGN
445 HUTCHINSON AVENUE, SUITE 960
COLUMBUS, OH 43235
PHONE: (614) 212-4674

SURVEYOR
J. WESLEY ABERCROMBIE, PSM
ATWELL LLC
1800 PARKWAY PLACE, SUITE 650
MARIETTA, GA
PHONE: (770) 423-0807

OWNER/DEVELOPER
6601 TAFT HOLLYWOOD FL LLC
4280 PROFESSIONAL CENTR DR #100
PALM BEACH GARDENS, FL 33410

LIST OF CONTACTS:

STORMWATER
CENTRAL BROWARD DRAINAGE DISTRICT
8020 STIRLING ROAD
HOLLYWOOD, FL 33024
PHONE: (954) 432-5110
CONTACT: TOM GOOD

WATER
CITY OF HOLLYWOOD UTILITIES
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
PHONE: (954) 921-3302
CONTACT: ALICIA FERIA

SANITARY SEWER
CITY OF HOLLYWOOD UTILITIES
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
PHONE: (954) 921-3302
CONTACT: ALICIA FERIA

FIRE PREVENTION
CITY OF HOLLYWOOD
2741 STIRLING ROAD
FORT LAUDERDALE, FL 33312
PHONE: (954) 967-4404
CONTACT: CHRIS CLINTON

ZONING
CITY OF HOLLYWOOD
DIVISION OF PLANNING AND URBAN DESIGN
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020
PHONE: (954) 967-4526
CONTACT: ANAND BALRAM

BUILDING/ ENGINEERING
CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33030
PHONE: (954) 921-3915
CONTACT: CLARISSA IP

HEALTH DEPARTMENT
DIVISION OF HOTEL AND RESTAURANTS
2601 BLAIR STONE ROAD
TALLAHASEE, FL 32399
PHONE: (850) 488-1133

TELEPHONE
AT&T
715 N FEDERAL HWY
HOLLYWOOD, FL 33020
PHONE: (561) 413-6158
CONTACT: PAUL BRYAN

ELECTRIC
FPL
GULFSTREAM SERVICE CENTER
HOLLYWOOD, FL 33024
PHONE: (954) 442-6326
CONTACT: JOSE MAYO

PUBLIC WORKS
CITY OF HOLLYWOOD
1600 SOUTH PARK RD
HOLLYWOOD, FL 33021
PHONE: (954) 967-4526
CONTACT: JOSEPH KROLL

INTENDED USE STATEMENT:
THIS PROJECT PROPOSES TO CONSTRUCT A 3,859 SF QUICK SERVICE RESTAURANT WITH 38 SEATS AND A SIDE BY SIDE DRIVE THRU, AND ALL NECESSARY INFRASTRUCTURE AND LANDSCAPING IMPROVEMENTS

LEGAL DESCRIPTION

PARCEL 1: (TITLE COMMITMENT)
ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11;

THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'24" WEST A DISTANCE OF 144.00 FEET TO A 1/2 INCH REBAR FOUND; THENCE NORTH 87°35'34" EAST A DISTANCE OF 150.00 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE, BEING A NAIL IN CONCRETE FOUND; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°18'24" EAST A DISTANCE OF 116.00 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 43.95 FEET, HAVING A RADIUS 28.00 FEET, A CHORD BEARING OF SOUTH 42°34'23" WEST, AND A CHORD LENGTH OF 39.58 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 21,433 SQUARE FEET, OR 0.492 ACRES, MORE OR LESS.

PARCEL 2:
ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11;

THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'24" WEST A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 1/2" REBAR FOUND; THENCE CONTINUE NORTH 02°18'24" WEST A DISTANCE OF 108.57 FEET; THENCE NORTH 87°35'34" EAST A DISTANCE OF 150.14 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST A DISTANCE OF 108.57 FEET TO A NAIL IN CONCRETE FOUND; THENCE LEAVING SAID WESTERLY MARGIN SOUTH 87°35'34" WEST A DISTANCE OF 150.00 FEET THE POINT OF BEGINNING.

HAVING AN AREA OF 16,293 SQUARE FEET, OR 0.374 ACRES, MORE OR LESS.

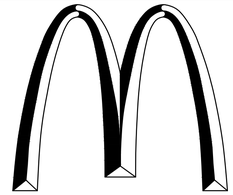
PROPOSED LEASE PARCEL:
ALL THAT TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY END OF THE CURVED INTERSECTION OF THE WESTERLY MARGIN OF NORTH 66TH AVENUE (VARIABLE RIGHT-OF-WAY) AND THE SOUTHERLY MARGIN OF TAFT STREET (VARIABLE RIGHT-OF-WAY), ALSO LYING 192.94 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, AND 46 FEET NORTHERLY OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 11;

THENCE ALONG SAID NORTHERLY MARGIN OF TAFT STREET A GRID BEARING SOUTH 87°35'34" WEST A DISTANCE OF 122.06 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE LEAVING SAID NORTHERLY MARGIN, NORTH 02°18'24" WEST A DISTANCE OF 252.57 FEET AND LYING 108.57' FROM A 1/2" REBAR FOUND ON THE PREVIOUS COURSE; THENCE NORTH 87°35'34" EAST FOR A DISTANCE OF 150.14 FEET TO THE WESTERLY MARGIN OF SAID NORTH 66TH AVENUE; THENCE ALONG SAID WESTERLY MARGIN SOUTH 02°14'22" EAST FOR A DISTANCE OF 108.57 FEET TO A NAIL IN CONCRETE FOUND; THENCE CONTINUE ALONG SAID WESTERLY MARGIN SOUTH 02°18'24" EAST FOR A DISTANCE OF 116.00 FEET TO A MAG NAIL FOUND IN CONCRETE; THENCE WITH A CURVE TO THE RIGHT AN ARC LENGTH OF 43.95 FEET, HAVING A RADIUS 28.00 FEET, A CHORD BEARING OF SOUTH 42°34'23" WEST, AND A CHORD LENGTH OF 39.58 FEET TO THE POINT OF BEGINNING TO THE POINT OF BEGINNING.

HAVING AN AREA OF 37,726 SQUARE FEET, OR 0.866 ACRES, MORE OR LESS.

PREPARED BY:
Kimley»Horn



Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-001	GENERAL NOTES
C-002	ALTA - NSPS LAND TITLE SURVEY
C-005	DEMOLITION PLAN AND EROSION CONTROL PLAN PHASE I
C-006	EROSION CONTROL PLAN PHASE II
C-008	EROSION CONTROL DETAILS
C-009	EROSION CONTROL DETAILS
C-100	SITE PLAN
C-101	TRUCK TURN
C-102	PAVEMENT MARKING AND SIGNAGE PLAN
C-103	VEHICULAR USE AREA
C-104	VEHICLE STACKING PLAN
C-105	OVERALL SITE PLAN
C-106	SITE DETAILS
C-107	SITE DETAILS
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L-100	TREE DISPOSITION PLAN
L-200	LANDSCAPE PLAN
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L-202	LANDSCAPE NOTES & SPECIFICATIONS
L-300	IRRIGATION PLAN
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L-303	IRRIGATION NOTES & SPECIFICATIONS

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~
ANTICIPATED ON THIS PROJECT.
CONTRACTOR'S BID SHALL INCLUDE
CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

ALFREDO BLASCO DANIEL No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

COVER SHEET

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
FL
HOLLYWOOD

SHEET NUMBER
C-000

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-000 COVER SHEET June 23, 2025 01:08:36pm K:\VRB_LDEV\147208 - McDonalds\526 - 009-2732 - Hollywood\CAD\PlanSheets\C-COVR.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN COMPLETE ACCORDANCE WITH ALL RELATIVE CITY OF HOLLYWOOD AND CITY OF HOLLYWOOD UTILITY DEPARTMENT (ABBR.) STANDARDS, SPECIFICATIONS, AND REQUIREMENTS.
2. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NAVD88 DATUM. ELEVATIONS WERE ADJUSTED TO FIELD MEASUREMENTS BASED ON NGS BENCHMARK AJ2431/WALDREP.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND BECOMING FAMILIAR WITH THE SITE PRIOR TO CONSTRUCTION AND BIDDING.
4. THE CONTRACTOR SHALL ADHERE TO ALL NOTES PROVIDED IN THESE CONSTRUCTION DRAWINGS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PERMITTED CONSTRUCTION DOCUMENTS. ANY DEVIATION FROM THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE ORGANIZATION AND/OR ENTITY RESPONSIBLE FOR THE INSTALLATION TO UPDATE/REPLACE ANY DEFICIENT MATERIAL/EQUIPMENT NECESSARY TO BRING THE FINAL PRODUCT TO THE STANDARDS OF THE PERMITTED CONSTRUCTION DOCUMENTS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM HIS OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING RIGHT-OF-WAY PERMITS, AND INSURANCE REQUIRED FOR THE PROJECT.
8. THE LOCATION OF ALL UTILITIES SHOWN ON THE DRAWINGS ARE FROM INFORMATION PROVIDED BY THE SURVEYOR, AHJ AND FIELD OBSERVATIONS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM, IN THE FIELD, THE LOCATIONS AND ELEVATIONS SHOWN PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION AND BUILDING PLACEMENT WITH ALL OTHER UTILITIES CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS DURING AND FOLLOWING CONSTRUCTION UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
12. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STORMWATER POLLUTION PREVENTION PLAN INCLUDED HEREIN.
13. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THESE CONSTRUCTION PLANS AND PROJECT SPECIFICATIONS.
14. ALL AREAS OF DISTURBED EXISTING OR PROPOSED CITY, COUNTY, OR STATE RIGHT-OF-WAY SHALL BE SODDED.
15. THE CONTRACTOR SHALL PROVIDE A TEMPORARY WATER SERVICE OR WATER TRUCK FOR WASH-DOWN OF VEHICLES LEAVING THE PROJECT SITE IF NECESSARY.
16. THE CONTRACTOR(S) SHALL NOTIFY ALL APPLICABLE UTILITIES COMPANIES, THE ENGINEER OF RECORD, AND THE PROPERTY OWNER 48 HOURS PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITIES COMPANIES AND THE PERMITS OBTAINED FOR THE WORK.
17. THE ENGINEER OF RECORD SHALL BE GIVEN FORTY EIGHT HOURS (48-HR) NOTICE OF ALL MEETINGS AND OR TESTING MEASURES RELATED TO SAID PROJECT.
18. THERE ARE TO BE NO OPEN TRENCHES AT THE DAY'S END.
19. WHERE TRENCH EXCAVATION EXCEEDS FIVE (5) FEET IN DEPTH, THE CONTRACTOR SHALL SUBMIT A TRENCH SAFETY SYSTEM FOR APPROVAL. THE TRENCH SAFETY SYSTEM SHALL BE COMPLIANT WITH OSHA STANDARD 29 CFR SECTION 1926.650 SUBPART P. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT THE TRENCH SAFETY SYSTEM IS IN COMPLIANCE WITH THE STATED OSHA STANDARD.
20. CONSTRUCTION WARNING SIGNS ARE TO BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE AND ALL TRAFFIC CONTROL DEVICES SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS WELL AS FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
21. THE CONTRACTOR IS RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
22. THE CONTRACTOR(S) SHALL LOCATE, VERIFY, AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
23. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO EXCAVATION AND TAKE ALL MEASURES NECESSARY TO PROTECT UTILITIES DURING CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY, THE ENGINEER OF RECORD, AND THE COUNTY.
24. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES, SURVEY MONUMENTS, MARKERS, CORNERS, AND EXISTING FEATURES IN THE AREA. ANY DAMAGE SHALL BE REPLACED/REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
26. A COPY OF THE CONTRACTORS GENERAL LICENSE AND/OR UNDER GROUND UTILITY LICENSE SHALL BE PROVIDED AT THE TIME OF THE PRE-CONSTRUCTION CONFERENCE.
27. USE OF ANY MATERIALS CLASSIFIED BY THE GEOTECHNICAL REPORT AS UNSUITABLE SHOULD NOT BE USED AS FILL SOIL UNLESS A METHOD OF MAKING THE MATERIAL SUITABLE IS APPROVED BY THE GEOTECHNICAL REPORT ENGINEER AND THE CLIENT.
28. TEMPORARY CONTROL OF GROUNDWATER SHOULD FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
29. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR "SITE PREPARATION" FOR PROCEDURES IN PROPERLY PREPARING THE SITE FOR CONSTRUCTION OF FOUNDATIONS, PAVEMENT AND ALL ELEMENTS RELATED TO THIS PROJECT.
30. AHJ INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO ALL NECESSARY SITE WORK INSPECTIONS AND 5 DAYS PRIOR TO THE FINAL INSPECTION.
31. IT IS THE RESPONSIBILITY OF THE APPLICANT TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AHJ COUNTY STAFF AFTER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE COUNTY, AND PRIOR TO STARTING ANY SITE ACTIVITIES. THIS PRE-CONSTRUCTION MEETING WILL BE HELD IN CONJUNCTION WITH THE AHJ UTILITY DEPARTMENT (ABBR.) MANDATORY PRE-CONSTRUCTION MEETING.

SHOP DRAWING AND "AS-BUILT" REQUIREMENTS:

1. THE CONTRACTOR SHALL SUBMIT AN ELECTRONIC SET OF SHOP DRAWINGS OF ALL STRUCTURES, EQUIPMENT, MATERIAL SPECIFICATIONS TO THE CONSTRUCTION MANAGER AND ENGINEER OF RECORD FOR APPROVAL PRIOR TO THE PURCHASE AND/OR INSTALLATION OF ANY STRUCTURES, EQUIPMENT, AND/OR MATERIAL.
2. THE CONTRACTOR SHALL OBTAIN SHOP DRAWNG APPROVAL OF EQUIPMENT AND MATERIAL SPECIFICATIONS FROM THE ENGINEER OF RECORD AND AHJ UTIL. DEPT. PRIOR TO THE PURCHASE OR INSTALLATION OF ANY EQUIPMENT OF MATERIAL.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRODUCE, SUBMIT AND OBTAIN APPROVAL OF REPRODUCIBLE "AS-BUILT" DRAWINGS FROM JURISDICTIONAL AGENCIES AS MAY BE REQUIRED.
4. "AS-BUILT" INFORMATION SHALL BE MAINTAINED BY THE CONTRACTOR. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL PROVIDE UP TO SIX COPIES AND AN AUTOCAD FILE OF AS-BUILT DRAWINGS TO THE ENGINEER.
5. THERE SHALL BE A MINIMUM THREE (3) DAYS NOTICE GIVEN FOR SCHEDULING THE FINAL INSPECTION.
6. FIVE DAYS PRIOR TO THE FINAL INSPECTION TWO (2) SETS OF BLUELINE AS-BUILTS AND COPY ON DISK IN AUTOCAD FORMAT SHOWING THE REQUIRED INFORMATION, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
7. SUBMITTAL OF AS-BUILT SITE SURVEY, INCLUDING BENCHMARKS, SHALL COMPLY WITH AHJ DEVELOPMENT REGULATIONS. PRIOR TO RESCHEDULING A FINAL INSPECTION OF THE BUILDING BY THE BUILDING DEPARTMENT AND THE FIRE MARSHALL.
8. "AS-BUILT" DRAWINGS ELEVATIONS SHALL BE COMPLY WITH AHJ REGULATIONS..

PAVING AND DRAINAGE NOTES:

1. ALL GRADING, PLACEMENT OF FILL, AND COMPACTION SHALL BE IN ACCORDANCE WITH COUNTY STANDARD SPECIFICATIONS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
2. THE CONTRACTOR SHALL CONSTRUCT ALL DRAINAGE STRUCTURES TO THE DESIGN ELEVATIONS SHOWN AND IN COMPLIANCE WITH TYPICAL CONSTRUCTION DETAILS.
3. ALL PIPE LENGTHS SHOWN HEREIN ARE APPROXIMATE LENGTHS FROM CENTER TO CENTER OF THE RELATED STRUCTURES.
4. ALL PIPE LENGTHS ARE SCALED AND MAY REQUIRE SLIGHT FIELD ADJUSTMENTS TO FIT CONDITIONS. ALL PIPE CROSSINGS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAX. DRY DENSITY (ASTM D1557) AT 1' LIFTS.
5. THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION OF THE PAVING AND DRAINAGE FACILITIES WITH ALL OTHER CONSTRUCTION. WATER AND SANITARY SEWER ARE PROVIDED AS PART OF THESE CONSTRUCTION DOCUMENTS.
6. ALL PIPE JOINTS SHALL BE PROPERLY FITTED AND SEALED PER PRODUCT MANUFACTURERS SPECIFICATIONS.
7. THE CONTRACTOR SHALL COORDINATE ALL NOTIFICATIONS AND UTILITY LOCATION EFFORTS WITH THE UTILITY OWNERS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION. REFER TO THE CONSTRUCTION POLLUTION PREVENTION PLAN.
9. COMPACTION DENSITIES FOR ALL ROADWAY CROSSINGS ARE TO BE TAKEN IN ONE-FOOT (1') LIFTS.
10. LIMEROCK BEARING RATIOS FOR SUBGRADE AT FORTY (40) AND LIMEROCK OR ALTERNATIVE BASE COURSE AT ONE HUNDRED (100). THERE WILL BE NO UNDER TOLERANCE. CRUSHED CONCRETE IS AN ACCEPTABLE ALTERNATIVE TO LIMEROCK, ONLY IF IT MEETS THE SPECIFICATIONS DEFINED IN THE GEOTECHNICAL REPORT AS "BASE COURSE."
11. ALL MATERIAL USED FOR BACKFILL SHALL BE CLASS A3 FREE DRAINING SAND.
12. THE CONTRACTOR SHALL ADHERE TO ALL NOTES PROVIDED IN THESE CONSTRUCTION DRAWINGS.
13. ALL CONSTRUCTION LINES & GRADES SHALL BE ESTABLISHED AND MAINTAINED BY THE CONTRACTOR.
14. CLEARING CONTRACTOR WILL CLEAR, GRUB AND DISPOSE OF ALL DEBRIS AND SURFACE ORGANICS TO FIRM MATERIAL IN ALL EASEMENTS, ROAD RIGHT-OF-WAYS AND DETENTION AREAS. DISPOSAL SHALL BE INCLUDED IN THE CONTRACT.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF DOWNSTREAM TURBIDITY/ SILTATION THROUGH THE USE OF HAY BALES, SCREENS, SILTATION BASINS, CHEMICAL FLOCCULATION AND/OR ANY OTHER SUITABLE MEANS REQUIRED TO MEET FLORIDA STREAM STANDARDS. SEED AND MULCH ALL DISTURBED AREAS, SOD AS REQUIRED TO CONTROL EROSION THROUGH FINAL INSPECTION AND TO PRODUCE A UNIFORM STAND OF GRASS THROUGHOUT.
16. STORM DRAIN CONTRACTOR SHALL BE RESPONSIBLE FOR BRICKING UP CURB INLETS TO FINISHED GRADE AND FURNISHING AND MAINTAINING ALL HARDWARE.
17. THE PAVING/CURB CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTING CURB TRANSITIONS TO FINISH GRADE.
18. LUMP SUM PRICE FOR CLEARING AND GRUBBING SHALL INCLUDE THE CLEARING AND GRUBBING OF ALL EASEMENTS.
19. UNDERDRAINS SHALL BE INSTALLED IN ALL CASES WHERE THE SEASONAL HIGH WATER TABLE IS CLOSER THAN 12 INCHES BELOW THE PROPOSED SUBGRADE OF ANY ROAD, REGARDLESS OF PLANS. UNDERDRAINS SHALL BE STUBBED OUT 20' FROM ALL CURB INLETS FOR FUTURE POSSIBLE USE.
20. FILTER WRAP ALL DRAINAGE JOINTS TO FDOT SPECIFICATIONS.
21. A 2' STRIP OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS.
22. ALL POND SIDESLOPES SHALL BE STABILIZED WITH ESTABLISHED GRASS AT TIME OF FINAL INSPECTION.
23. ADA ACCESSIBLE RAMPS SHALL BE INSTALLED WHEREVER THE SIDEWALK MEETS THE CURB.
24. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING ALL ADA PARKING SPACES AND ACCESSIBLE ROUTE, PURSUANT TO ADA GUIDELINES 4.6.3. IF THERE ARE DESCREPENCIES IN THE CONSTRUCTION DRAWINGS REGARDING GRADES ON SLOPES COMPARED TO ADA REQUIREMENTS, CONTRACTOR SHALL NOTIFY ENGINEER FOR CLARIFICATION, PRIOR TO IMPLEMENTATION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY PAVEMENT, PARKING STALLS, SIDEWALKS, OR OTHER ADA ELEMENTS ASSOCIATED WITH THIS PROJECT THAT DOES NOT CONFORM TO ADA GUIDELINES AND THE INTENT OF THESE PLANS.
25. ALL ROADWAYS, DRIVEWAYS, AND BUILDING PAD LOCATIONS SHOULD BE PROOF ROLLED PRIOR TO IMPORTATION OF ADDITIONAL FILL OR SUBBASE MATERIAL (LIMEROCK OR CRUSH-CRETE). IN THE EVENT THAT PROPOSED COMPACTION AND DENSITIES CANNOT BE ACHIEVED, CONTRACTOR SHALL NOTIFY ENGINEER TO AID IN DETERMINING LIMITS OF UNSUITABLE MATERIALS.
26. ALL DRAINAGE PIPES INSTALLED WITHIN PUBLIC ROADWAY RIGHT-OF-WAYS/EASEMENTS SHALL BE TELEVISED BY A COMPANY OR INDIVIDUAL CERTIFIED TO PERFORM SUCH WORK PER. THIS REQUIREMENT MAY ONLY BE WAIVED ON PRIVATE SITES IF THE ENGINEER OF RECORD CERTIFIES BY LETTER THAT THE SITE DOES NOT RECEIVE ANY RUNOFF FROM COUNTY RIGHT-OF-WAYS. IF THERE IS ANY CONNECTION OR RELATIONSHIP BETWEEN THE PROJECT SITE AND A COUNTY OWNED OR MAINTAINED DITCH, POND, OR STRUCTURE, IT SHALL BE REQUIRED. THIS TELEVISING OF THE DRAINAGE LINE SHALL BE DONE IN COLOR AND SHALL BE OF SUCH QUALITY AS TO VISUALLY IDENTIFY THE PROPER CONSTRUCTION OF ALL JOINTS AND PIPE ALIGNMENT. A VIDEO TAPE SHALL BE PROVIDED TO THE COUNTY UPON COMPLETION. THE TELEVISING OF THE DRAINAGE LINES SHALL BE PERFORMED AFTER THE PLACEMENT OF THE BASE MATERIAL AND PRIOR TO THE FINAL WEARING SURFACE OF THE ROADWAY. THE APPROVAL, BY THE COUNTY, OF THE TELEVISING SHALL BE REQUIRED PRIOR TO THE PLACEMENT OF THE FINAL WEARING SURFACE OF THE ROADWAY. TELEVISED RECORDS SHALL BE REVIEWED AND CERTIFIED BY THE ENGINEER OF RECORD (EOR).

SIGNAGE AND PAVEMENT MARKING NOTES:

1. ALL SIGNS MUST MEET FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS FOR ENGINEERING GRADE SIGN FACES IN REFLECTIVITY.
2. ALL FINAL PAVEMENT MARKINGS WITHIN THE RIGHT-OF-WAYS SHALL BE THERMOPLASTIC.
3. ALL SIGNS SHALL BE ON A TEN-FOOT (10') POLE A MINIMUM SEVEN FEET (7') FROM THE GROUND.
4. STREET SIGNS SHALL BE MOUNTED WITH TEE CAPS.
5. STREET SIGNS SHALL BE SIX INCHES (6") WIDE WITH GREEN BACKINGS AND WHITE LETTERS AND BORDERING.
6. STOP SIGNS SHALL BE A MINIMUM TWENTY FOUR INCH BY TWENTY FOUR INCH (24" X 24").
7. STOP SIGNS ARE TO BE PLACED THREE AND ONE-HALF FEET (3.5') FROM BACK OF CURB, THREE AND ONE-HALF FEET (3.5') BEHIND CROSS WALKS AND ON RIGHT HAND SIDE OF THE ROAD.
8. STOP BARS SHALL BE TWENTY-FOUR INCHES (24") WIDE AND LANE WIDTH. ALL STOP BARS SHALL BE THERMOPLASTIC.
9. ALL SIGNS SHALL BE SIZED IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.

DEMOLITION NOTES:

1. CODES
   ALL CODES REGULATING DEMOLITION WORK SHALL BE COMPLIED WITH. THE CONTRACTOR SHALL PUT UP AND MAINTAIN SUCH BARRIERS AND WARNING LIGHTS, AS MAY BE NECESSARY OR REQUIRED BY CODE, TO PROTECT AND PREVENT UNAUTHORIZED PERSONNEL FROM ENTERING THE DEMOLITION WORK AREA. ALL DEMOLITION OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) INSOFAR AS THEY APPLY TO DEMOLITION WORK TO BE PERFORMED UNDER THIS CONTRACT.
2. PROTECTION OF BUILDINGS & EQUIPMENT
   TEMPORARY PROTECTIVE DEVICES, AS REQUIRED SHALL BE INSTALLED ADJACENT TO THE DEMOLITION WORK FOR PROTECTION OR PERSONNEL, EXISTING ADJACENT BUILDINGS, STRUCTURES AND EQUIPMENT AGAINST DUST, FALLING OR FLYING DEBRIS. ANY DAMAGE TO EXISTING STRUCTURES, FACILITIES AND/OR EQUIPMENT RESULTING FROM DEMOLITION WORK SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
3. DISPOSAL OF EXISTING EQUIPMENT & DEBRIS
   ALL DEBRIS AND EXISTING MATERIALS AND EQUIPMENT SHALL BE HAULED AWAY AND DISPOSED OF BY THE CONTRACTOR. THE CONTRACTOR SHALL MAKE HIS OWN ARRANGEMENTS FOR OBTAINING DISPOSAL AREAS. THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO PREVENT SPILLAGE OF MATERIALS BEING HAULED IN PUBLIC STREETS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY CLEAN UP ANY SPILLAGE WHICH MAY ACCIDENTALLY OCCUR.
4. CLEANUP
   THE CONTRACTOR SHALL MAINTAIN AN ORDER OF NEATNESS AND GOOD HOUSEKEEPING. TOOLS, SCAFFOLDING AND OTHER DEMOLITION EQUIPMENT MUST AT ALL TIMES BE KEPT IN A NEAT AND ORDERLY ARRANGEMENT. AT THE CONCLUSION OF THE DEMOLITION OPERATIONS, THE ENTIRE WORK AREA SHALL BE LEFT IN A CLEAN CONDITION AS REQUIRED FOR SUBSEQUENT NEW WORK.

UTILITY NOTES:

1. ALL WATER, SEWER, AND REUSE WORK MUST BE PERFORMED IN ACCORDANCE WITH AHJ WATER AND SEWER STANDARDS, DETAILS, AND SPECIFICATIONS AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS.
2. ALL EQUIPMENT AND MATERIALS SHALL COMPLY WITH THE AHJ STANDARDS AND SPECIFICATIONS.
3. WHERE IT IS NOT POSSIBLE FOR WATER AND SEWER (INCLUDING STORM) LINES TO CROSS WITH A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE, A FULL-UNCUT LENGTH OF WATER QUALITY PIPE (i.e. DR 18 AWWA C-900 FOR NEWLY INSTALLED SEWER & DR 25 AWWA C-900 WATER) WHICH IS USUALLY 20 FEET LONG WILL BE CENTERED ON THE POINT OF CROSSING. THE CONTRACTOR WILL FIELD VERIFY THE VERTICAL SEPARATION. THE MINIMUM VERTICAL SEPARATION BETWEEN WATER AND SEWER (INCLUDING STORM) PIPES WHEN 18 INCHES IS NOT POSSIBLE WILL BE 6 INCHES OUTSIDE DIAMETER TO OUTSIDE DIAMETER. IT IS PREFERABLE TO HAVE THE WATER MAIN ABOVE THE SEWER LINES AND AT LEAST 18 INCHES VERTICAL SEPARATION.
4. A FULL UNCUT LENGTH OF WATER MAIN PIPE (USUALLY 20 FEET) SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER (INCLUDING STORM) LINES AT THE POINT OF CROSSINGS REGARDLESS OF THE VERTICAL SEPARATIONS.
5. IN THE CASE WHERE SOLVENT CONTAMINATION IS FOUND IN TRENCH, WORK WILL BE STOPPED AND THE PROPER AUTHORITIES NOTIFIED. WITH THE APPROVAL OF THE AHJ HEALTH DEPARTMENT, DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL SHALL BE USED IN THE CONTAMINATE AREA. THE DUCTILE IRON PIPE WILL EXTEND AT LEAST 100 FEET BEYOND ANY DISCOVERED SOLVENT.
6. IN REGARD TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE, THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED OR PINK ON THE RECORD OR AS BUILT DRAWINGS. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.
7. THE RECORD OR "AS BUILT" DRAWINGS TO BE PREPARED BY THE CONTRACTOR AND SUBMITTED AT THE TIME OF THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE WILL CLEARLY DEPICT THE VERTICAL CLEARANCES BETWEEN WATER AND SEWER (INCLUDING STORM) LINES AT ALL CROSSING AND PARALLEL RUNS WHERE THE HORIZONTAL SEPARATION IS LESS THAN 10 FEET. IN ADDITION, THE CENTERING OF UNCUT LENGTHS OF PIPE (USUALLY 20 FEET) AT POINTS OF CROSSINGS WILL BE DOCUMENTED ON THE DRAWINGS AND ALL MITIGATING CONSTRUCTION MEASURES CLEARLY DEPICTED IN CASES WHERE A MINIMUM OF 18 INCHES OF VERTICAL CLEARANCE BETWEEN THE WATER AND SEWER (INCLUDING STORM) LINES IS NOT POSSIBLE.
8. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED PER THE BEST MEANS AVAILABLE WITHOUT EXCAVATION. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. VERTICAL LOCATIONS OF ALL UTILITIES (EXCLUDING EXISTING STORM SEWERS) SHOWN ON PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER IF LOCATION DIFFERS FROM THAT SHOWN ON THE PLANS BEFORE CONTINUING WITH CONSTRUCTION.
10. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
11. ALL WATER AND SEWER CONSTRUCTION SHALL BE ACCOMPLISHED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED UNDER THE PROVISIONS OR CHAPTER 489, FLORIDA STATUTES.
12. ALL UNDERGROUND UTILITIES TO BE INSTALLED SHALL BE IN ACCORDANCE WITH THE AHJ SPECIFICATIONS AND THE APPROVED SITE PLANS.
13. ALL WATERMAINS AND FORCEMAINS SHALL HAVE A MINIMUM OF 36" COVER FROM FINISHED GRADE. ALL UTILITY PIPELINES ARE DESIGNED TO FINISHED GRADE AND SHALL BE PROTECTED FROM DAMAGE UNTIL WORK IS COMPLETED.
14. UNSUITABLE MATERIALS UNDER WATER AND SEWER MAINS SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL PROPERLY COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
15. ALL CURB STOPS ARE TO BE FORD BALL-TYPE WITH LOCKING CAPACITY. 1" MINIMUM.
16. NO CONNECTION TO EXISTING POTABLE WATER SYSTEM SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED FOR MAINTENANCE BY AHJ AND FDEP.
17. CONTRACTOR IS RESPONSIBLE FOR PROPER NOTIFICATION OF INSPECTING AUTHORITIES BEFORE AND DURING CONSTRUCTION.
18. MECHANICAL RESTRAINTS ARE REQUIRED WHERE WATER MAINS AND FORCE MAINS ARE TERMINATED AND AT ALL BENDS. ANY VERTICAL CONFLICT CROSSING USING FITTING SHALL BE RODDED THROUGHOUT THE CROSSING. WHERE FORCE MAINS OR WATER MAINS ARE LAID WITHOUT FITTINGS, THE MAXIMUM DEFLECTION SHALL BE AS RECOMMENDED BY THE MANUFACTURER OF THE PIPE USED.
19. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
20. ALL UNDERGROUND VALVES SHALL BE INSTALLED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH TOP SET TO FINAL GRADE IN ACCORDANCE WITH AHJ DETAILS AND SPECIFICATIONS.
21. HYDRANTS SHALL BE INSTALLED SO LARGE DIAMETER (4.5 INCH) OUTLET IS FACING THE ROADWAY.
22. HYDRANTS SHALL BE INSTALLED SO CENTER OR LOWEST OUTLET IS MINIMUM OF 18 INCHES ABOVE FINAL GRADE.
23. HYDRANTS SHALL OPEN COUNTER CLOCKWISE.
24. BLUE ROAD REFLECTORS SHALL BE INSTALLED IN THE CENTER OF THE ROAD IN FRONT OF THE HYDRANT.

NOTICE OF PROCEDURE:

25. ALL COMMERCIAL BUILDING PERMITS AND METERS TO BE PROCESSED THROUGH AHJ WATER AND SEWER CUSTOMER SERVICE SHALL BE ACCOMPANIED BY A SET OF APPROVED CIVIL DESIGN PLANS.
26. ALL WATER AND SEWER TAPS TO BE PERFORMED BY UTILITY CONTRACTOR OR LICENSED MASTER PLUMBER MUST BE SCHEDULED AT LEAST 48 HOURS IN ADVANCE THROUGH YOUR AHJ INSPECTOR. IN ADDITION, IT IS THE ENGINEER OF RECORD'S RESPONSIBILITY TO SECURE APPLICABLE D.E.P./AHJ PERMITS IN ACCORDANCE WITH AHJ PERMITTING PROCEDURES.
27. METERS TO BE INSTALLED BY AHJ FORCES UPON APPLICATION AND PAYMENT BY LICENSED MASTER PLUMBER.
28. WATER AND SEWER CAPACITY FEES SHALL BE REQUIRED AT TIME OF BUILDING PERMIT APPLICATION. FEES WILL BE BASED ON TOTAL NUMBER OF PLUMBING FIXTURE UNITS SHOWN OR LISTED ON BUILDING PLANS.
29. A PRE-CONSTRUCTION CONFERENCE IS REQUIRED AND SHALL BE SCHEDULED 48 HOURS IN ADVANCE THROUGH YOUR AHJ PLAN REVIEWER.

STANDARD WATER/SEWER SEPARATION STATEMENT:

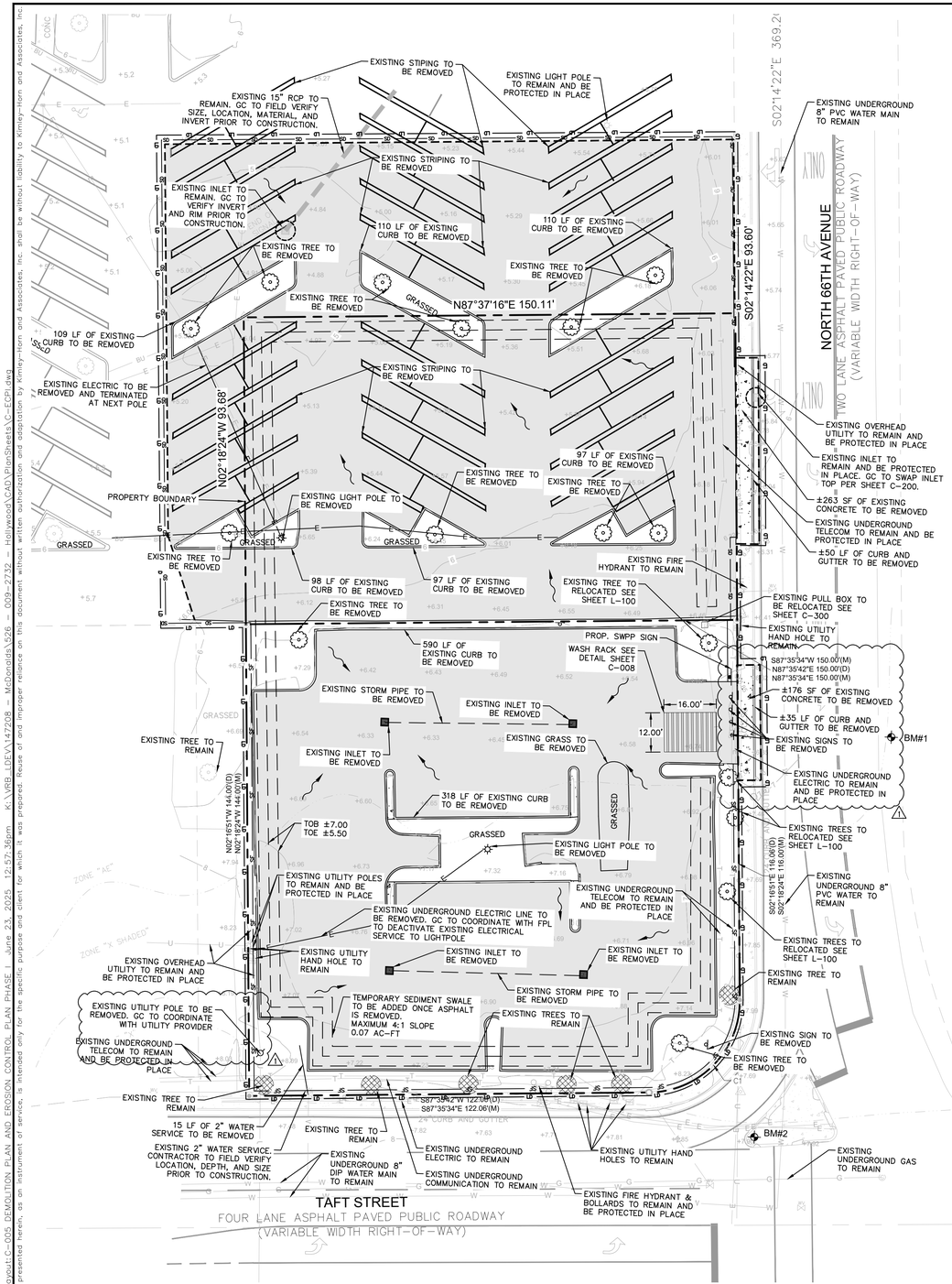
1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHOULD CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.

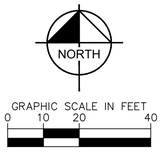
   WHERE SANITARY SEWERS, FORCE MAINS AND STORM SEWERS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE (DIP) AT THE CROSSING. (DIP IS NOT REQUIRED FOR STORM SEWERS) SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.

   ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

   WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES OF VERTICAL CLEARANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWERS) AND THE NEW PIPE SHALL BE ARRANGED TO MEET THE CROSSING REQUIREMENTS ABOVE.
2. ALL UNDERGROUND WATERMAINS IN THE PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL SEPARATION OF AT LEAST 3 FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND OUTSIDE OF ANY VACUUM SANITARY SEWER, STORM SEWER, STORMWATER FORCEMAIN, OR PIPELINE CONVEYING RECLAIMED WATER UNDER PART III OF CHAPTER 62-610 F.A.C. WATERMAIN SHALL BE LAID AT A MINIMUM DISTANCE OF 6 FEET BETWEEN THE OUTSIDE OF THE WATERMAIN AND THE OUTSIDE OF A GRAVITY SANITARY SEWER (3 FEET IF THE WATERMAIN BOTTOM IS LAID ATLEAST 6" ABOVE THE TOP OF THE SEWER) WATERMAIN SHALL BE LAID ATLEAST 6 FEET HORIZONTALLY (OUTSIDE TO OUTSIDE) FROM PRESSURE SANITARY SEWER, SANITARY FORCEMAINS, OR RECLAIMED WATER LINES NOT REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.

   WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SEWER OR THE FORCE MAIN SHALL BE CONSTRUCTED OF DIP (EXCEPT STORM SEWER





DEMOLITION LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB AND GUTTER TO REMAIN
- EXISTING CURB AND GUTTER TO BE DEMOLISHED
- EXISTING CURB TO BE DEMOLISHED
- EXISTING CURB TO REMAIN
- EXISTING TREE TO BE REMOVED OR RELOCATED REFER TO SHEET L-100
- EXISTING TREE TO REMAIN
- INLET PROTECTION
- TREE PROTECTION
- FLOW ARROW
- LD — LIMITS OF DISTURBANCE
- SF — SILT FENCE
- SD — SILT DIKE
- SAW CUT LINE
- EXISTING ASPHALT AND STRIPING TO BE REMOVED

PHASE 1 (BEFORE AND DURING GRADING)
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE .
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)
1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
5. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
6. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH INLET IS INSTALLED. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING AND PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTACT CIVIL ENGINEER ONCE THE SITE APPEARS TO BE FULLY STABILIZED.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER INSPECTION AND APPROVAL OF THE ENGINEER AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPS.
12. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

NOTE:
THE SEQUENCE OF CONSTRUCTION SHOWN LISTED HERE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

CONSTRUCTION SITE NOTES

1. THE CONTRACTOR SHALL NOT ENGAGE IN ANY ACTIVITY WHICH POSES A DANGER TO PERSONS LOCATED OFF OF THE CONSTRUCTION SITE, FROM DEBRIS, MATERIALS OR ACTIVITIES CARRIED ON AT THE CONSTRUCTION SITE, AND SHALL TAKE NECESSARY PRECAUTIONS.
2. THE SITE SHALL BE SECURED FROM UNAUTHORIZED ACCESS BETWEEN THE HOURS OF 6:00 P.M. OF EACH DAY TO 6:00 A.M. OF THE NEXT DAY BY THE USE OF A LOCKED FENCE AND/OR SECURITY GUARD.
3. ALL ACCESS ROADS TO THE CONSTRUCTION SITE SHALL BE KEPT CLEAR OF DEBRIS FOR SAFE TRAVEL BY AUTHORIZED PERSONS.
4. MOTOR VEHICLES WHICH ARE USED BY CONSTRUCTION WORKERS AND OTHERS INVOLVED IN THE CONSTRUCTION OF THE PROJECT AT THE SITE FOR THE PURPOSE OF COMMUTING TO OR FROM THE SITE, SHALL NOT BE PARKED OFF OF THE SITE OF THE PROJECT EXCEPT IN AN AREA OR LOCATION WHICH SHALL BE FIRST APPROVED IN WRITING BY THE COUNTY MANAGER OR THEIR DESIGNEE. PARKING AREAS ARE TO BE PROPERLY SCREENED FROM THE PUBLIC AND SHALL NOT BE DETRIMENTAL TO THE SURROUNDING NEIGHBORHOOD. THE COUNTY APPROVAL SHALL BE BASED ON ASSURING THAT: PUBLIC STREET OR RIGHTS-OF-WAY ARE NOT BLOCKED; THAT ADEQUATE PARKING REMAINS FOR EXISTING RESIDENCES AND BUSINESSES; AND THAT ANY IMPACT TO PUBLIC PARKING RESOURCES IS MITIGATED.
5. ANY CONSTRUCTION VEHICLES OR EQUIPMENT INVOLVED IN CONSTRUCTION WHICH BLOCK A PUBLIC ROADWAY OR RIGHT-OF-WAY SHALL REQUIRE A COUNTY RIGHT-OF-WAY USE PERMIT AND APPROVAL, WITH APPROPRIATE CONDITIONS, AS ISSUED BY THE COUNTY MANAGER OR THEIR DESIGNEE, 72 HOURS IN ADVANCE OF ANY SUCH ACTIVITIES WHICH IMPACT A PUBLIC RIGHT-OF-WAY.
6. THE CONTRACTOR SHALL COMPLETE JOB SITE MAINTENANCE, ON A DAILY BASIS, PRIOR TO THE CONCLUSION OF EACH DAY'S WORK. DAILY JOB SITE MAINTENANCE SHALL INCLUDE THE FOLLOWING:
   - A. SWEEPING OF PUBLIC ROADWAYS WHICH ARE DIRECTLY AFFECTED BY CONSTRUCTION SITE DUST, DEBRIS OR ACTIVITIES;
   - B. PICK UP AND DISPOSAL OF LITTER AT OR GENERATED BY THE CONSTRUCTION SITE;
   - C. WASHING DOWN OF ANY STREET SIGNS OR PUBLIC FACILITIES WHICH ARE IMPACTED BY DUST OR DEBRIS FROM THE CONSTRUCTION SITE ACTIVITY;
   - D. STACKING OF MATERIALS AND EQUIPMENT WHICH ARE VISIBLE FROM A PUBLIC RIGHT-OF-WAY IN AN ORDERLY APPEARANCE;
   - E. STACKING OF CONSTRUCTION MATERIALS IN A MANNER WHICH ASSURES THAT THE MATERIALS AND THE MATERIAL PACKAGING SHALL NOT FALL OR BE TRANSPORTED INTO ANY CANALS, LAKES, DRAINAGE FACILITIES OR OTHER WATER BODIES IN THE VICINITY OF THE SITE;
   - F. WATERING OF EXPOSED LOOSE EARTH AT THE SITE SO AS TO MINIMIZE OFF-SITE TRANSPORT OF PARTICULATE MATTER;
   - G. COMPLIANCE WITH ADDITIONAL JOB SITE MAINTENANCE COMPONENTS WHICH ARE DESCRIBED IN AN APPLICABLE JOB-SITE PLAN (THE "PLAN") FOR THE PROJECT SITE.

LAND CLEARING NOTES

1. FOR STABILIZATION FOLLOWING LAND CLEARING, SOIL TO BE SODDED OR SEEDED AND MULCHED.
2. NO ADDITIONAL LAND CLEARING SHALL COMMENCE UNTIL A SATISFACTORY INSPECTION OF THE REQUIRED EROSION CONTROL DEVICES AND BARRICADES HAS BEEN OBTAINED.
3. A LAND CLEARING PERMIT MAY BE OBTAINED SUBSEQUENT TO THE SATISFACTORY INSPECTION OF THE CONTROL STRUCTURE BARRICADES. THIS PERMIT SHALL BE POSTED IN THE PERMIT BOX, ITS LOCATION SHOWN ELSEWHERE ON THIS PAGE.
4. ALL CONSTRUCTION BARRICADES AND SILT FENCES WILL REMAIN IN PLACE AND BE MONITORED FOR COMPLIANCE BY THE PERMIT HOLDER DURING THE PERMITTED DEVELOPMENT ACTIVITIES.
5. FOLLOWING CERTIFICATION OF OCCUPANCY FOR THE DEVELOPMENT, ALL BARRICADES AND EROSION CONTROL DEVICES SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.

BENCHMARK #1

ELEV=7.16' DESCRIPTION: MAG NAIL SET

BENCHMARK #2

ELEV=8.33' DESCRIPTION: MAG NAIL SET

FLOOD INFORMATION

FLOOD ZONE "X" AND "AE (EL 6)", BASED ON FLOOD INSURANCE RATE MAP 12011C0563J; COMMUNITY NAME AND NUMBER, BROWARD COUNTY; EFFECTIVE: 7/31/2024

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	43.95'	28.00'	--	S42°34'23"W	39.58'

SEDIMENT TRAP CALCULATIONS

SED. TRAP	AREA (AC)	VOLUME REQUIRED (ACRE-FT)	VOLUME PROVIDED (ACRE/FT)	SIDE SLOPE (FT:FT)	DEPTH (FT)
A	0.81	0.0675	0.07	4:1	1.5'

1" OF VOLUME OVER THE SITE AREA
0.81 AC * (1/12) = 0.0675 AC-FT

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME _____ SIGNATURE _____

PE CERT. NO. _____ DATE: _____

SEQUENCE OF CONSTRUCTION NOTE:

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

DEMOLITION PLAN AND EROSION CONTROL PLAN PHASE I

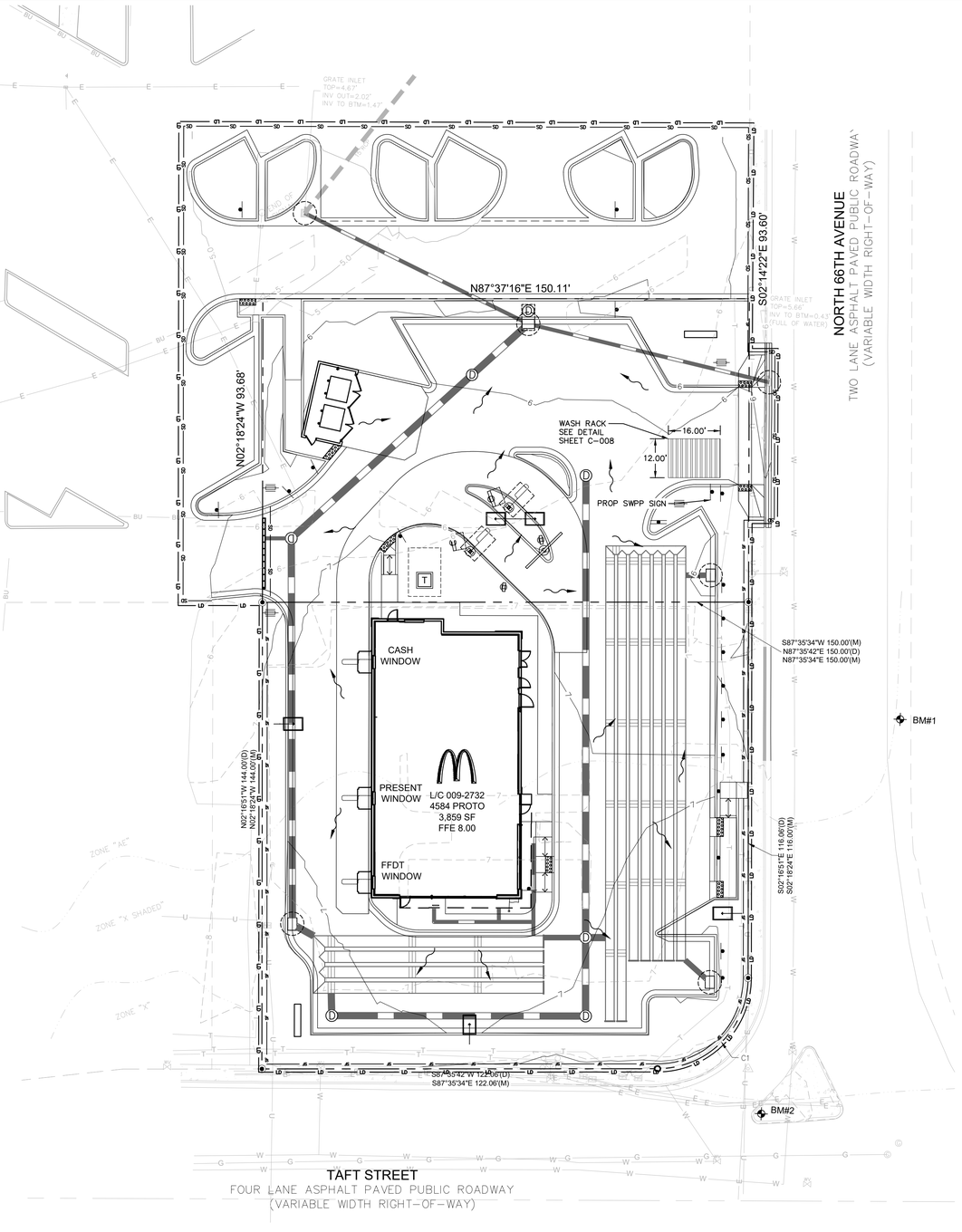
HOLLYWOOD FESTIVAL L/C #009-2732

PREPARED FOR
MCDONALD'S USA, LLC

HOLLYWOOD FL

SHEET NUMBER
C-005

Plotted By: Blasco, Daniel Sheet Set: Hollywood Layout: C-005 DEMOLITION PLAN AND EROSION CONTROL PLAN PHASE I June 23, 2025 12:57:36pm K:\VRB_LDEV\147208 - McDonalds\528 - 009-2732 - Hollywood\CAD\PlanSheets\C-EPP.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

EROSION CONTROL LEGEND

- PROPOSED INLET PROTECTION
- SF — PROPOSED SILT FENCE
- LD — LIMITS OF DISTURBANCE
- SD — PROPOSED SILT DIKE
- FLOW ARROW

BENCHMARK #1

ELEV=7.16' DESCRIPTION: MAG NAIL SET

BENCHMARK #2

ELEV=8.33' DESCRIPTION: MAG NAIL SET

FLOOD INFORMATION

FLOOD ZONE "X" AND "AE (EL 6)", BASED ON FLOOD INSURANCE RATE MAP 12011C0563J; COMMUNITY NAME AND NUMBER, BROWARD COUNTY; EFFECTIVE: 7/31/2024

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	43.95'	28.00'	--	S42°34'23"W	39.58'

CONSTRUCTION SITE NOTES

1. THE CONTRACTOR SHALL NOT ENGAGE IN ANY ACTIVITY WHICH POSES A DANGER TO PERSONS LOCATED OFF OF THE CONSTRUCTION SITE, FROM DEBRIS, MATERIALS OR ACTIVITIES CARRIED ON AT THE CONSTRUCTION SITE, AND SHALL TAKE NECESSARY PRECAUTIONS.
2. THE SITE SHALL BE SECURED FROM UNAUTHORIZED ACCESS BETWEEN THE HOURS OF 6:00 P.M. OF EACH DAY TO 6:00 A.M. OF THE NEXT DAY BY THE USE OF A LOCKED FENCE AND/OR SECURITY GUARD.
3. ALL ACCESS ROADS TO THE CONSTRUCTION SITE SHALL BE KEPT CLEAR OF DEBRIS FOR SAFE TRAVEL BY AUTHORIZED PERSONS.
4. MOTOR VEHICLES WHICH ARE USED BY CONSTRUCTION WORKERS AND OTHERS INVOLVED IN THE CONSTRUCTION OF THE PROJECT AT THE SITE FOR THE PURPOSE OF COMMUTING TO OR FROM THE SITE, SHALL NOT BE PARKED OFF OF THE SITE OF THE PROJECT EXCEPT IN AN AREA OR LOCATION WHICH SHALL BE FIRST APPROVED IN WRITING BY THE COUNTY MANAGER OR THEIR DESIGNEE. PARKING AREAS ARE TO BE PROPERLY SCREENED FROM THE PUBLIC AND SHALL NOT BE DETRIMENTAL TO THE SURROUNDING NEIGHBORHOOD. THE COUNTY APPROVAL SHALL BE BASED ON ASSURING THAT: PUBLIC STREET OR RIGHTS-OF-WAY ARE NOT BLOCKED; THAT ADEQUATE PARKING REMAINS FOR EXISTING RESIDENCES AND BUSINESSES; AND THAT ANY IMPACT TO PUBLIC PARKING RESOURCES IS MITIGATED.
5. ANY CONSTRUCTION VEHICLES OR EQUIPMENT INVOLVED IN CONSTRUCTION WHICH BLOCK A PUBLIC ROADWAY OR RIGHT-OF-WAY SHALL REQUIRE A COUNTY RIGHT-OF-WAY USE PERMIT AND APPROVAL, WITH APPROPRIATE CONDITIONS, AS ISSUED BY THE COUNTY MANAGER OR THEIR DESIGNEE, 72 HOURS IN ADVANCE OF ANY SUCH ACTIVITIES WHICH IMPACT A PUBLIC RIGHT-OF-WAY.
6. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
7. THE CONTRACTOR SHALL COMPLETE JOB SITE MAINTENANCE, ON A DAILY BASIS, PRIOR TO THE CONCLUSION OF EACH DAY'S WORK. DAILY JOB SITE MAINTENANCE SHALL INCLUDE THE FOLLOWING:
   - A. SWEEPING OF PUBLIC ROADWAYS WHICH ARE DIRECTLY AFFECTED BY CONSTRUCTION SITE DUST, DEBRIS OR ACTIVITIES;
   - B. PICK UP AND DISPOSAL OF LITTER AT OR GENERATED BY THE CONSTRUCTION SITE;
   - C. WASHING DOWN OF ANY STREET SIGNS OR PUBLIC FACILITIES WHICH ARE IMPACTED BY DUST OR DEBRIS FROM THE CONSTRUCTION SITE ACTIVITY;
   - D. STACKING OF MATERIALS AND EQUIPMENT WHICH ARE VISIBLE FROM A PUBLIC RIGHT-OF-WAY IN AN ORDERLY APPEARANCE;
   - E. STACKING OF CONSTRUCTION MATERIALS IN A MANNER WHICH ASSURES THAT THE MATERIALS AND THE MATERIAL PACKAGING SHALL NOT FALL OR BE TRANSPORTED INTO ANY CANALS, LAKES, DRAINAGE FACILITIES OR OTHER WATER BODIES IN THE VICINITY OF THE SITE;
   - F. WATERING OF EXPOSED LOOSE EARTH AT THE SITE SO AS TO MINIMIZE OFF-SITE TRANSPORT OF PARTICULATE MATTER;
   - G. COMPLIANCE WITH ADDITIONAL JOB SITE MAINTENANCE COMPONENTS WHICH ARE DESCRIBED IN AN APPLICABLE JOB-SITE PLAN (THE "PLAN") FOR THE PROJECT SITE.

PHASE 1 (BEFORE AND DURING GRADING)
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S) AND INSTALL SILT FENCE.
2. DEMOLISH EXISTING STRUCTURES, IF APPLICABLE .
3. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE)
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE, IF APPLICABLE.

HALT ALL ACTIVITIES AND CONTACT THE CIVIL ENGINEERING CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH ENGINEER AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS NECESSARY FOR CONSTRUCTION

PHASE 2 (AFTER GRADING AND DURING CONSTRUCTION)
1. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
2. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
3. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, AND CURBS.
5. INSTALL RIP RAP AROUND OUTLET STRUCTURES AS EACH OUTLET STRUCTURE IS INSTALLED.
6. INSTALL INLET PROTECTION AT ALL STORM DRAIN INLETS AS EACH INLET IS INSTALLED. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
7. PREPARE SITE FOR PAVING AND PAVE SITE.
8. INSTALL APPROPRIATE INLET PROTECTION DEVICES FOR PAVED AREAS AS WORK PROGRESSES.
9. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
10. CONTACT ENGINEER ONCE THE SITE APPEARS TO BE FULLY STABILIZED.
11. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER INSPECTION AND APPROVAL OF THE ENGINEER AND STABILIZE ANY AREA DISTURBED BY THE REMOVAL OF BMPS.
12. CONTINUE DAILY INSPECTION REPORTS UNTIL THE FINAL DAILY INSPECTION IS SIGNED OFF BY THE CONSTRUCTION MANAGER THAT THE SITE IS FULLY STABILIZED AND THE PERMIT MAY BE TERMINATED.

NOTE:
THE SEQUENCE OF CONSTRUCTION SHOWN LISTED HERE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

MAINTENANCE (ALL PHASES)
ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE CONTRACTOR/PRIMARY PERMITEE. THESE MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. SEE LANDSCAPE PLAN BY OTHERS FOR TREE REMOVAL AND PROTECTION.

SEQUENCE OF CONSTRUCTION NOTE:

THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

I CERTIFY THAT THE PERMITTEE'S EROSION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNING AGENCIES MOST CURRENT REQUIREMENTS. ALSO THAT THE PLAN PROVIDES FOR THE ADEQUATE MAINTENANCE NOTIFICATIONS OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL PERMIT. I ALSO CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.

PROFESSIONAL ENGINEERS NAME _____ SIGNATURE _____

PE CERT. NO. _____ DATE: _____

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS												
TEMPORARY CONTROL MEASURES												
SEDIMENT CONTROL BASINS												
STRIP & STOCKPILE TOPSOIL												
ROUGH GRADE												
STORM FACILITIES												
SITE CONSTRUCTION												
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
FINISH GRADING												
LANDSCAPING/SEED/FINAL STABILIZATION												

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO — No. 95101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

EROSION CONTROL PLAN PHASE II

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

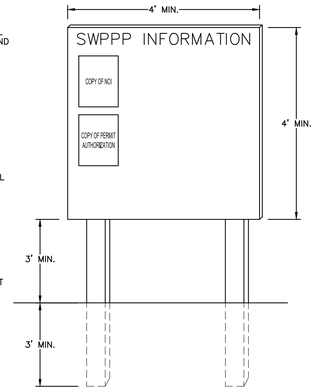
HOLLYWOOD FL

SHEET NUMBER
C-006

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:EROSION CONTROL PLAN PHASE II June 23, 2025 12:57:48pm K:\VRB_LDEV\147208 - McDonalds\526 - 009-2732 - Hollywood\CAD\Plan Sheets\C-ECP2.dwg
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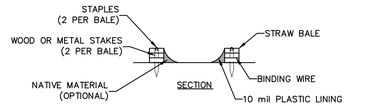
EROSION CONTROL NOTES

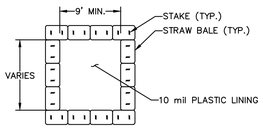
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.



NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

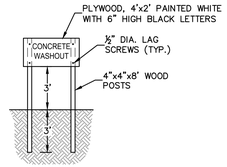
SWPPP INFORMATION SIGN
N.T.S

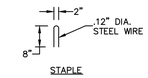


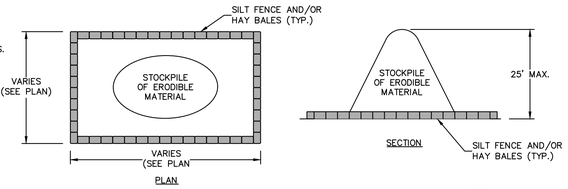


NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S

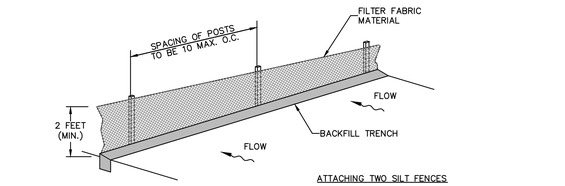


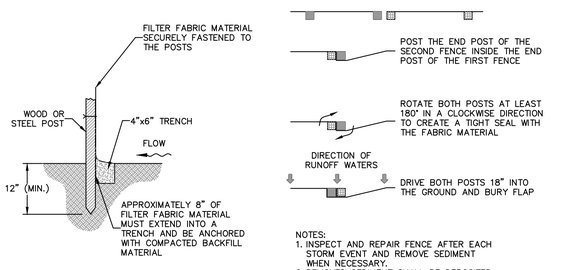




SEDIMENT CONTROL FOR STOCKPILING OF ERODIBLE MATERIAL
N.T.S

NOTE:
WHEN STOCKPILING ERODIBLE MATERIAL FOR EXTENDED PERIODS, THE AREA SHALL BE SEEDED AND MULCHED.

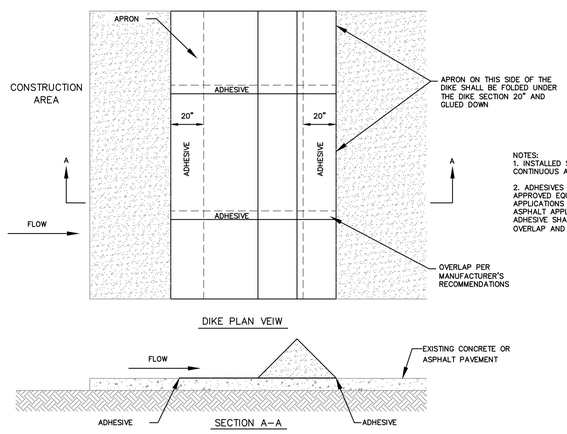




SILT FENCE INSTALLATION
N.T.S

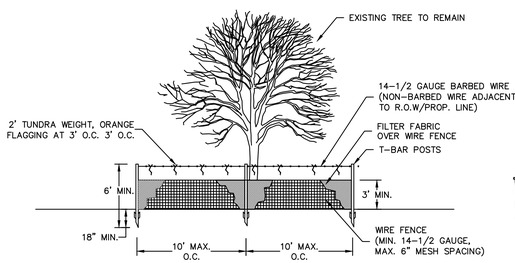
ATTACHING TWO SILT FENCES

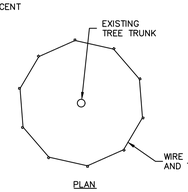
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

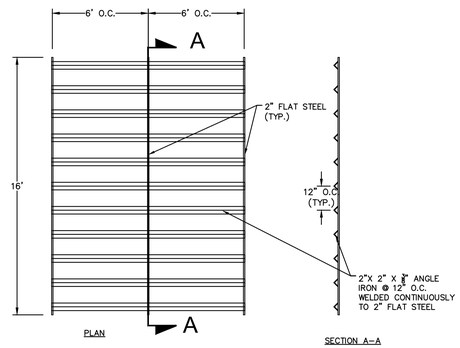
SILT DIKE ON EXISTING/PROPOSED PAVEMENT
N.T.S





NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES.
2. 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. ALL TREES RETAINED ON A SITE SHALL BE PROTECTIVELY BARRICADED BEFORE AND DURING CONSTRUCTION ACTIVITIES.
4. UNDERGROUND UTILITY LINES SHALL BE ROUTED AROUND EXISTING TREES TO THE OUTSIDE OF THE DRIPLINE WHERE ABLE.
5. INSTALLATION OF FENCES AND WALLS SHALL TAKE INTO CONSIDERATION THE ROOT SYSTEMS OF EXISTING TREES.
6. FENCE/BARRICADE SHALL BE INSTALLED AT PERIMETER OF ALL TRESS OR GROUP OF TREES TO BE PRESERVED. FENCE SHALL BE MAINTAINED DURING CONSTRUCTION.
7. DO NOT PARK HEAVY EQUIPMENT ON TREE ROOTS. DO NOT ADD FILL 4" TO 6" AROUND TREE. ALL WORK WITHIN THE CRZ MUST BE DONE BY HAND.

PROTECTIVE FENCING FOR TREES
N.T.S



WASH RACK
N.T.S

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NK

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

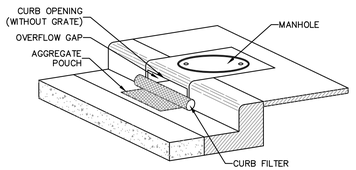
EROSION CONTROL DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

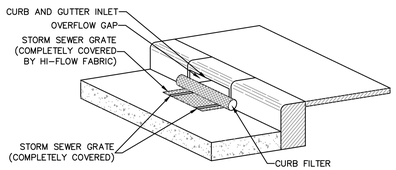
HOLLYWOOD FL

SHEET NUMBER
C-008

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-008 EROSION CONTROL DETAILS June 23, 2025 12:57:59pm K:\VRB_LDEV\147208 - McDonalds\526 - 009-2732 - Hollywood\CAD\PlanSheets\C-ECD1.dwg
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DANDY CURB ™
(OR APPROVED EQUAL)



CURB INLET SEDIMENT CONTROL

N.T.S

NOTES:

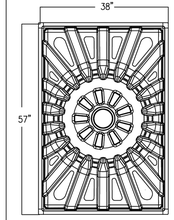
1. TO BE USED ONLY IN THE RIGHT OF WAY AT EXISTING INLETS, NOT ACCEPTABLE FOR USE ON HOME DEPOT PROPERTY.
2. INSPECT CURB FILTERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

RIGHT OF WAY INLET PROTECTION DETAILS

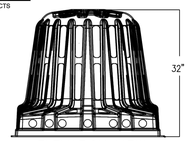
ALL PHASES

A700A

SILT SAVER
SEDIMENT CONTROL PRODUCTS
WWW.SILTSAVER.COM



PLAN VIEW

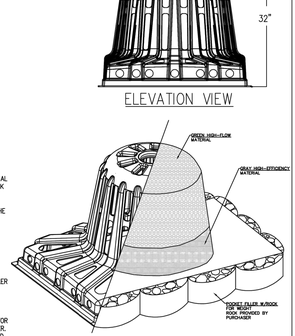


ELEVATION VIEW

FILTER OPTIONS FOR ASSEMBLIES:
1) A700A-HF: (HIGH-FLOW FILTER) GREEN HIGH FLOW MATERIAL THROUGHOUT THE TOP OF THE FILTER EXTENDING TO ROCK BAG PLATFORM.
2) A700A-DOT: (DOT FILTER) GREEN HIGH FLOW MATERIAL ALLOWS FOR STORM WATER OVERFLOW AT THE TOP OF THE FILTER WHILE THE GRAY HIGH EFFICIENCY SEDIMENT FILTRATION FABRIC COVERS THE BOTTOM HALF OF THE FILTER EXTENDING TO THE ROCK BAG PLATFORM. IT IS THE PURCHASERS RESPONSIBILITY TO SELECT APPROPRIATE FILTER.

FILTER INSTALLATION
FILTER SHOULD BE PLACED OVER FRAME. POCKETS ON THE EDGES OF THE FILTER SHOULD BE FILLED WITH ROCK. INSTALLER SHALL PROVIDE ROCK FOR FILTER POCKETS.

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.



ISOMETRIC ASSEMBLY VIEW
OF A700A-DOT

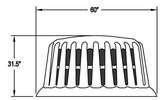
REPLACEMENT FILTERS: MODEL # A740-DOT, A740-HF

RECTANGLE BASE FRAME & FILTER ASSEMBLY 38"X57" MODEL #A700A	FRAME MATERIAL: HMWPE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2022

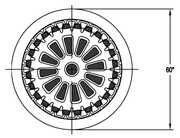
SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA 30014 PHONE: (770) 388-7818 www.siltsaver.com

R100A

SILT - SAVER
EROSION AND SEDIMENT CONTROL PRODUCTS



ELEVATION VIEW

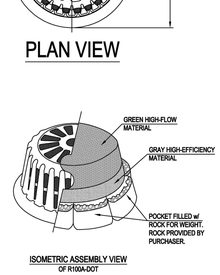


PLAN VIEW

FILTER OPTIONS FOR ASSEMBLIES:
1) R100A-HF:(HIGH-FLOW FILTER) GREEN HIGH FLOW MATERIAL THROUGHOUT THE TOP OF THE FILTER EXTENDING TO ROCK BAG PLATFORM.
2) R100A-DOT:(DOT FILTER) GREEN HIGH FLOW MATERIAL ALLOWS FOR STORM WATER OVERFLOW AT THE TOP OF THE FILTER WHILE THE GRAY HIGH EFFICIENCY SEDIMENT FILTRATION FABRIC COVERS THE BOTTOM HALF OF THE FILTER EXTENDING TO THE ROCK BAG PLATFORM. IT IS THE PURCHASERS RESPONSIBILITY TO SELECT APPROPRIATE FILTER.

FILTER INSTALLATION
FILTER SHOULD BE PLACED OVER FRAME. POCKETS ON THE EDGES OF THE FILTER SHOULD BE FILLED WITH ROCK. INSTALLER SHALL PROVIDE ROCK FOR FILTER POCKETS

MAINTENANCE
ALL TEMPORARY EROSION, SEDIMENTATION, & POLLUTION CONTROL PRACTICES SHOULD BE INSPECTED DAILY. CONTRACTOR SHALL REMOVE SEDIMENT AND DISPOSE OF IN A PROPER MANNER. INSPECT FRAME AND FILTER DAILY FOR CUTS, ABRASIONS, AND PROPER INSTALLATION. REPLACE OR REPOSITION AS NECESSARY.



ISOMETRIC ASSEMBLY VIEW
OF R100A-DOT

REPLACEMENT FILTERS: MODEL # R-140HF OR R-140DOT

ROUND BASE FRAME & FILTER ASSEMBLY 60" DIAMETER AKA "SS-100A (Round)" Model # R-100A	FRAME MATERIAL: BLACK PE
	FILTER FABRIC MATERIAL: REFER TO SPEC
	SCALE: NOT TO SCALE
	LAST UPDATED: MARCH 2021

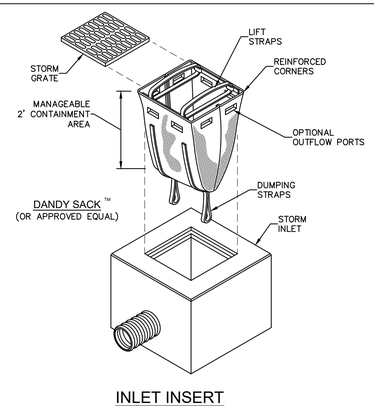
SILT-SAVER, INC. 1200 FORRESTER CEMETERY RD, COVINGTON, GA 30014 PHONE: (770) 388-7818 FAX: (770) 388-7640 TOLL FREE: 1-866-382-SILT (7458) www.siltsaver.com

INLET PROTECTION NOTE:
THE CONTRACTOR IS TO SELECT AND PROVIDE APPROPRIATELY SIZED INLET PROTECTION BASED UPON INLET SIZE.

INLET PROTECTION SHALL BE AS MANUFACTURED BY SILT SAVER SEDIMENT CONTROL PRODUCTS AS DEPICTED HERE OR APPROVED EQUAL.

INLET PROTECTION DETAILS

ALL PHASES



INLET INSERT

N.T.S

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

NOTES:
1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEED REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.

INLET PROTECTION DETAILS

ALL PHASES

INLET PROTECTION DETAILS

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NK/A

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO No. 96101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/23/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

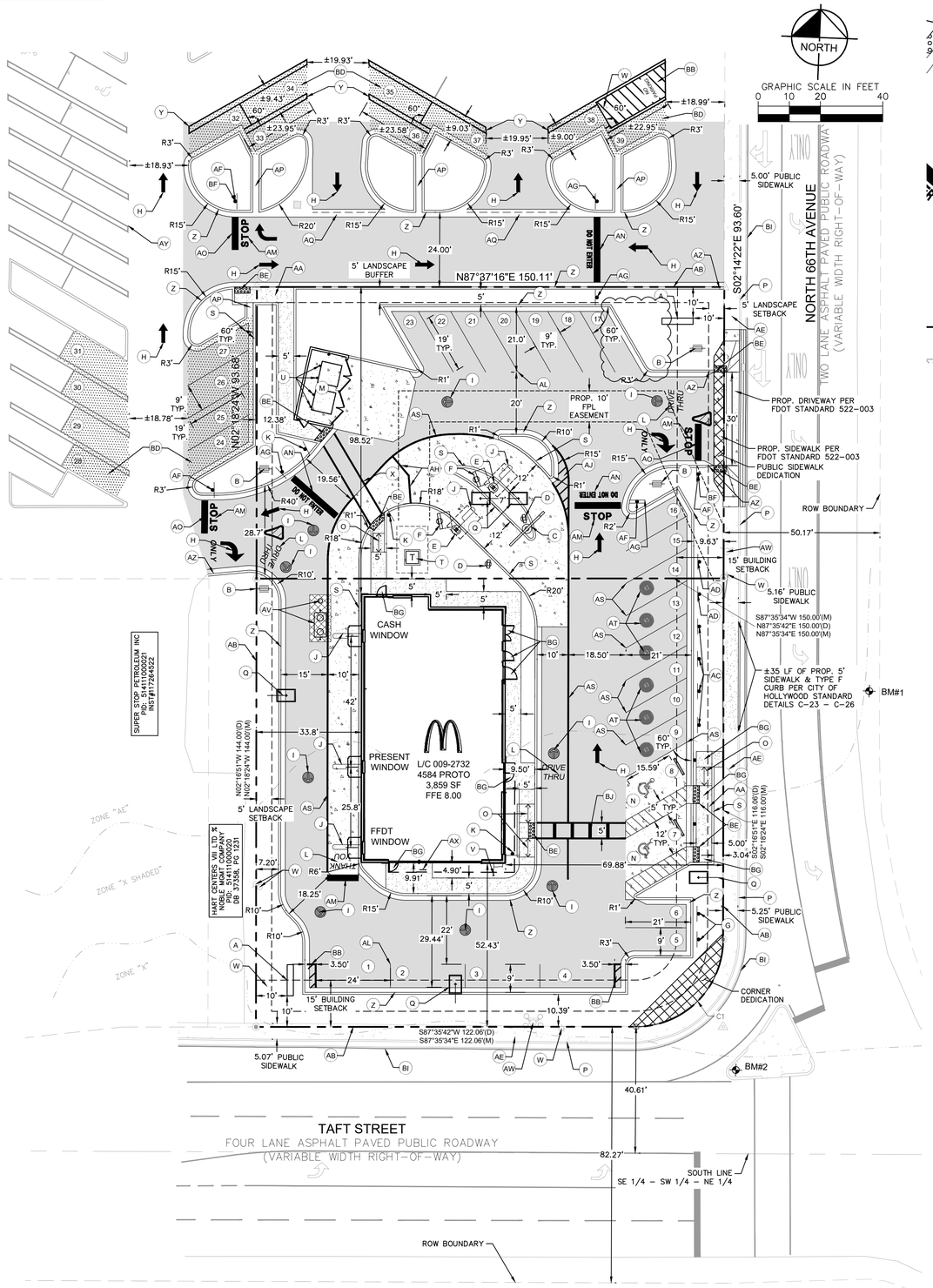
EROSION CONTROL DETAILS

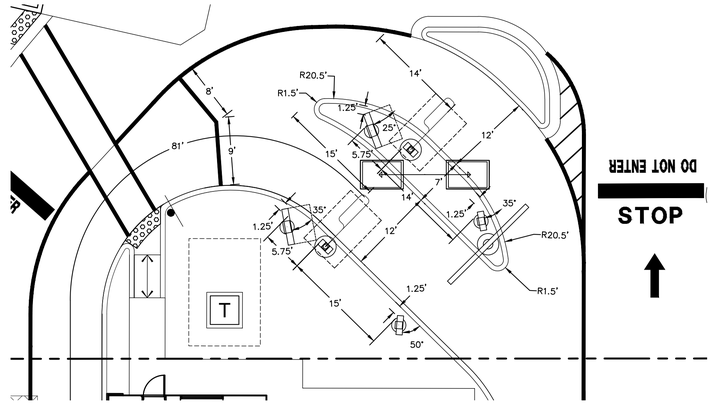
HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

HOLLYWOOD FL

SHEET NUMBER
C-009

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-009 EROSION CONTROL DETAILS June 23, 2025 12:58:12pm K:\VAB_LDEV\147208 - McDonald's\26 - 009-2732 - Hollywood\CAD\PlanSheets\C-EC01L2.dwg
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DRIVE-THRU DETAIL
SCALE: 1" = 10'

SITE LEGEND

A. PROPOSED MONUMENT SIGN
B. PROPOSED DIRECTIONAL SIGN
C. PROPOSED GATEWAY DOUBLE ARM
D. PROPOSED PRE-BROWSE BOARD
E. PROPOSED DRIVE-THRU CANOPY
F. PROPOSED DIGITAL MENU BOARD
G. PROPOSED DRIVE-THRU PULL FORWARD/PARK SIGNS
H. PROPOSED DIRECTIONAL ARROW, (WHITE)
I. PROPOSED McDONALD'S GOLD STANDARD TRAFFIC ARROW
J. PROPOSED LOOP DETECTOR
K. PROPOSED PEDESTRIAN CROSSING SIGN (W11-2)
L. PROPOSED PAVEMENT MARKING (PMS 123 YELLOW)
M. PROPOSED TRASH CORRAL WITH STUCCO ON ENCLOSURE TO MATCH THE BUILDING FACADE (SEE ARCHITECTURAL PLANS FOR DETAILS)
N. PROPOSED ADA PARKING SPACE AND SIGNAGE (VAN ACCESSIBLE)
O. PROPOSED ADA CURB RAMP (PER FDOT INDEX 522-002)
P. EXISTING TYPE "F" CURB
Q. PROPOSED LIGHT POLE
R. NONE
S. PROPOSED TYPE "D" CURB
T. PROPOSED TRANSFORMER PRIOR TO CONSTRUCTION COMMENCEMENT CONTRACTOR TO COORDINATE WITH FP&L
U. PROPOSED 6" BOLLARD (TYP)
V. PROPOSED 60' H. FLAGPOLE
W. EXISTING UTILITY POLE
X. PROPOSED CROSSWALK
Y. PROPOSED PARKING STRIPING TO MATCH EXISTING CONDITIONS
Z. PROPOSED TYPE "F" CURB
AA. PROPOSED FLUSH SIDEWALK
AB. EXISTING RIGHT OF WAY / PROPERTY LINE
AC. PROPOSED MOBILE ORDERING PARKING SIGN
AD. PROPOSED MCDELIVERY AND MOBILE ORDERING COMBINATION PARKING STALL SIGN
AE. EXISTING SIDEWALK
AF. PROPOSED STOP SIGN (R1-1)
AG. PROPOSED 'DO NOT ENTER' SIGN (R5-1)
AH. PROPOSED 8" STRIPE (PMS 123 YELLOW)
AI. PROPOSED 6" DASHED GOLD STRIPE (PMS 123 YELLOW)
AJ. PROPOSED 6" GOLD (PMS 123 GOLD) STRIPE AT 60' 3' OC
AK. NONE
AL. PROPOSED 4" WHITE STRIPE
AM. PROPOSED 36" H. WHITE 'STOP' PAVEMENT MARKING
AN. PROPOSED 24" H. WHITE 'DO NOT ENTER' PAVEMENT MARKING
AO. PROPOSED 24" WHITE STOP BAR
AP. PROPOSED 2' CONCRETE FLUME (SEE DETAIL SHEET C-103)
AQ. VALLEY GUTTER (SEE DETAIL SHEET C-103)
AR. NONE
AS. PROPOSED 6" GOLD STRIPE (PMS 123 GOLD)
AT. PROPOSED MOBILE PICK UP PAVEMENT MARKING (SEE DETAIL SHEET C-104)
AU. NONE
AV. PROPOSED SHCIER GB-500 GREASE INTERCEPTOR AND SCHIER SAMPLING POINT(SEE DETAIL SHEET C-302 & C-303)
AW. EXISTING FIRE HYDRANT
AX. BICYCLE RACK (SEE DETAIL SHEET C-103
AY. EXISTING PARKING STRIPING
AZ. 3' CURB TRANSITION (FDOT INDEX 520-001)
BA. NO LEFT TURN SIGN (R3-2)
BB. 6" WHITE STRIPE AT 60' 3' OC
BC. NONE
BD. CROSS PARKING AGREEMENT SPACES
BE. PROPOSED FDOT DETECTABLE WARNING (SEE DETAIL SHEET C-104)
BF. PROPOSED RIGHT TURN ONLY SIGN (R3-2)
BG. 5'x5' SIDEWALK CLEAR SPACE. SIDEWALK NOT TO EXCEED 2% CROSS SLOPE IN ANY DIRECTION
BH. PROPOSED CONCRETE WHEEL STOP (SEE DETAIL SHEET C-103)
BI. EX. PAVEMENT MARKINGS
BJ. FDOT SPECIAL EMPHASIS SIDEWALK PER FDOT INDEX 711-001

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR ACRIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ALL PAVEMENT MARKINGS AND STRIPING MUST BE PER FDOT STANDARD PLANS INDEX 711-001.

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
6. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS
7. ALL SIGNS, WHICH ARE ELECTRONICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
8. ANY LIP FROM ¼" BUT NOT GREATER THAN ½" WILL BE LEVELED TO MEET ADA REQUIREMENTS.

SITE DATA

LOCATION:	SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST
PARCEL ID:	PARCEL 1:514111000044 PARCEL 2:514111000020
ADDRESS:	6601 TAFT STREET HOLLYWOOD, FL 33024
ZONING:	C-3 COMMERICAL
LAND USE:	COMMERCIAL
SITE AREA:	35,483 SF 0.815 AC

	EXISTING	PROPOSED
LOT AREA:	35,483 SF (100%)	35,483 SF (100%)
BUILDING AREA:	0 SF (0.0%)	3,859 SF (10.88%)
IMPERVIOUS AREA:	29,728 SF (83.78%)	23,446 SF (66.07%)
PERVIOUS AREA :	5,755 SF (16.22%)	8,178 SF (23.04%)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	15'	52.43'
REAR (NORTH)	0'	98.52'
SIDE (WEST)	0'	33.8'
SIDE (EAST)	15'	69.88'

LANDSCAPE SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	5'	10.39'
REAR (NORTH)	5'	5.58'
SIDE (WEST)	5'	7.2'
SIDE (EAST)	5'	9.63'

	REQUIRED	PROVIDED
STANDARD	37	21
ACCESSIBLE per ADA	2	2
CROSS PARKING AGREEMENT	–	16
TOTAL PARKING	39	39 (INCLUDING CROSS PARKING)
PARKING RATIO	60% OF GFA, THEN 1 SPACE PER 60SF OF RESULT	
PARKING MEASUREMENTS	9'x19' FOR ALL 60° PARKING SPACES 9'x24' FOR ALL PARALLEL PARKING SPACES	
OVERALL SHOPPING CENTER	506	525

*APPROVED PARKING VARIANCE (RESOLUTION NO. 08-V-24)

	REQUIRED	PROVIDED
VEHICULAR USE OPEN SPACE	5,005 SF	5,206 SF

	REQUIRED	PROVIDED
BIKE PARKING	0	2

MCDONALDS SEAT COUNT:	38
MCDONALDS FULL STAFF COUNT:	14

	MAXIMUM	PROVIDED
BUILDING HEIGHT	60'	18'-9¾"

BENCHMARK #1
ELEV=7.16' DESCRIPTION: MAG NAIL SET

BENCHMARK #2
ELEV=8.33' DESCRIPTION: MAG NAIL SET

FLOOD INFORMATION
FLOOD ZONE "X" AND "AE (EL 6)", BASED ON FLOOD INSURANCE RATE MAP 12011C0563J; COMMUNITY NAME AND NUMBER, BROWARD COUNTY; EFFECTIVE: 7/31/2024

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	43.95'	28.00'	--	S42°34'23"W	39.58'

HATCH LEGEND
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- REINFORCED CONCRETE
- CROSS PARKING SPACES

SIGN LEGEND
- ACCESSIBLE PARKING (FTP-20-06)
- PENALTY (FTP-22-06)
- STOP SIGN (R1-1) (30"X30")
- DO NOT ENTER (R5-1) (30"X30")
- NO LEFT TURN (R3-2) (24"X24")
- PEDESTRIAN CROSSING (W11-2)

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

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1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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DANIEL ALFREDO BLASCO — No. 95101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 6/23/2025

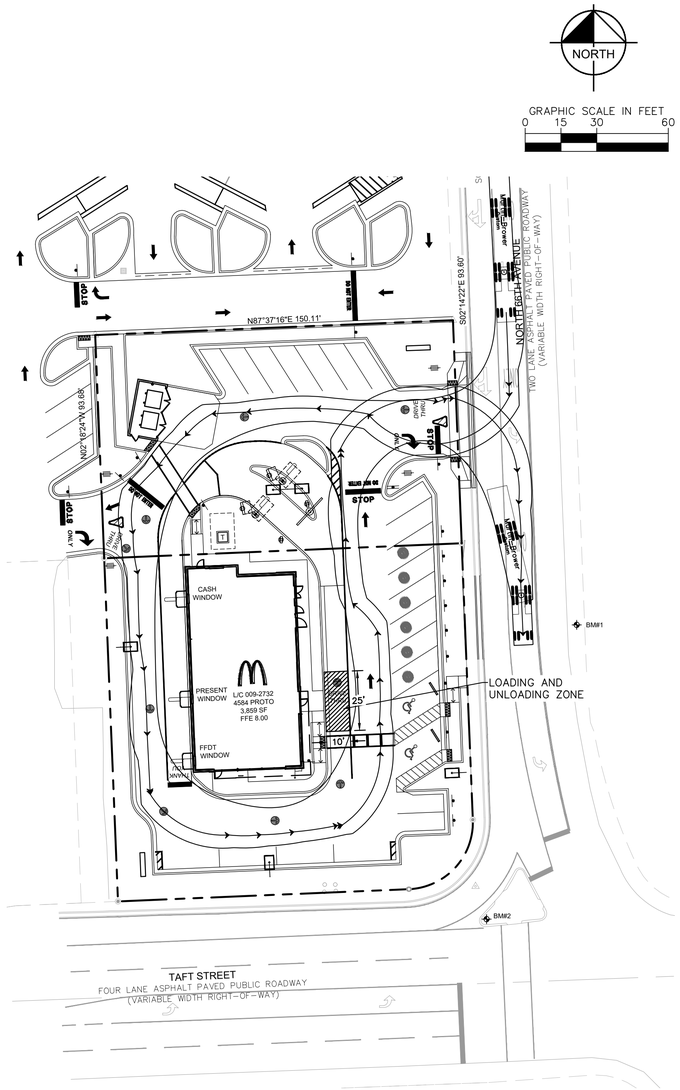
KHA PROJECT 147208526
DATE 6/3/2025
SCALE AS SHOWN
DESIGNED BY DAB
DRAWN BY DBT
CHECKED BY PVR

SITE PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

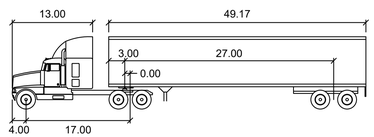
SHEET NUMBER
C-100

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-100 SITE PLAN June 23, 2025 12:58:20pm K:\VRB_LDV\147208 - McDonald's\526 - 009-2732 - Hollywood\C\Sheets\C-SITE.dwg
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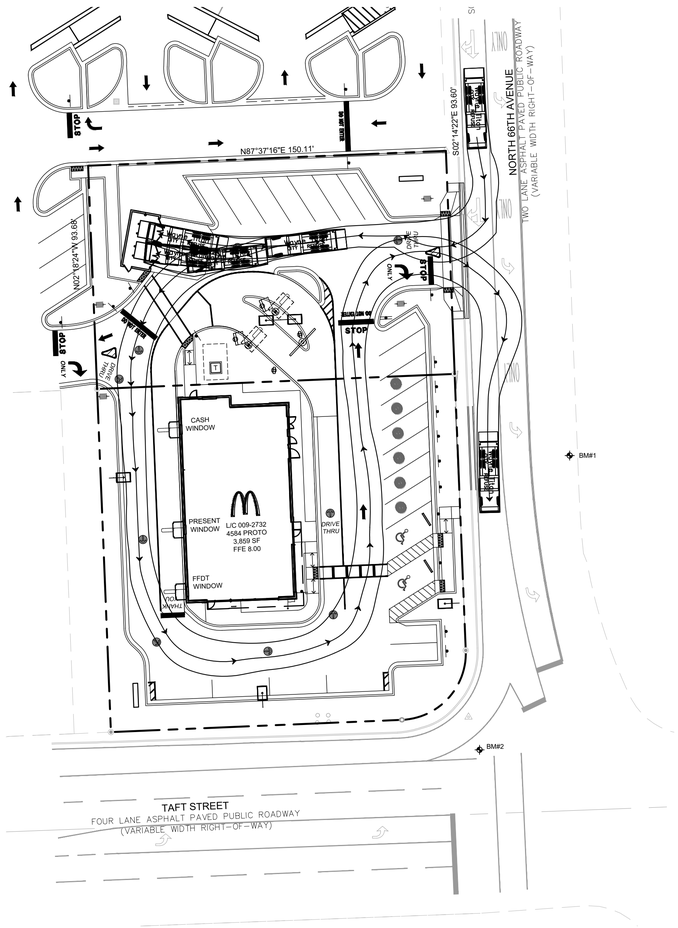
DELIVERY TRUCK ACCESS DETAIL

SCALE: 1" = 30'



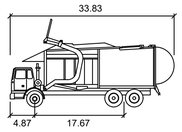
	feet
Tractor Width	: 8.00'
Trailer Width	: 8.50'
Tractor Track	: 8.00'
Trailer Track	: 8.00'
Lock to Lock Time	: 6.0
Steering Angle	: 28.4
Articulating Angle	: 70.0

Martin-Brower



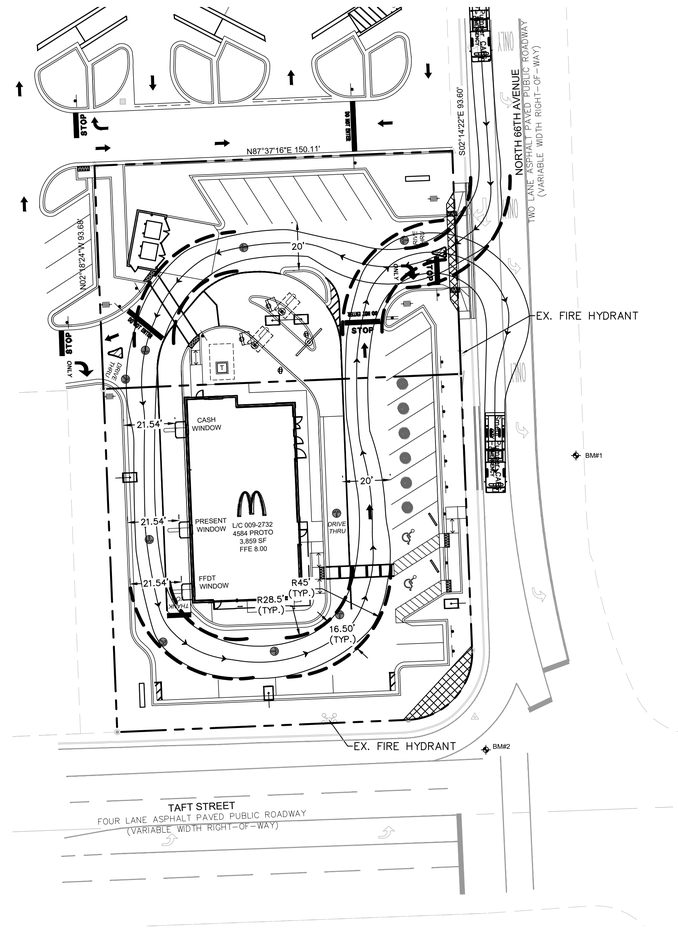
GARBAGE TRUCK ACCESS DETAIL

SCALE: 1" = 30'



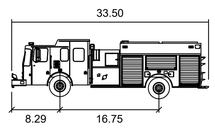
	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Wayne Titan



FIRE TRUCK ACCESS DETAIL

SCALE: 1" = 30'



	feet
Width	: 8.17
Track	: 7.94
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

Smeal Pumper CAFS

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DANIEL ALFREDO BLASCO — No. 96101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 6/23/2025

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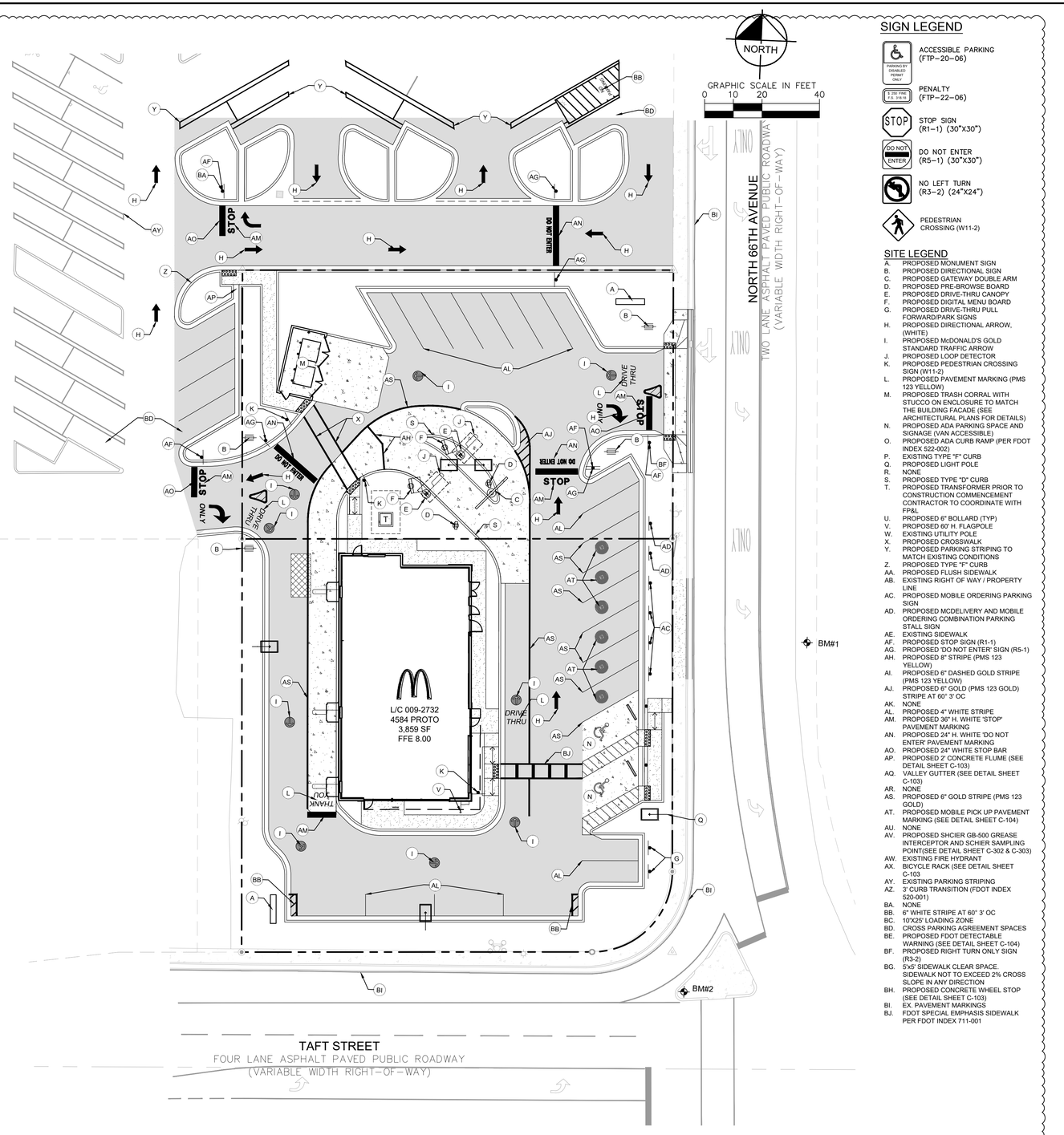
KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

TRUCK TURN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-101

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-101 TRUCK TURN June 23, 2025 12:58:27pm K:\VRB_LDEV\147208 - McDonalds\026 - 009-2732 - Hollywood\CAD\PlanSheets\C-SITE.dwg
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SIGN LEGEND

- ACCESSIBLE PARKING (FTP-20-06)
- PENALTY (FTP-22-06)
- STOP SIGN (R1-1) (30"X30")
- DO NOT ENTER (R5-1) (30"X30")
- NO LEFT TURN (R3-2) (24"X24")
- PEDESTRIAN CROSSING (W11-2)

SITE LEGEND

A. PROPOSED MONUMENT SIGN
B. PROPOSED DIRECTIONAL SIGN
C. PROPOSED GATEWAY DOUBLE ARM
D. PROPOSED PRE-BROWSE BOARD
E. PROPOSED DRIVE-THRU CANOPY
F. PROPOSED DIGITAL MENU BOARD
G. PROPOSED DRIVE-THRU PULL FORWARD/PARK SIGNS
H. PROPOSED DIRECTIONAL ARROW, (WHITE)
I. PROPOSED McDONALD'S GOLD STANDARD TRAFFIC ARROW
J. PROPOSED LOOP DETECTOR
K. PROPOSED PEDESTRIAN CROSSING SIGN (W11-2)
L. PROPOSED PAVEMENT MARKING (PMS 123 YELLOW)
M. PROPOSED TRASH CORRAL WITH STUCCO ON ENCLOSURE TO MATCH THE BUILDING FACADE (SEE ARCHITECTURAL PLANS FOR DETAILS)
N. PROPOSED ADA PARKING SPACE AND SIGNAGE (VAN ACCESSIBLE)
O. PROPOSED ADA CURB RAMP (PER FDOT INDEX 522-002)
P. EXISTING TYPE "F" CURB
Q. PROPOSED LIGHT POLE
R. NONE
S. PROPOSED TYPE "D" CURB
T. PROPOSED TRANSFORMER PRIOR TO CONSTRUCTION COMMENCEMENT CONTRACTOR TO COORDINATE WITH FP&L
U. PROPOSED 6" BOLLARD (TYP)
V. PROPOSED 60' H. FLAGPOLE
W. EXISTING UTILITY POLE
X. PROPOSED CROSSWALK
Y. PROPOSED PARKING STRIPING TO MATCH EXISTING CONDITIONS
Z. PROPOSED TYPE "F" CURB
AA. PROPOSED FLUSH SIDEWALK
AB. EXISTING RIGHT OF WAY / PROPERTY LINE
AC. PROPOSED MOBILE ORDERING PARKING SIGN
AD. PROPOSED MCDELIVERY AND MOBILE ORDERING COMBINATION PARKING STALL SIGN
AE. EXISTING SIDEWALK
AF. PROPOSED STOP SIGN (R1-1)
AG. PROPOSED 'DO NOT ENTER' SIGN (R5-1)
AH. PROPOSED 8" STRIPE (PMS 123 YELLOW)
AI. PROPOSED 6" DASHED GOLD STRIPE (PMS 123 YELLOW)
AJ. PROPOSED 6" GOLD (PMS 123 GOLD) STRIPE AT 60° 3' OC
AK. NONE
AL. PROPOSED 4" WHITE STRIPE
AM. PROPOSED 36" H. WHITE 'STOP' PAVEMENT MARKING
AN. PROPOSED 24" H. WHITE 'DO NOT ENTER' PAVEMENT MARKING
AO. PROPOSED 24" WHITE STOP BAR
AP. PROPOSED 2' CONCRETE FLUME (SEE DETAIL SHEET C-103)
AQ. VALLEY GUTTER (SEE DETAIL SHEET C-103)
AR. NONE
AS. PROPOSED 6" GOLD STRIPE (PMS 123 GOLD)
AT. PROPOSED MOBILE PICK UP PAVEMENT MARKING (SEE DETAIL SHEET C-104)
AU. NONE
AV. PROPOSED SHCIER GB-500 GREASE INTERCEPTOR AND SCHIER SAMPLING POINT(SEE DETAIL SHEET C-302 & C-303)
AW. EXISTING FIRE HYDRANT
AX. BICYCLE RACK (SEE DETAIL SHEET C-103
AY. EXISTING PARKING STRIPING
AZ. 3' CURB TRANSITION (FDOT INDEX 520-001)
BA. NONE
BB. 6" WHITE STRIPE AT 60° 3' OC
BC. 10'X25' LOADING ZONE
BD. CROSS PARKING AGREEMENT SPACES
BE. PROPOSED FDOT DETECTABLE WARNING (SEE DETAIL SHEET C-104)
BF. PROPOSED RIGHT TURN ONLY SIGN (R3-2)
BG. 5'x5' SIDEWALK CLEAR SPACE. SIDEWALK NOT TO EXCEED 2% CROSS SLOPE IN ANY DIRECTION
BH. PROPOSED CONCRETE WHEEL STOP (SEE DETAIL SHEET C-103)
BI. EX. PAVEMENT MARKINGS
BJ. FDOT SPECIAL EMPHASIS SIDEWALK PER FDOT INDEX 711-001

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

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DANIEL ALFREDO BLASCO — No. 96101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 6/23/2025

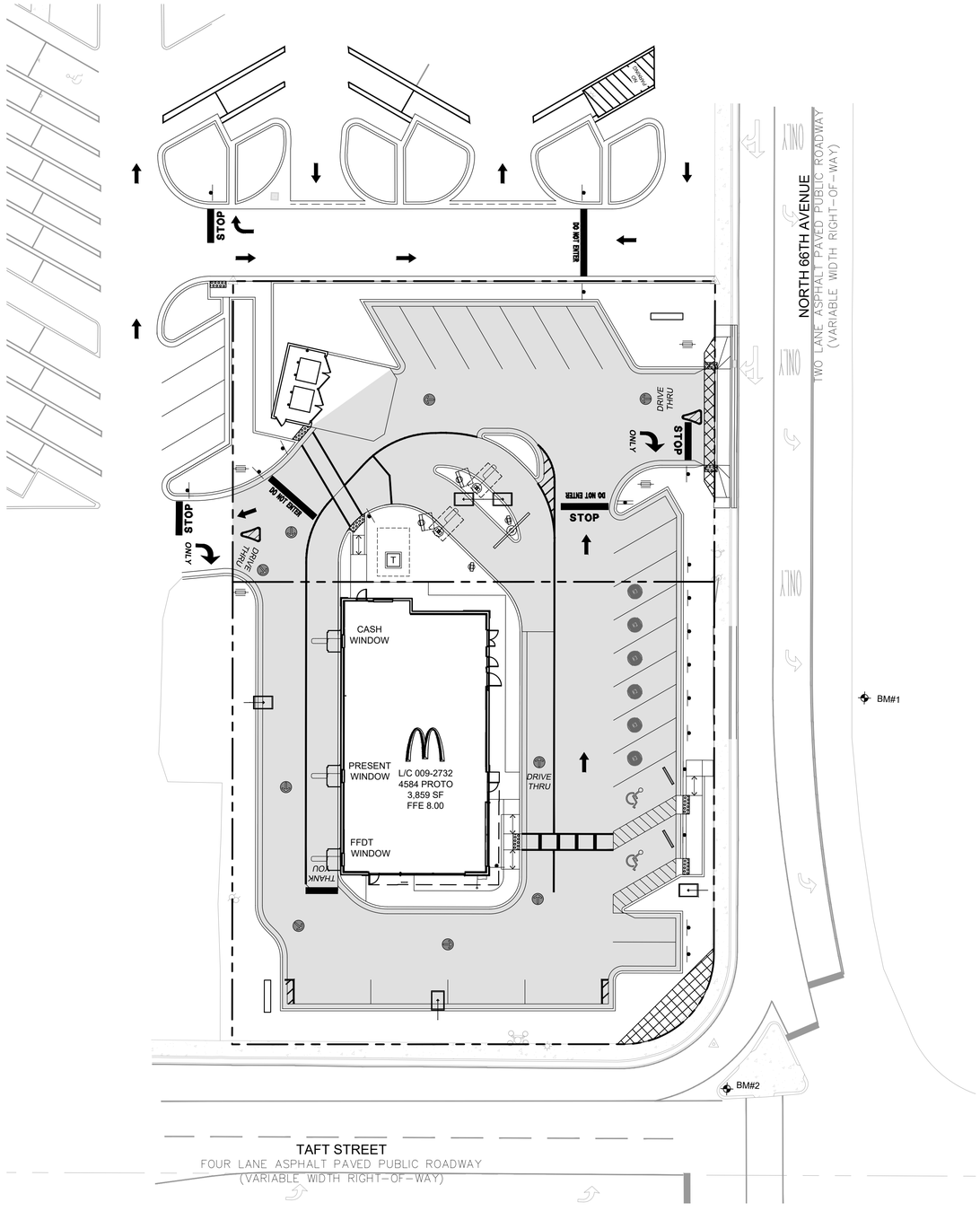
KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

PAVEMENT MARKING AND SIGNAGE PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-102

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-102 PAVEMENT MARKING AND SIGNAGE PLAN June 23, 2025 12:58:37pm K:\VRB_LDEV\147208 - McDonalds\026 - 009-2732 - Hollywood\CAD\PlanSheets\JC-SITE_MRKG.dwg
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VEHICULAR USE TABLE

	REQUIRED	PROVIDED
VEHICULAR USE OPEN SPACE	5,005 SF	5,206 SF

¼ x 20,020 SF(VEHICULAR USE AREA) = 5,005 SF

LEGEND

VEHICULAR USE AREA

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

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DANIEL ALFREDO BLASCO No. 96101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

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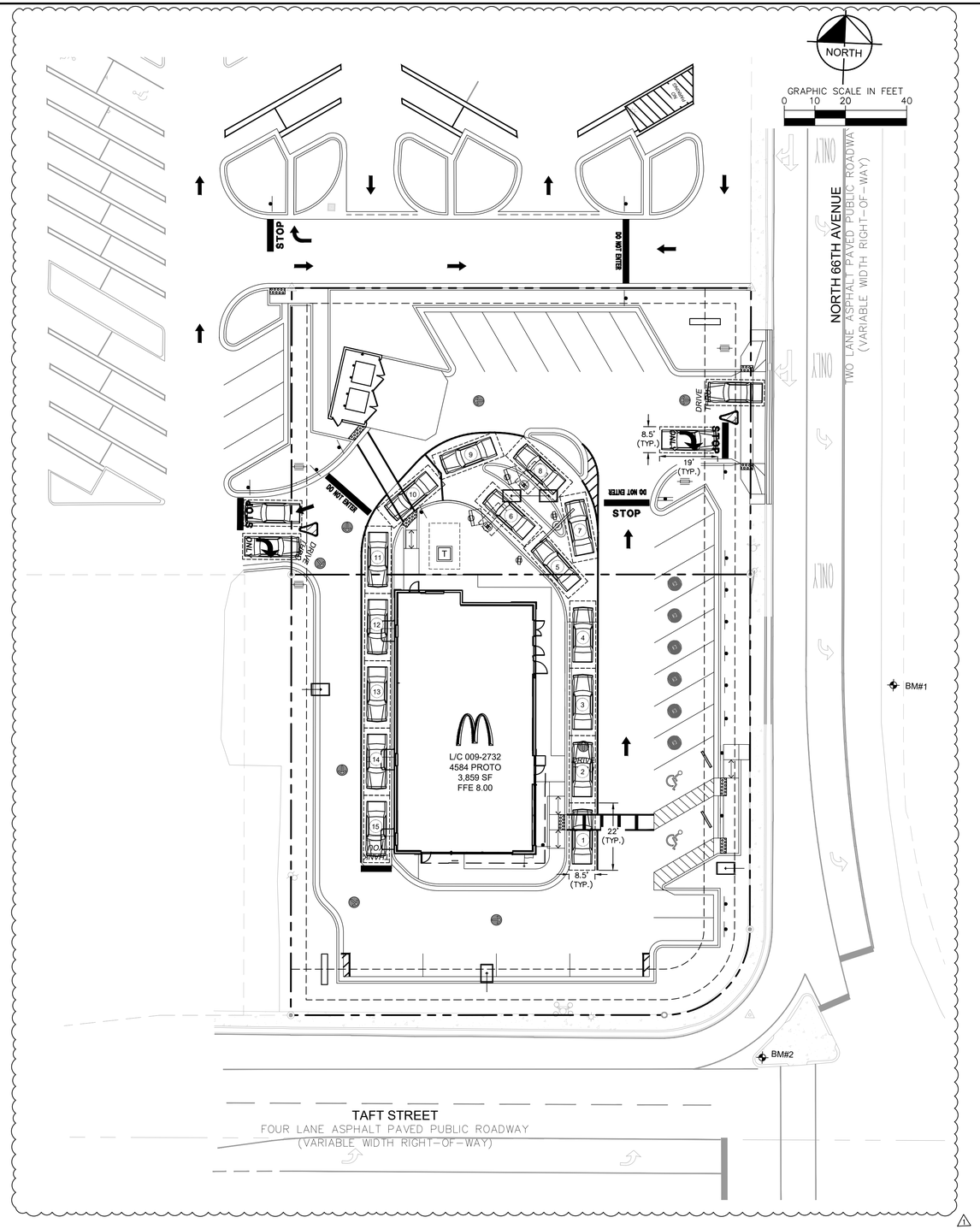
KHA PROJECT 147208526
DATE 6/3/2025
SCALE AS SHOWN
DESIGNED BY DAB
DRAWN BY DBT
CHECKED BY PVR

VEHICULAR USE AREA

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-103

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-103 VEHICULAR USE AREA June 23, 2025 12:58:48pm K:\VRB_LDP\147208 - McDonalds\926 - 009-2732 - Hollywood\CAD\PlanSheets\C-SITE.dwg
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PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO LICENSE No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

KHA PROJECT 147208526
DATE 6/3/2025
SCALE AS SHOWN
DESIGNED BY DAB
DRAWN BY DBT
CHECKED BY PVR

VEHICLE STACKING PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-104

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-104 VEHICLE STACKING PLAN June 23, 2025 12:58:56pm K:\VRB_LDEV\147208 - McDonalds\C26 - 009-2732 - Hollywood\CAD\PlanSheets\C-SITE_QUE.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SITE DATA

LOCATION:	SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST
PARCEL ID:	PARCEL 1: 514111000044 PARCEL 2: 514111000020
ADDRESS:	6603 TAFT STREET HOLLYWOOD, FL 33024
ZONING:	C-3 COMMERICAL
LAND USE:	COMMERCIAL

PRE-DEVELOPMENT PARKING SUMMARY:

	REQUIRED	PROVIDED
OVERALL SHOPPING CENTER	506	539
MCDONALD'S	0	0

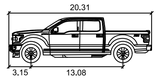
POST-DEVELOPMENT PARKING SUMMARY:

	REQUIRED	PROVIDED
OVERALL SHOPPING CENTER	506	525
MCDONALD'S	39	39 (INCLUDING 15 CROSS PARKING SPACES)

*PARKING VARIANCE RECORDED ON 7/3/2008, RESOLUTION NO. 08-V-24

AREA OF IMPACT (OFFSITE WORK)

	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS AREA	10,448 SF (91.3%)	9,217 SF (80.6%)
PERVIOUS AREA	991 SF (8.7%)	2,222 SF (19.4%)
TOTAL AREA	11,439 SF (100%)	11,439 SF (100%)



Ford F-150 Crew Cab 2015

	feet
Width	: 6.66
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 35.0

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ALFREDO BLASCO LICENSE No. 96101 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/23/2025

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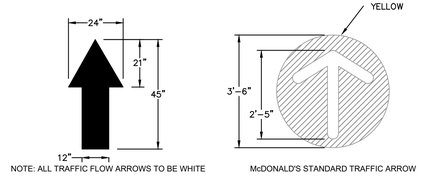
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OVERALL SITE PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
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SHEET NUMBER
C-105

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-105 OVERALL SITE PLAN June 23, 2025 12:58:08pm K:\VRB_LDEV\147208 - McDonalds\526 - 009-2732 - Hollywood\CAD\FinSheets\C-OVERALL SITE.dwg
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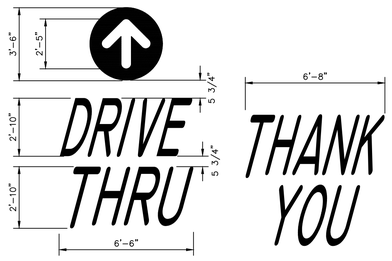


NOTE: ALL TRAFFIC FLOW ARROWS TO BE WHITE

McDONALD'S STANDARD TRAFFIC ARROW

ON-SITE TRAFFIC FLOW ARROWS

N.T.S



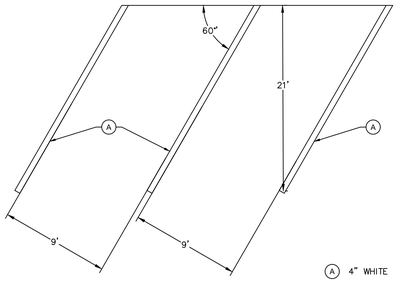
PAVEMENT BRANDING NOTES:

1. YELLOW PAINT (PMS123) IS USED FOR ALL DRIVE-THRU MARKINGS.
2. THE WORDS 'DRIVE-THRU' AND THE CIRCLE ARROW ARE PLACED AT ALL ENTRANCES TO THE LOT APPROX. 25' TO 30' FROM THE CURB OR SIDEWALK.
3. THE WORDS 'DRIVE-THRU' SHOULD BE CENTERED IN THE DRIVEWAY FOR ONE WAY TRAFFIC (ON THE INGRESS SIDE OF THE DRIVE AISLE IF THERE IS TWO WAY TRAFFIC).
4. THE CIRCLE DIRECTIONAL ARROW SHOULD BE CENTERED ABOVE THE WORD 'DRIVE' APPROX. 5' IN TO THE PARKING LOT.
5. IF FIVE OR MORE ARROWS ARE NEEDED TO DIRECT CARS TO THE DRIVE-THRU, PLAN THE CORRECT PLACEMENT OF THE ARROWS TO INCLUDE THE APPLICATION OF THE WORDS 'DRIVE THRU' WITH AN ARROW CENTERED ABOVE THE WORD 'DRIVE,' ORIENTED TO THE DECISION POINT.
6. THE DOUBLE-HEADED ARROW FOR A SIDE-BY-SIDE DRIVE-THRU SHOULD BE POSITIONED TO DIRECT TRAFFIC TO EITHER LANE, AS CARS APPROACH TO THE ISLAND. EACH ARROW MUST BE CUSTOMIZED TO FIT THE LANE CONFIGURATION.



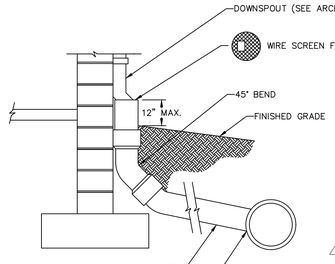
STOP BAR WITH 'STOP' AND 'DO NOT ENTER' TEXT

N.T.S



ANGLED PARKING STALL STRIPING

N.T.S

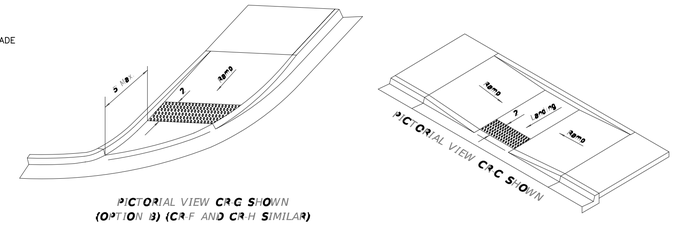


NOTES:

1. PIPE MUST BE SCHEDULE 40 PVC.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

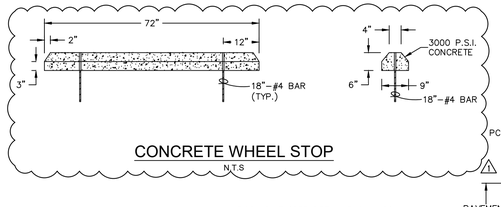
DOWNSPOUT COLLECTOR DETAIL

N.T.S



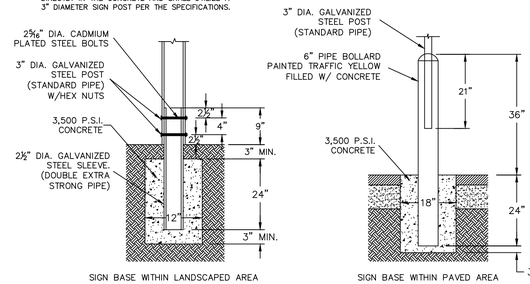
FDOT DETECTABLE WARNING

N.T.S



CONCRETE WHEEL STOP

N.T.S

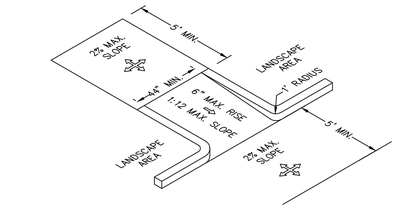


SIGN BASE WITHIN LANDSCAPED AREA

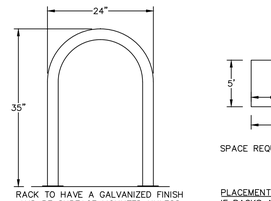
SIGN BASE WITHIN PAVED AREA

SIGN BASE

N.T.S



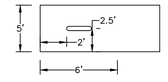
1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL - IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF-WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T INDEX 304.
8. WHEN ACCESSIBLE PARKING ABUTS CURB OR EDGE OF PAVEMENT, PLEASE REFER TO DETAIL FOR STRIPING COLOR, STALL DIMENSIONS AND SLOPE.
9. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED ½" WITHOUT A RAMP PER SECTION 11-4.3.8.
10. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX 17346.



RACK TO HAVE A GALVANIZED FINISH AND BE SURFACE MOUNTED UNLESS OTHERWISE NOTED

DERO BIKE RACK CO.
504 MALCOLM AVENUE SE
MINNEAPOLIS, MN 55414
PHONE: 800-891-9298

HOOP RACK
(OR APPROVED EQUAL)



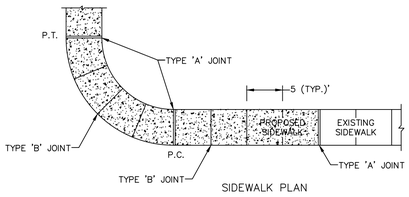
SPACE REQUIREMENTS AND CLEARANCES

PLACEMENT CONSIDERATIONS
IF RACKS ARE TO BE PLACED IN 'PARALLEL,' PLEASE ALLOW A MINIMUM OF 30" (INCHES) ON CENTER TO ALLOW SPACING BETWEEN BICYCLES.

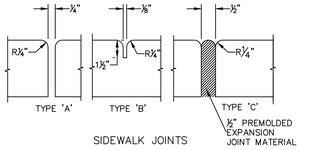
IF RACKS ARE TO BE PLACED IN 'SERIES,' PLEASE ALLOW 14' ON CENTER OF SPACING BETWEEN THE RACKS. THIS PERMITS 6' (FEET) CLEARANCE FOR BICYCLES ON EACH RACK WITH A 4' (FEET) COMMON AREA IN BETWEEN FOR INGRESS AND EGRESS.

BICYCLE RACK

N.T.S

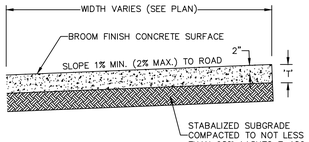


SIDEWALK PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



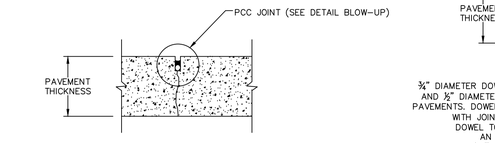
STANDARD CROSS SECTION

TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
PRIVATE SIDEWALK AREAS	5"
PUBLIC SIDEWALK AREAS	6"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

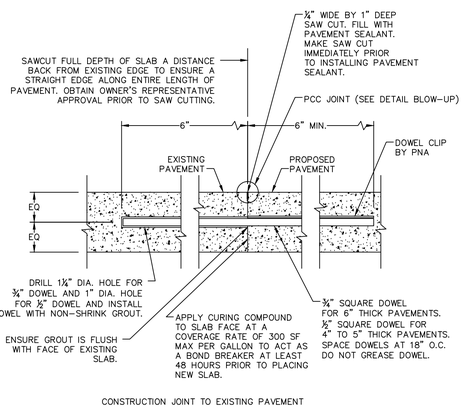
CONCRETE SIDEWALK

N.T.S

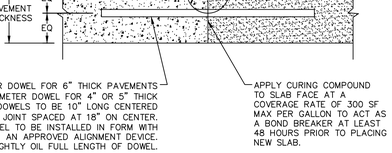


NOTE:
10' JOINT SPACING UNLESS OTHERWISE NOTED

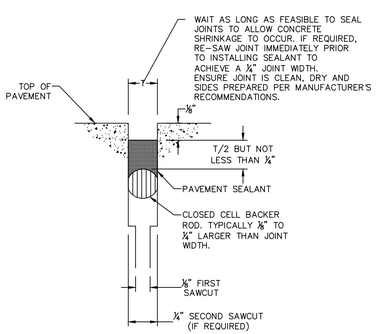
CONTRACTION JOINT



CONSTRUCTION JOINT TO EXISTING PAVEMENT



CONSTRUCTION JOINT



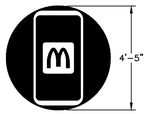
NOTES:

1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)

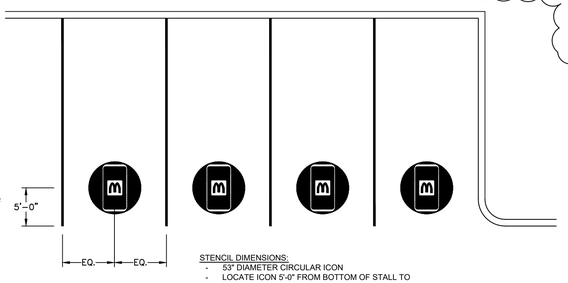
HEAVY DUTY CONCRETE JOINT DETAILS

N.T.S



RECOMMENDATIONS:

- CURBSIDE PAVEMENT MARKING SHOULD BE INCLUDED WITH ALL CURBSIDE PICK UP STALLS (MIN. 4 STALLS PER SITE).
- PAVEMENT MARKING SHOULD NOT BE USED IN PLACE OF CURBSIDE SIGNAGE.
- CURBSIDE PARKING STALLS SHOULD BE STRIPED PMS 123 GOLD.
- THE CURBSIDE ICON SHOULD BE PMS 123 GOLD.



STENCIL DIMENSIONS:

- 53" DIAMETER CIRCULAR ICON
- LOCATE ICON 5'-0" FROM BOTTOM OF STALL TO CENTER OF STENCIL. CENTER THE ICON IN THE MIDDLE OF THE PARKING STALL WIDTH AS SHOWN.
- ALIGN ICON WITH STALL ORIENTATION IF PARKING IS ANGLED.

CURBSIDE PAVEMENT MARKING

N.T.S

CROSSWALK

N.T.S

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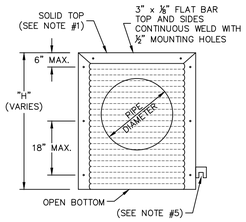
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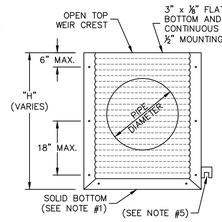
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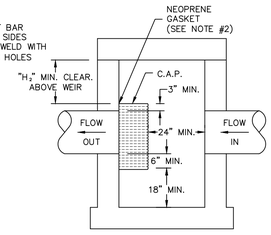
Plotted By:Blasco, Daniel Street Set:Hollywood Layout:C-106 SITE DETAILS June 23, 2025 12:09:14pm K:\FLL\HLD\1\142708 - McDonald's\526 - 009-2732 - Hollywood\CAD\PlanSheets\C-DETL.dwg
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FRONT VIEW
P.R.B. DETAIL



FRONT VIEW
WEIR DETAIL



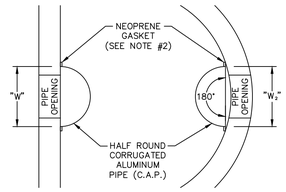
SIDE VIEW

WEIR SIZE PER PLAN

PIPE DIAM.	W (IN)	W_2 (IN)	T (GAUGE)	H_2 (IN)
15"	21"	21"	16	6
18"	24"	24"	16	7
21"	30"	30"	16	8
24"	30"	36"	16	10
30"	36"	42"	14	13
36"	42"	48"	14	16
42"	48"	54"	14	20
48"	54"	60"	14	23
54"	60"	66"	14	26

"W" RECTANGULAR STRUCTURE
"W_2" ROUND STRUCTURE

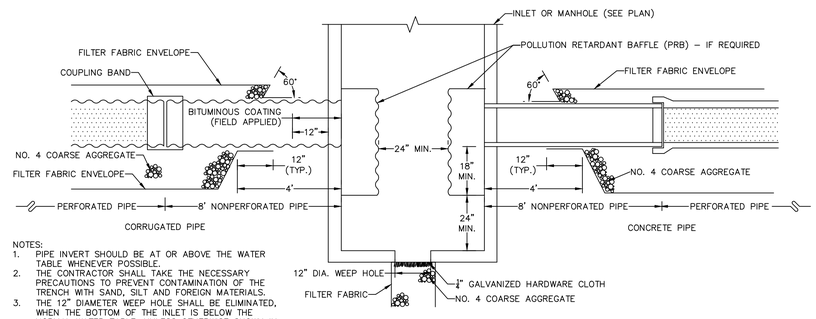
NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP FOR THE BAFFLE OR BOTTOM FOR WEIR.
2. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 2") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES OR BOTTOM OF WEIRS.
3. POLLUTION RETARDANT BAFFLE OR HALF PIPE WEIR TO BE FASTENED IN PLACE WITH ½" x 4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
4. FIBERGLASS BAFFLES AND WEIRS ARE NOT PERMITTED.
5. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.



TOP VIEW
RECTANGULAR STRUCTURE

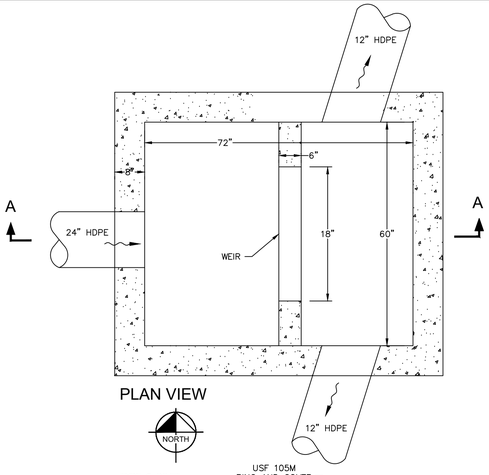
TOP VIEW
ROUND STRUCTURE

POLLUTION RETARDANT BAFFLE (PRB) AND WEIR DETAILS
N.T.S

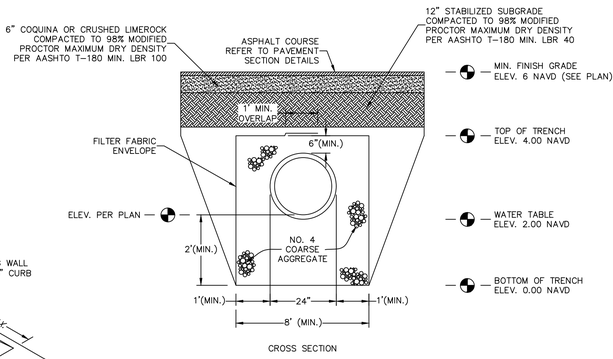


NOTES:
1. PIPE INVERT SHOULD BE AT OR ABOVE THE WATER TABLE WHENEVER POSSIBLE.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
3. THE 12" DIAMETER WEEP HOLE SHALL BE ELIMINATED, WHEN THE BOTTOM OF THE INLET IS BELOW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

LONGITUDINAL SECTION

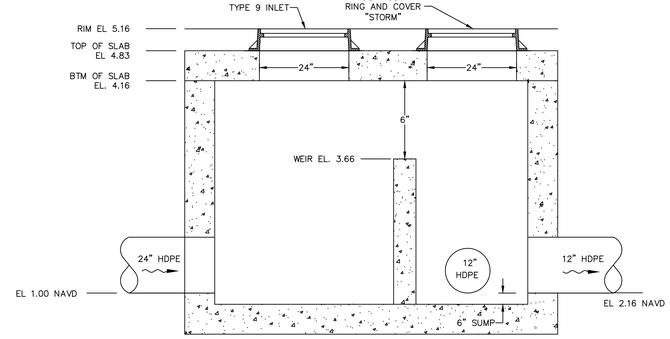


PLAN VIEW

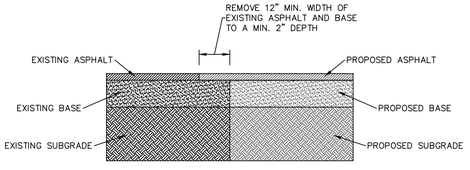


CROSS SECTION

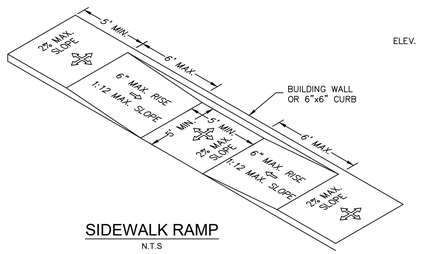
EXFILTRATION TRENCH
N.T.S



SECTION A-A

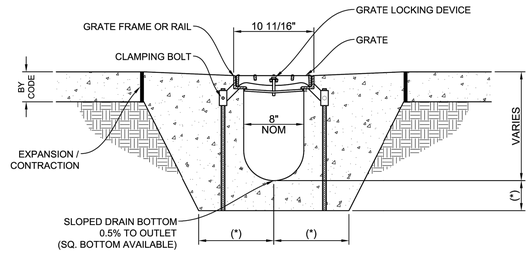


SAW-CUT
N.T.S

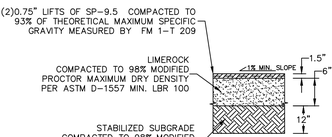


SIDEWALK RAMP
N.T.S

CONTROL STRUCTURE (CS-X)
N.T.S

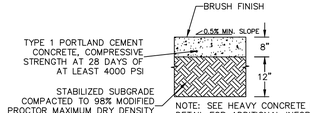


SECTION
DO NOT SCALE



STANDARD DUTY ASPHALT
N.T.S

NOTE:
1. CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL SUCH AS CLAY AND ROOTS PER AGENCY REQUIREMENTS.
2. REFER TO GEOTECH REPORT BY UNIVERSAL ENGINEERING SCIENCES



NOTE: SEE HEAVY CONCRETE PAVEMENT DETAILS DETAIL FOR ADDITIONAL INFORMATION REGARDING EXPANSION JOINTS AND REINFORCEMENT

HEAVY DUTY CONCRETE
N.T.S

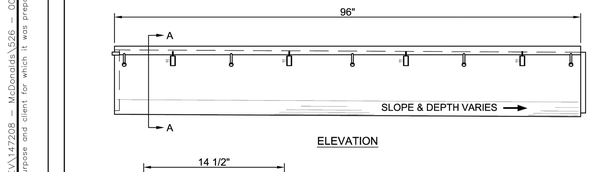
PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

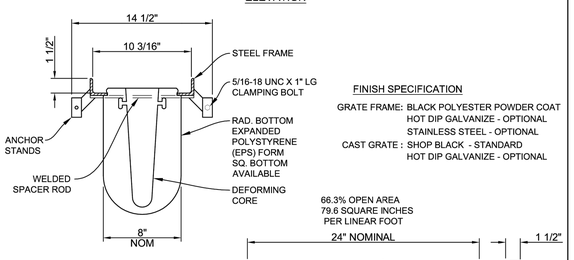
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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ELEVATION

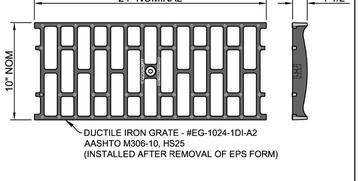


SECTION A-A
DO NOT SCALE

FINISH SPECIFICATION

GRATE FRAME: BLACK POLYESTER POWDER COAT
HOT DIP GALVANIZE - OPTIONAL
STAINLESS STEEL - OPTIONAL
CAST GRATE : SHOP BLACK - STANDARD
HOT DIP GALVANIZE - OPTIONAL

66.3% OPEN AREA
79.6 SQUARE INCHES
PER LINEAR FOOT



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
2. A TRENCH SHALL BE EXCAVATED A MINIMUM OF 12" WIDER THAN THE OVERALL WIDTH OF THE STEEL FRAME (6" MINIMUM ON EACH SIDE) AND A MINIMUM OF 6 INCHES DEEPER THAN THE OVERALL DEPTH OF THE ECONODRAIN EPS FORM.
3. DO NOT SCALE DRAWINGS.

Copyright © 2014 MultiDrain Systems, Inc.

MultiDrain	EconoDrain® Series #8 Standard Pre-Welded Frame	
1405 INDUSTRIAL DRIVE STATESVILLE, NC 28625 (704) 508-1010 1-800-433-1119 www.multidrainsystems.com	FILE NUMBER: CSI-ED-0896-1DI-A2-14a	REV: 00

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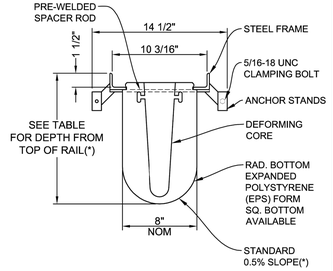
EPS FORM	DEPTH MIN	DEPTH MAX	FLOW GPM
SHALLOW EPS FORMS 06	6"	6 1/2"	281
07	6 1/2"	7"	325
08	7"	7 1/2"	370
09	7 1/2"	8"	415
10	8"	8 1/2"	461
11	8 1/2"	9"	507
12	9"	9 1/2"	554
13	9 1/2"	10"	601
14	10"	10 1/2"	648
15	10 1/2"	11"	695
16	11"	11 1/2"	742
17	11 1/2"	12"	790
18	12"	12 1/2"	838
19	12 1/2"	13"	886
20	13"	13 1/2"	934
21	13 1/2"	14"	982
22	14"	14 1/2"	1030
23	14 1/2"	15"	1078
DEEP EPS FORMS 24	15"	15 1/2"	1126
25	15 1/2"	16"	1175
26	16"	16 1/2"	1223
27	16 1/2"	17"	1272
28	17"	17 1/2"	1320
29	17 1/2"	18"	1369
30	18"	18 1/2"	1418
31	18 1/2"	19"	1466
32	19"	19 1/2"	1515
33	19 1/2"	20"	1564
34	20"	20 1/2"	1613
35	20 1/2"	21"	1662
36	21"	21 1/2"	1710
37	21 1/2"	22"	1759
38	22"	22 1/2"	1808
39	22 1/2"	23"	1857
40	23"	23 1/2"	1906
41	23 1/2"	24"	1955
42	24"	24 1/2"	2004
43	24 1/2"	25"	2053
44	25"	25 1/2"	2102
45	25 1/2"	26"	2151

(*) CUSTOM SLOPES & DEPTHS AVAILABLE

STEEL FRAMES & EPS FORMS ARE STANDARD 8'-0" LENGTHS

SHALLOW EPS FORMS: 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23

DEEP EPS FORMS: 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45



NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
2. A TRENCH SHALL BE EXCAVATED A MINIMUM OF 12" WIDER THAN THE OVERALL WIDTH OF THE STEEL FRAME (6" MINIMUM ON EACH SIDE) AND A MINIMUM OF 6 INCHES DEEPER THAN THE OVERALL DEPTH OF THE ECONODRAIN EPS FORM.
3. DO NOT SCALE DRAWINGS.

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MultiDrain	EconoDrain® Series #8 Standard Pre-Welded Frame	
1405 INDUSTRIAL DRIVE STATESVILLE, NC 28625 (704) 508-1010 1-800-433-1119 www.multidrainsystems.com	FILE NUMBER: CSI-ED-EPS-0896-14a	REV: 00

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SECTION
DO NOT SCALE

NOTES TO THE SPECIFIER:
1. ADD REBAR AS REQUIRED
2. (*) A TRENCH SHALL BE EXCAVATED A MINIMUM OF 12" WIDER THAN THE OVERALL WIDTH OF THE STEEL FRAME (6" MINIMUM ON EACH SIDE) AND A MINIMUM OF 6" DEEPER THAN THE OVERALL DEPTH OF THE ECONODRAIN EPS FORM.
3. SHOW TOP OF GRATE ELEVATION IN PLAN VIEW
4. EXPANSION / CONTRACTION JOINT PER LOCAL ENGINEERING REGULATIONS AND GUIDELINES
5. STANDARD CHANNEL LENGTH IS 8'-0" (96")
6. STANDARD CHANNEL SLOPE IS 0.5%
7. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.

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MultiDrain	EconoDrain® Series #8 Monolithic Pour Installation Detail	
1405 INDUSTRIAL DRIVE STATESVILLE, NC 28625 (704) 508-1010 1-800-433-1119 www.multidrainsystems.com	FILE NUMBER: CSI-ED-INST-M-0896-14a	REV: 00

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NK

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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ALFREDO BLASCO LICENSE No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/23/2025

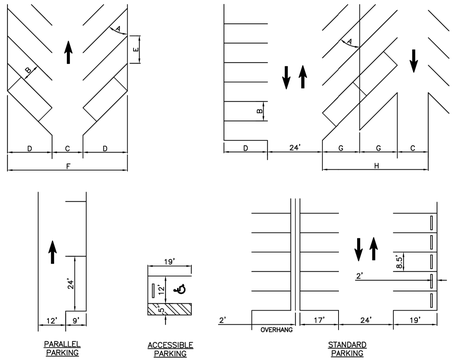
KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

SITE DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-107

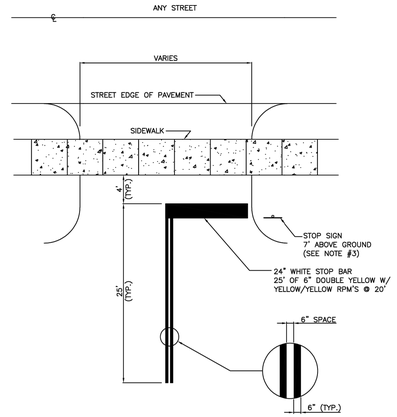
Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-107 SITE DETAILS June 23, 2025 12:49:23pm K:\ORB_LOE\147208 - McDonalds\C26 - 009-2732 - Hollywood\CAD\PlanSheets\C-DETL.dwg
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A PARKING ANGLE	B STALL WIDTH	C AISLE WIDTH	D STALL LENGTH	E CURB DEPTH	F OVERALL LENGTH	G BACK TO BACK STALL LENGTH	H OVERALL BACK TO BACK LENGTH
30°	8.5'	12'	16.9'	17'	45.8'	13.2'	38.4'
30°	9'	12'	17.3'	18'	46.6'	13.4'	38.8'
45°	8.5'	13.5'	19.5'	12'	52.4'	16.4'	46.4'
45°	9'	13.5'	19.8'	12.75'	53.1'	16.6'	46.7'
60°	8.5'	18.5'	20.7'	9.8'	59.9'	18.6	55.7'
60°	9'	18.5'	21'	10.4'	60.5'	18.7'	55.9'
90°	8.5'	24'	19'	9'	62'	19'	62'
90°	9'	24'	19'	9'	62'	19'	62'

STANDARD STALL IS 8.5' x 19', PREFERRED IS 9' x 19'.
ACCESSIBLE SPACE IS 12' x 19', WITH 5' ACCESS AISLE CLEARLY MARKED.
PARALLEL PARKING IS 9' x 24'.
LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	STANDARD PARKING GEOMETRICS	DRAWING NO.: C–16	
APPROVED: JG			

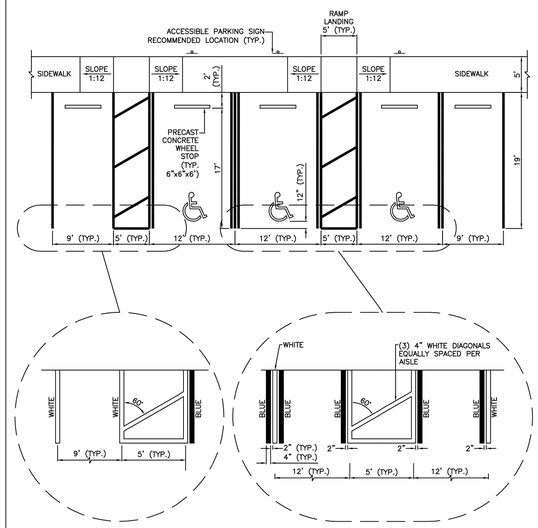


NOTES:

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

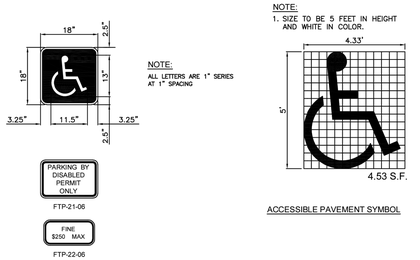
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	PARKING LOT EXIT–ENTRANCE DETAIL	DRAWING NO.: C–20	
APPROVED: JG			

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



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

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



NOTE:
ALL LETTERS ARE 1" SERIES AT 1" SPACING

NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

ACCESSIBLE PAVEMENT SYMBOL

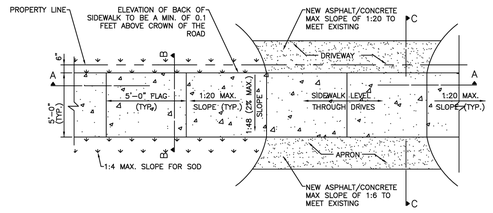
SIGNAGE NOTES:

1. FTP–21–06 & FTP–22–06 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700–102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

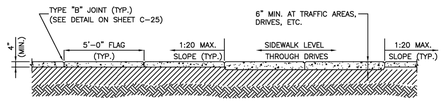
NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

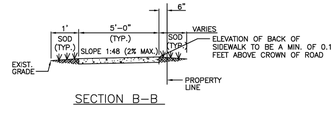
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C–22	
APPROVED: JG			



PLAN



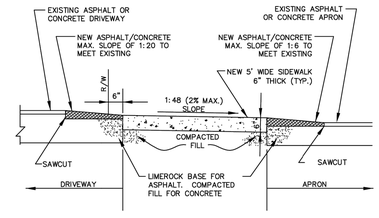
SECTION A–A



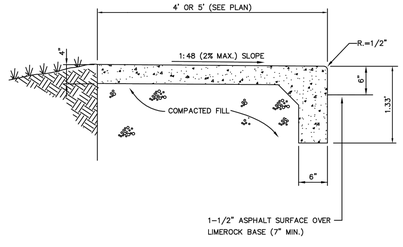
SECTION B–B

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

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



SECTION C–C



SIDEWALK WITH CURB

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

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

Kimley»Horn

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PHONE: 772–794–4100
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DANIEL ALFREDO BLASCO No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

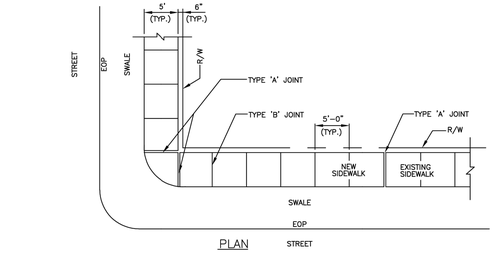
SITE DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

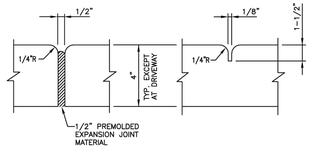
HOLLYWOOD FL

SHEET NUMBER
C-108

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-108 SITE DETAILS June 23, 2025 12:59:31pm K:\VRB_DEV\147208 - McDonalds\026 - 009-2732 - Hollywood\CAD\PlanSheets\C-DETL.dwg
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PLAN



TYPE 'A' TYPE 'B'

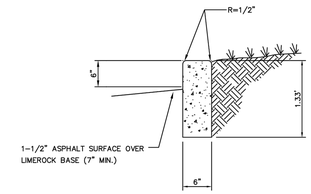
SIDEWALK JOINTS

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

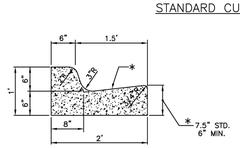
NOTES:

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

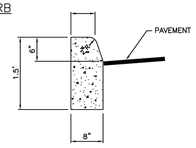
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25	
APPROVED: JG			



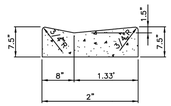
STANDARD CURB



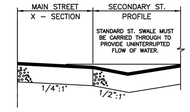
6" CURB & GUTTER (FDOT TYPE "F")



TYPE 'D' CURB



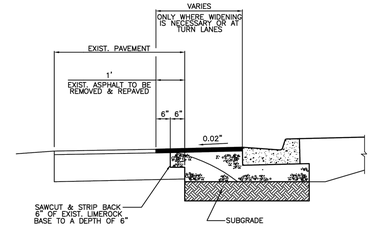
DRIVEWAY CURB & GUTTER



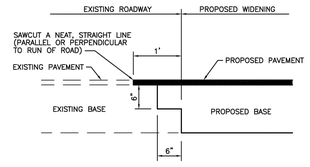
VALLEY GUTTER

* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26	
APPROVED: JG			



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	WIDENING DETAIL	DRAWING NO.: C-27	
APPROVED: JG			



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SAWCUT DETAIL	DRAWING NO.: C-28	
APPROVED: JG			

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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DANIEL ALFREDO BLASCO No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 6/23/2025

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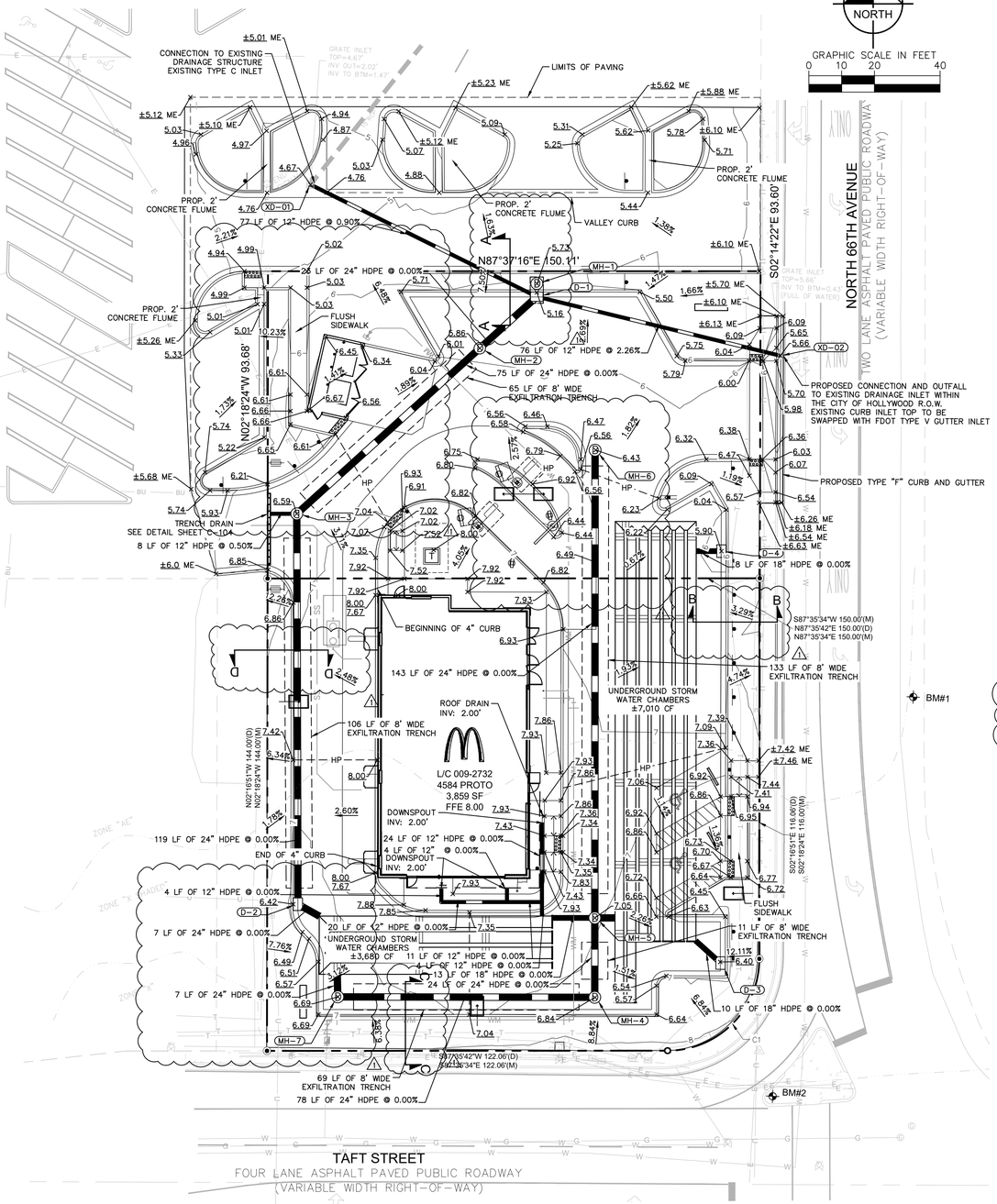
SITE DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

HOLLYWOOD FL

SHEET NUMBER
C-109

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-109 SITE DETAILS June 23, 2025 12:59:41pm K:\VRB_LDEV\147208 - McDonalds\026 - 009-2732 - Hollywood\CAD\PlanSheets\C-DETL.dwg
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STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D-1	TYPE 9 FDOT INLET INDEX 425-024 CONTROL STRUCTURE RIM: 5.16 INV: 2.16 NW INV: 2.16 E INV: 1.00 SW
D-2	TYPE 9 FDOT INLET INDEX 425-024 RIM: 6.42 INV: 2.00 N INV: 2.00 SE
D-3	TYPE 9 FDOT INLET INDEX 425-024 RIM: 6.40 INV: 2.00 NW
D-4	TYPE 9 FDOT INLET INDEX 425-024 RIM: 5.90 INV: 2.00 W
MH-1	MANHOLE FDOT INDEX 425-001 RIM: 5.73
MH-2	MANHOLE FDOT INDEX 425-001 RIM: 5.91 INV: 1.00 NE BAFFLE WEIR @ 4.00 INV: 2.00 SW
MH-3	MANHOLE FDOT INDEX 425-001 RIM: 6.59 INV: 2.00 NE INV: 2.00 W INV: 2.00 S
MH-4	MANHOLE FDOT INDEX 425-001 RIM: 6.84 INV: 2.00 W INV: 2.00 N
MH-5	MANHOLE FDOT INDEX 425-001 RIM: 7.05 INV: 2.00 W INV: 2.00 S INV: 2.00 N INV: 2.00 E
MH-6	MANHOLE FDOT INDEX 425-001 RIM: 6.43 ~~INV: 2.00 S~~
MH-7	MANHOLE FDOT INDEX 425-001 RIM: 6.69 INV: 2.00 E INV: 2.00 N
XD-01	~~PROPOSED CONNECTION TO EXISTING TYPE C DRAINAGE INLET~~ CONTRACTOR TO ADJUST RIM IF NEEDED RIM: 4.67 INV: 1.47 SE INV: 2.02 NE
XD-02	PROPOSED CONNECTION AND OUTFALL TO EXISTING DRAINAGE INLET WITHIN THE CITY OF HOLLYWOOD R.O.W. EXISTING CURB INLET TOP TO BE SWAPPED WITH FDOT TYPE V GUTTER INLET RIM: 5.66 INV: 0.43 W INV: 0.43 E

PAVING, GRADING AND DRAINAGE NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
5. ALL MATERIALS AND CONSTRUCTION WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE LATEST DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR THE AUTHORITY HAVING JURISDICTION.
6. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
8. EXISTING DRAINAGE PIPES AND INLETS TO BE JET CLEANED AND VACUUMED TO REMOVE ALL SILT AND DEBRIS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION, IF APPLICABLE.
11. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT, IF APPLICABLE.
12. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER", IF APPLICABLE.
13. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES, IF APPLICABLE.
14. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT, IF APPLICABLE.
15. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
16. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
17. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
18. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
19. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
20. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
21. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
22. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
23. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
24. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
25. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED MINIMUM OF 6" ABOVE BACK OF CURB ELEVATION.
26. SEE LANDSCAPE PLAN FOR TREE REMOVAL AND PLANTING.
27. ADA RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 6" IN RISE (8.33% SLOPE MAX).
28. CONTRACTOR TO FIELD VERIFY LOCATION OF UNDERGROUND UTILITIES AND IMMEDIATELY NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS WITH SIGNAGE FOUNDATIONS
29. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
30. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS, PROVIDED BY SURVEYOR.
31. TYPE C INLETS TO BE MODIFIED FOR H-20 TRAFFIC RATING.
32. ~~FDOT DITCH BOTTOM INLETS TO BE MODIFIED FOR H20 TRAFFIC RATING~~
33. ANY LIP FROM ½" BUT NOT GREATER THAN ¾" WILL BE LEVELED TO MEET ADA REQUIREMENTS.

PAVING AND DRAINAGE LEGEND

- PROPERTY LINE
- EXISTING STORMWATER PIPE
- PROPOSED STORMWATER PIPE
- PROPOSED CATCH BASIN
- EXISTING TYPE "D" CURB
- PROPOSED TYPE "D" CURB
- PROPOSED TYPE "F" CURB AND GUTTER
- 19.83 PROPOSED SPOT ELEVATION
- +19.83 EXISTING SPOT ELEVATION
- ME MATCH EXISTING
- FLOW ARROW
- HP GRADING HIGHPOINT/RIDGELINE
- W EX. WATER MAIN
- EX. WATER VALVE
- EX. HYDRANT
- WM PROP. WATER SERVICE LINE
- PROP. WATER METER & RPZ
- PROP. SANITARY SEWER CLEANOUT
- SS PROP. SANITARY SEWER PIPE
- SAWCUT LINE

BENCHMARK #1

ELEV=7.16' DESCRIPTION: MAG NAIL SET

BENCHMARK #2

ELEV=8.33' DESCRIPTION: MAG NAIL SET

FLOOD INFORMATION

FLOOD ZONE "X" AND "AE (EL 6)", BASED ON FLOOD INSURANCE RATE MAP 12011C0563J; COMMUNITY NAME AND NUMBER, BROWARD COUNTY; EFFECTIVE: 7/31/2024

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	43.95'	28.00'	---	S42°34'23"W	39.58'

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DANIEL ALFREDO BLASCO LICENSE No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

KHA PROJECT 147208526			
DATE	6/3/2025		
SCALE	AS SHOWN	DESIGNED BY	DAB
		DRAWN BY	DBT
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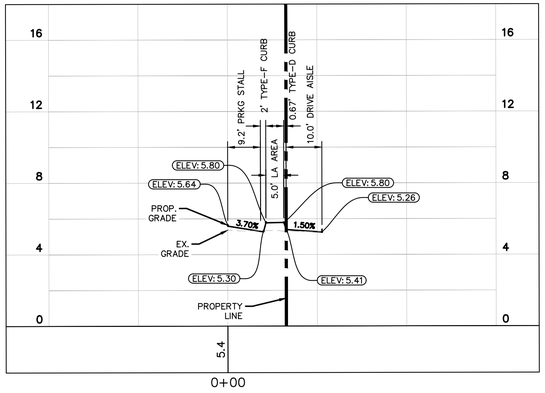
OVERALL GRADING AND DRAINAGE PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

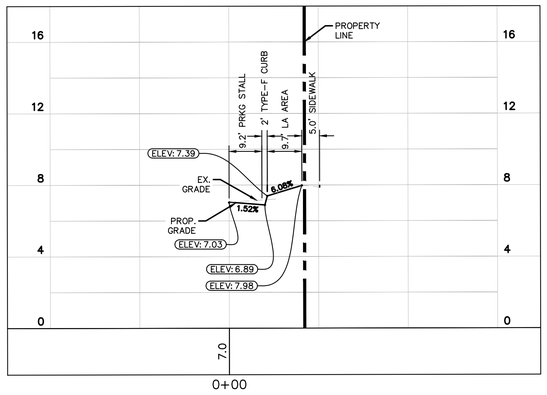
FL
HOLLYWOOD

SHEET NUMBER
C-200

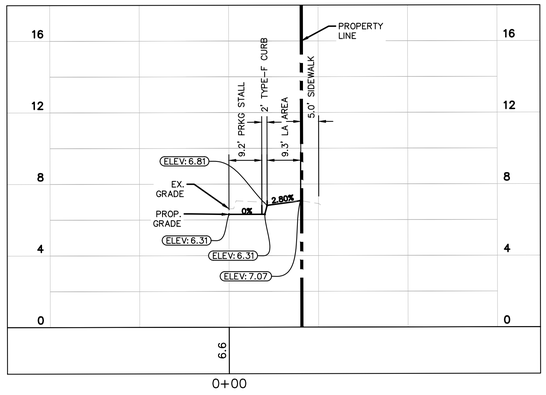
Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-200 OVERALL GRADING AND DRAINAGE PLAN June 23, 2025 01:00:08pm K:\VRB_LDEV\147208 - McDonald's\126 - 009-2732 - Hollywood\CAD\PlanSheets\C-PV(D).dwg
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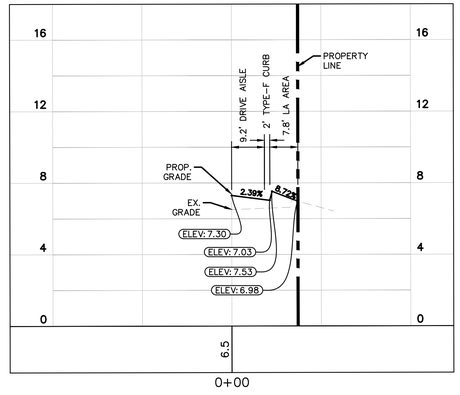
SECTION A–A
H=1': 20' V=1: 4'



SECTION C–C
H=1': 20' V=1: 4'



SECTION B–B
H=1': 20' V=1: 4'



SECTION D–D
H=1': 20' V=1: 4'

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

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OVERALL GRADING AND DRAINAGE SECTIONS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

HOLLYWOOD FL

SHEET NUMBER
C-201

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-201 OVERALL GRADING AND DRAINAGE SECTIONS June 23, 2025 01:00:19pm K:\VRB_LDEV\147208 – McDonald's\526 – 009-2732 – Hollywood\CAD\PlanSheets\C-PVSD.dwg
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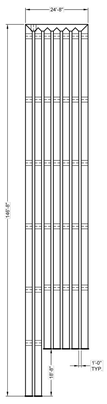
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = H20/HS20

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 5,246 CF
- BACKFILL STORAGE VOLUME = 1,764 CF
- TOTAL STORAGE PROVIDED = 7,010 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 32"
- CORRUGATION = 2 2/3x1/2
- INVERT = 2
- COATING = ALT2
- WALL TYPE = X/TILTRATION
- BARREL SPACING = 16"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"



ASSEMBLY
SCALE: 1" = 20'

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL CONCRETE AND REINFORCEMENT COMPLY WITH ASTM A884.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE CONTRACT QUANTITIES SHOWN ON THIS TABLE OR DRAWING SUBMITTED AS APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL REQUIREMENTS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS PAVING

DYO72970 McD
32" X6i
Hollywood, FL
DETENTION SYSTEM

PROJECT No.	REQ No.	DATE
NONE	DMS	9/7/2025
DESIGNED		DRAWN
DYO		DYO
CHECKED		APPROVED
DYO		DYO
SHEET NO.:		1

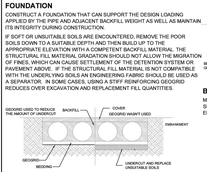
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM TYPICAL PIPE INSTALLATIONS. CONTECH AND ITS CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

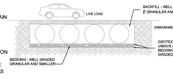
GEOMEMBRANE BARRIER

THE RESISTANCE FACTOR MAY CHANGE OVER TIME DUE TO THE PRESENCE OF BACTERIA, SOIL AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEMBRANE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.

IN-SITU TRENCH WALL

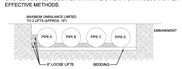
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



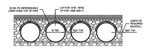
BACKFILL PLACEMENT

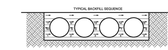
MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.



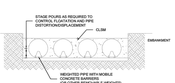
IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS ACHIEVED, BACKFILL SHOULD START TO THE END OF THE RECENTLY PLACED FILL, AND BEGIN THE SEQUENCE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES HIGHER STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH PILES SPREAD OUT EVENLY TO AVOID CONCENTRATED LOADS. TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.





WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

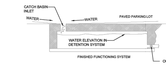


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION, POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF DMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASH-DOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE CAN ANTICIPATE HIGH SEDIMENT LOADS. AFTER THE FIRST SEVERAL ANNUAL/SEASONAL CONDITIONS, A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE AND CAUSE IT TO CLOG. AS PREVIOUSLY STATED FOLLOWING CLEANING ACTIVITIES, CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND DETENTION SYSTEMS. IN REGIONS WHERE THE USE OF DEICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE THAT UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES. INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

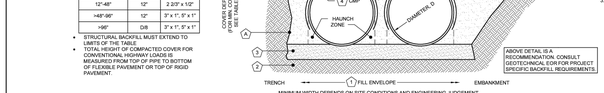


TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
8'-10"	12"	1 1/2" x 1/4"
12'-48"	12"	2 2/3" x 1/2"
>48'-96"	12"	3" x 1", 5" x 1"
>96'	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR EMBANKMENT HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

INSTALLATION NOTES
1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

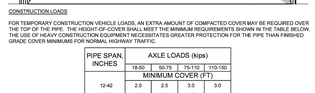
TABLE 2:

XFILTRATION™ JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.5D + 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE 24" - 144": D + 8' PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4"-6" MINIMUM STONE DEPTH ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPARATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND-SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER D BUT NO LESS THAN 12" FOR DIAMETERS <72", FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MDOT 6AA, 6A, OR 5Q, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE



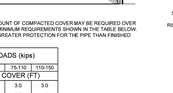
CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGING THE CMP. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

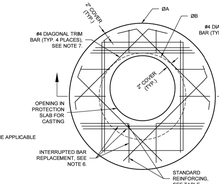
CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.



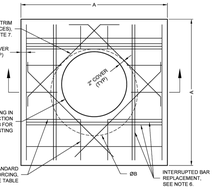
SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4'X4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	Ø 4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 6" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



ROUND OPTION PLAN VIEW



SQUARE OPTION PLAN VIEW

NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING. BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

SunshineSunshine811.com

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO — No. 95101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 6/23/2025

KHA PROJECT 147208526	
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

UNDERGROUND STORM CHAMBER DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-202

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-202 UNDERGROUND STORM CHAMBER DETAILS June 23, 2025 01:00:34pm K:\VRB_LDE\V\147208 - McDonald's\526 - 009-2732 - Hollywood\CAD\PlanSheets\C-CHAMBER.dwg
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Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-203 UNDERGROUND STORM CHAMBER DETAILS June 23, 2025 01:00:44pm K:\VRB_LDE\V\14720826 — McDonalds\526 009-2732 — Hollywood\CAD\PlanSheets\C-CHAMBER.dwg
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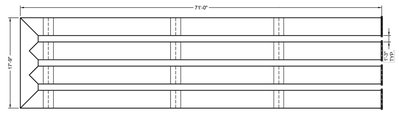
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = H20/HS25

STORAGE SUMMARY
- PIPE STORAGE VOLUME = 2,768 CF
- BACKFILL STORAGE VOLUME = 911 CF
- TOTAL STORAGE PROVIDED = 3,680 CF
- STONE VOID = 40%

PIPE DETAILS
- DIAMETER = 42"
- CORRUGATION = 2 2/3x1/2
- INVERT = 2
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 15"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"



ASSEMBLY
SCALE: 1" = 10'

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE, ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A-798.
- ALL RISERS AND STUBS ARE 25" x 5" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR PLANS DO NOT INCLUDE EXTENSIONS OF INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE CONTECH ENGINEERED SOLUTIONS LLC DESIGN. IT SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYO05 DRAWING

DYO73015 McD
42" Xfil
Hollywood, FL
DETENTION SYSTEM

PROJECT No.	SEQ. No.	DATE
52921	79215	4/7/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.: 1		

CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS often REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL GRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS AN ENGINEERING FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.

GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

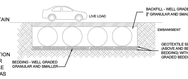
GEOMEMBRANE BARRIER

THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE INTRODUCTION OF SALTING, DEICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE SITE. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.

IN-SITU TRENCH WALL

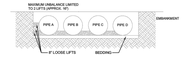
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHOES AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT. PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



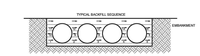
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

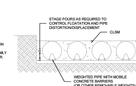


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT OVER THE TOP OF THE SYSTEM. DO NOT TURN EQUIPMENT OR BRAKE AGAIN UNTIL THE SYSTEM IS COMPLETELY BACKFILLED. THIS TYPE OF CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILED BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS. TO PREVENT DAMAGE, DO NOT DRIVE OVER PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE, TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE UPLIFT FORCE OF THE CLSM, THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.



CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS often EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION, POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS. SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASHDOWN AREAS. IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS ARE COMMON, OR NEAR SALTWATER INSTALLATIONS, IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED TO PREVENT SURCHARGE FLOW FROM POPPING THE LIDS OFF. IF SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, A DEPTH OF WATER/SEDIMENT (IF PRESENT) IS MEASURED WITHIN THE SYSTEM. IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTION AS INTENDED. BY IDENTIFYING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PRACTICES, INSPECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYO05 DRAWING

DYO73015 McD
42" Xfil
Hollywood, FL
DETENTION SYSTEM

PROJECT No.: 52921 | SEQ. No.: 79215 | DATE: 4/7/2025
DESIGNED: DYO | DRAWN: DYO
CHECKED: DYO | APPROVED: DYO
SHEET NO.: 1

MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
8"-15"	12"	1 1/2" x 1/4"
12"-48"	12"	2 2/3" x 1/2"
>48"-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE.
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

INSTALLATION NOTES
1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION™ JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": 1.50 × 12" PIPE > 12": 1.50 × 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.00 PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.6.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4" 4" MINIMUM STONE DEPTH ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPARATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.	
4		CORRUGATED METAL PIPE		
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL.*	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 6" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (12") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. ****IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.**	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER D BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
SCALE: N.T.S.

SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
24"	Ø 4' 4"x4"	26"	#5 @ 12" OCEW #5 @ 12" OCWW	2,410 1,780
30"	Ø 4'-6" 4'-0" X 4'-0"	32"	#5 @ 12" OCEW #5 @ 12" OCWW	2,120 1,530
36"	Ø 5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 12" OCWW	1,890 1,360
42"	Ø 5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCWW	1,720 1,210
48"	Ø 6' 6' X 6'	50"	#5 @ 9" OCEW #5 @ 8" OCWW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY

ROUND OPTION PLAN VIEW

SQUARE OPTION PLAN VIEW

NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS. EXTEND BARS A MINIMUM OF 12" BEYOND OPENING. BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL
SCALE: N.T.S.

SPECIFICATION FOR DESIGNED DETENTION SYSTEM

SCOPE
THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE DESIGNED DETENTION SYSTEM DETAILED IN THE PROJECT PLANS.

MATERIAL
THE MATERIAL SHALL CONFORM TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-274 OR ASTM A-924.

THE GALVANIZED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-218 OR ASTM A-929.

THE POLYMER COATED STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-246 OR ASTM A-742.

THE ALUMINUM COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-197 OR ASTM B-744.

CONSTRUCTION LOADS
CONSTRUCTION LOADS MAY BE HIGHER THAN FINAL LOADS. FOLLOW THE MANUFACTURER'S OR NCSPA GUIDELINES.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

PIPE
THE PIPE SHALL BE MANUFACTURED IN ACCORDANCE TO THE APPLICABLE REQUIREMENTS LISTED BELOW:

ALUMINIZED TYPE 2: AASHTO M-36 OR ASTM A-760

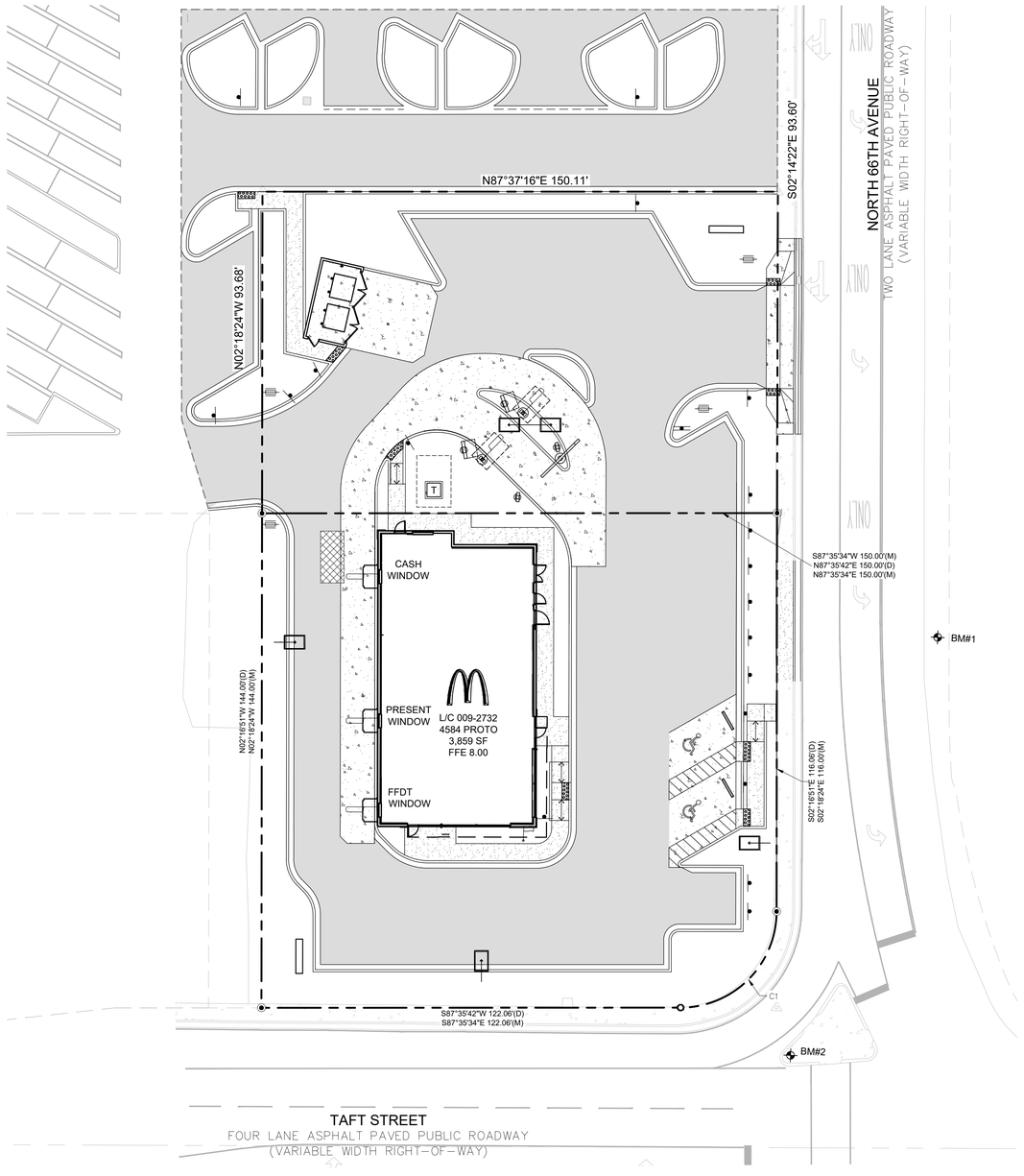
GALVANIZED: AASHTO M-36 OR ASTM A-760

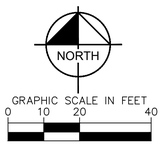
POLYMER COATED: AASHTO M-245 OR ASTM A-762

ALUMINUM: AASHTO M-196 OR ASTM B-745

HANDLING AND ASSEMBLY
SHALL BE IN ACCORDANCE WITH NCSPS (NATIONAL CORRUGATED STEEL PIPE ASSOCIATION) FOR ALUMINIZED TYPE 2, GALVANIZED OR POLYMER COATED STEEL. SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS FOR ALUMINUM PIPE.

INSTALLATION
SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II DIVISION II OR ASTM





HATCH LEGEND

- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- REINFORCED CONCRETE

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

1 ~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO — No. 96101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/23/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

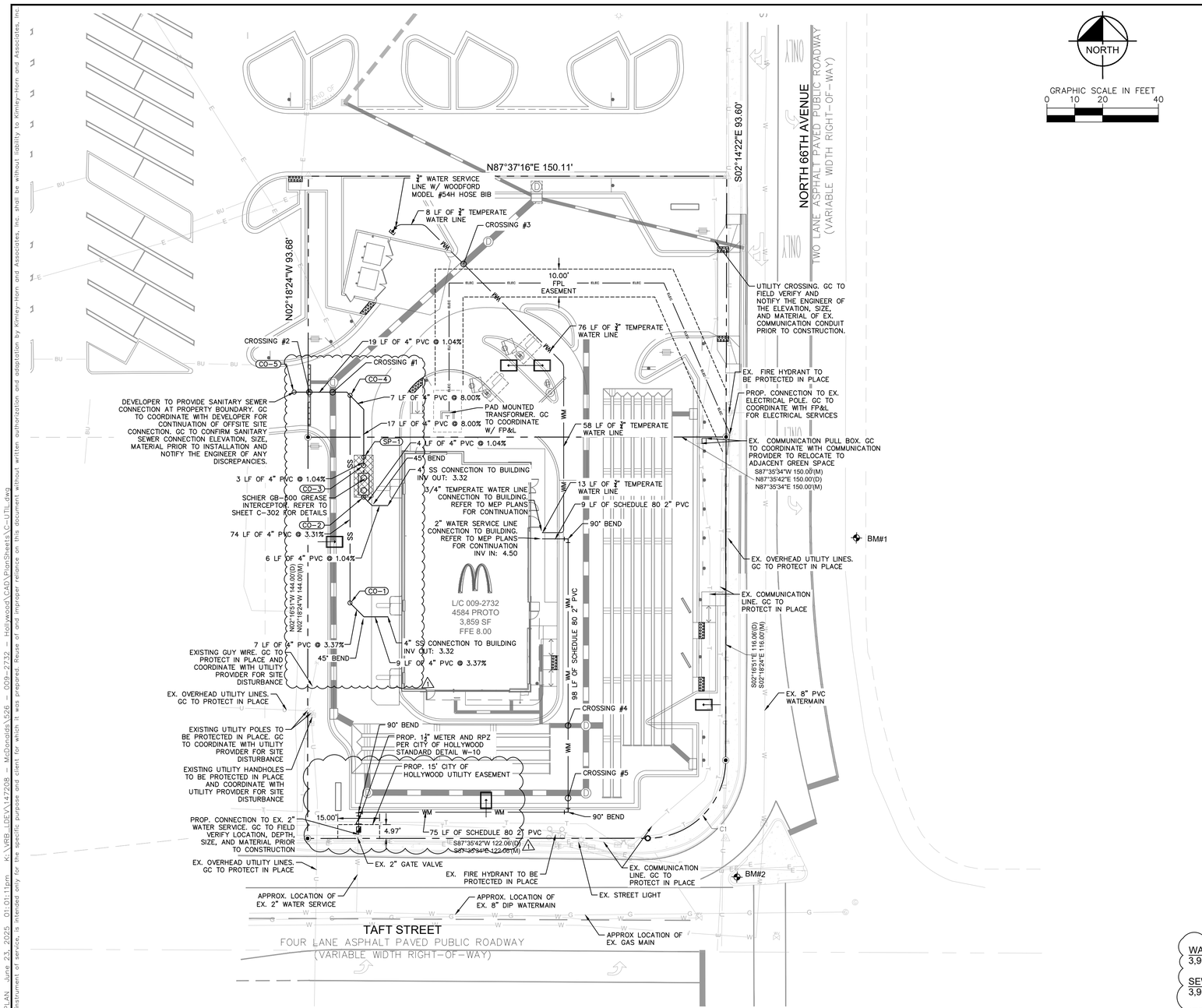
PAVING PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC

FL
HOLLYWOOD

SHEET NUMBER
C-250

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-250 PAVING PLAN June 23, 2025 01:00:56pm K:\VRB_LDEV\147208 - McDonalds\526 - 009-2732 - Hollywood\CAD\PlanSheets\C-PAVE.dwg
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UTILITY LEGEND

- RIGHT OF WAY / PROPERTY LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING WATER MAIN
- EXISTING GAS MAIN
- EXISTING COMMUNICATION LINES
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING UTILITY HANDHOLE
- PROPOSED LIGHT POLE
- SS — PROPOSED SANITARY SEWER LINE
- WM — PROPOSED WATER SERVICE
- PROPOSED STORMWATER PIPE
- ELEC — PROPOSED UNDERGROUND ELECTRICAL SERVICE
- PROPOSED CATCH BASIN
- PROPOSED STORM WATER MANHOLE
- PROPOSED WATER METER
- PROPOSED RPZ
- PROPOSED FITTINGS
- PROPOSED SANITARY SEWER CLEANOUT

STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
CO-1	CLEANOUT W/ 45° BEND RIM: 7.45 INV IN: 3.64 INV OUT: 3.64
CO-2	CLEANOUT W/ 45° BEND RIM: 7.34 INV IN: 3.48 INV OUT: 3.48
CO-3	CLEANOUT RIM: 7.25 INV IN: 3.31 INV OUT: 3.31
CO-4	CLEANOUT RIM: 6.80 INV IN: 1.18 INV IN: 1.18 INV OUT: 1.18
CO-5	CLEANOUT RIM: 6.31 INV IN: 0.97
SP-1	SCHIER SAMPING PORT SV10. REFER TO SHEET C-302 FOR DETAILS RIM: 7.25 INV IN: 3.28 INV OUT: 3.11

* CLEAN-OUTS IN PAVEMENT MUST BE H20 TRAFFIC BEARING.

** CONTRACTOR TO CONFIRM INVERT ELEVATION, PIPE SIZE, AND MATERIAL PRIOR TO INSTALLATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES

BENCHMARK #1

ELEV=7.16' DESCRIPTION: MAG NAIL SET

BENCHMARK #2

ELEV=8.33' DESCRIPTION: MAG NAIL SET

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	43.95'	28.00'	---	S42°34'23"W	39.58'

WATER DEMAND
3,900 SF QUICK SERVICE @ 0.65 GPD/SF = 2,535 GPD

SEWER DEMAND
3,900 SF QUICK SERVICE @ 0.65 GPD/SF = 2,535 GPD

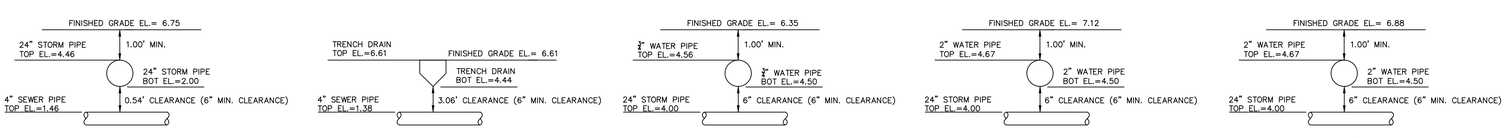
*PER THE "A CONSULTING ENGINEER'S GUIDE FOR WASTEWATER COLLECTION/TRANSMISSION SYSTEM CONSTRUCTION LICENSE APPLICATION", PUBLISHED BY BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIROMENTAL PROTECTION, WATER RESOURCE DIVISION

WATER AND SEWER UTILITY NOTES

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE LOCAL WATER AND SEWER REQUIREMENTS AND THE FLORIDA DEPARMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.
2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES, FORCE MAIN, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
3. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
4. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
5. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
6. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
7. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
8. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS ENCLOSED HEREIN.
9. CONTRACTOR TO FURNISH AND INSTALL NECESSARY FITTINGS AND PIPE AS REQUIRED TO CONNECT WATER SERVICE TO BUILDINGS.
10. ALL WATER, SEWER, AND IRRIGATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF HOLLYWOOD STANDARDS (LATEST EDITION)

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. ENGINEER SHALL NOTIFY THE WATER UTILITY AUTHORITIES INSPECTOR 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   4"-6" PVC SCHEDULE 40
4. WATER LINES SHALL BE PER CITY OF PALM BAY STANDARDS.
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
7. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATER LINES, SEWER LINES AND STORM LINES.
8. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
9. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
10. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
11. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
12. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY/COUNTY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
14. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES.
16. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
19. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
20. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
21. ALL UTILITY LENGTHS SHOWN ARE APPROXIMATE.
22. A UTILITY CONTRACTOR WILL BE REQUIRED FOR THE INSTALLATION OF THE WATER LINE AND APPURTENANCES.
23. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS PROVIDED BY SURVEYOR.
24. 4" PVC SANITARY SEWER MUST HAVE A MINIMUM 2% SLOPE.
25. 6" PVC SANITARY SEWER MUST HAVE A MINIMUM 1.04% SLOPE.



PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

UTILITY PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-300

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-300 UTILITY PLAN June 23, 2025 01:01:11pm K:\VRB_LDEV\147208 - McDonalds\526 - 009-2732 - Hollywood\CAD\PlanSheets\C-UTIL.dwg
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SPECIFICATIONS

Notes:

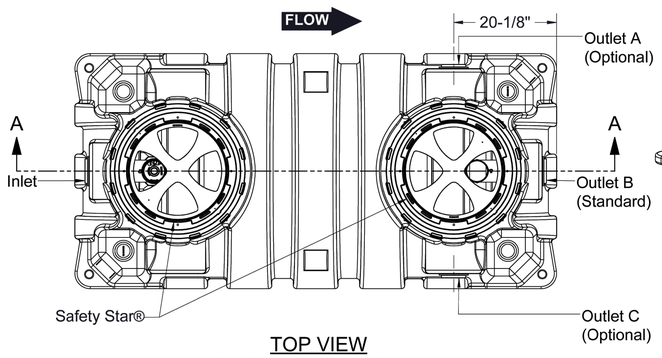
1. 4" FPT inlet/outlet with 4" plain end adapters, single inlet and triple outlet.
2. Unit weight - w/ cast iron covers: 528 lbs. (For wet weight add 4,254 lbs.)
3. Maximum operating temperature: 150º F continuous
4. Capacities - Liquid: 510 gal.
   Grease: 3,048 lbs. (417 gal.) @100 GPM
   Solids: 128 gal.
5. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping.
11. Integral air relief / Anti-siphon / Sampling access.
12. Adjustable cover adapters provide up to 4" of additional height.
13. Designed for below-grade, above-grade, indoor or outdoor installations.
14. Safety Star®, access restrictor built into each cover adapter, prevents accidental entry to tanks (450 lb rating).

ENGINEER SPECIFICATION GUIDE

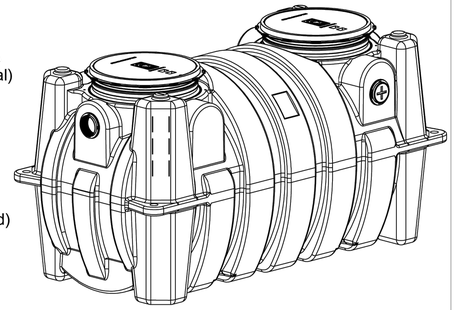
Schier Great Basin™ grease interceptor model # GB-500 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 7/16" uniform wall thickness. Flow control cartridge shall be PVC. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type C) and CSA B481.1. Interceptor flow rate shall be 100 GPM. Interceptor grease capacity shall be 3,048 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

CERTIFIED PERFORMANCE

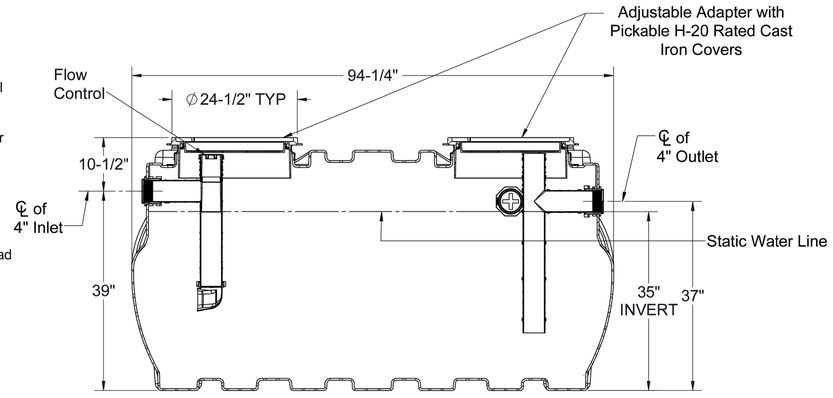
Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.



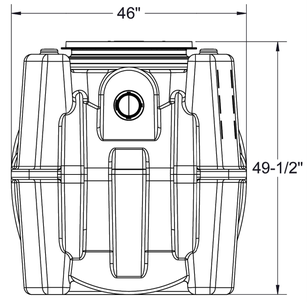
TOP VIEW
(COVERS REMOVED FOR CLARITY)



ISOMETRIC VIEW



SECTION A-A

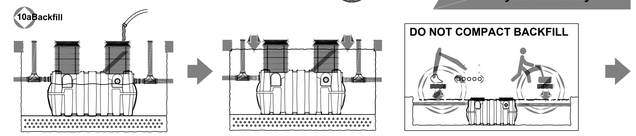


END VIEW

10 Backfill and Finished Grade ◎ONLY

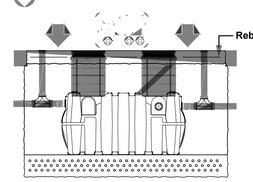
Failure to follow this guidance voids your warranty

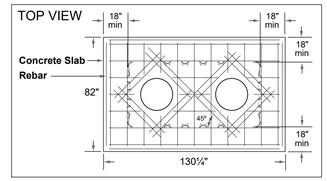
10a Backfill



Fill unit with water for stabilization and float-out prevention. Backfill evenly around tank using crushed aggregate (approximately 3/4" size rock or sand with no fines) or flowable fill. Do not compact backfill around unit.

10b Pour concrete slab to finished grade





Vehicular Traffic Areas:
Minimum 8" thick concrete slab with rebar required. Thickness of concrete around covers to be determined by specifying engineer. If traffic loading is required the concrete slab dimensions shown are for guideline purposes only. Concrete to be 28 day compressive strength to 4,000 PSI. Use No. 4 rebar (ø 1/2") grade 60 steel per ASTM A615: connected with tie wire. Rebar to be 2-1/2" from edge of concrete and spaced in a 12" grid with 4" spacing around access openings.

Pedestrian Traffic or Greenspace Areas:
Minimum 4" thick concrete slab with rebar required.

Schier | GB-500 Installation Guide

SPECIFICATION SHEET

MODEL NUMBER:	PART NUMBER: 4075-001-01			
GB-500	DESCRIPTION: GB-500 GREASE INTERCEPTOR 100 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS			
	DWG BY: C. BUSENITZ	DATE: 4/14/2022	REV: -	ECO: -

PROPRIETARY AND CONFIDENTIAL

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6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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DANIEL ALFREDO BLASCO — No. 95101 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/23/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

PROJECT DATUM: NAVD88

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UTILITY DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

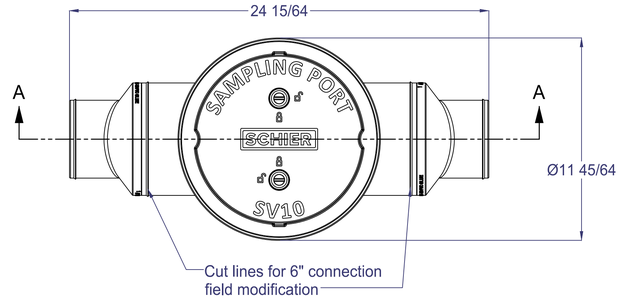
SHEET NUMBER
C-301

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-301 UTILITY DETAILS June 23, 2025 01:01:16pm K:\VRB_LDP\147208 - McDonalds\926 - 009-2732 - Hollywood\CAD\PlanSheets\C-UTIL.dwg
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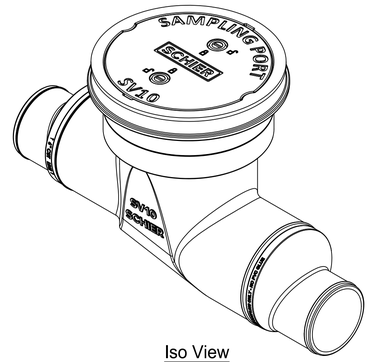
NOTES
1. 4" plain end inlet/outlet
2. Field modifiable to 6" plain end inlet/outlet
3. Unit weight - 9 lbs.
4. Maximum operating temperature: 150° F continuous
5. Offset connections
6. 2 rolls of 33" x 2" butyl mastic tape provided for sealing build-your-own riser joints

ENGINEER SPECIFICATION GUIDE
Schier Sewer Viewer™ sampling port model # SV10 shall be lifetime guaranteed and madein USA of seamless, rotationally-molded polyethylene. Sampling port shall be furnished for above or below grade installation. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

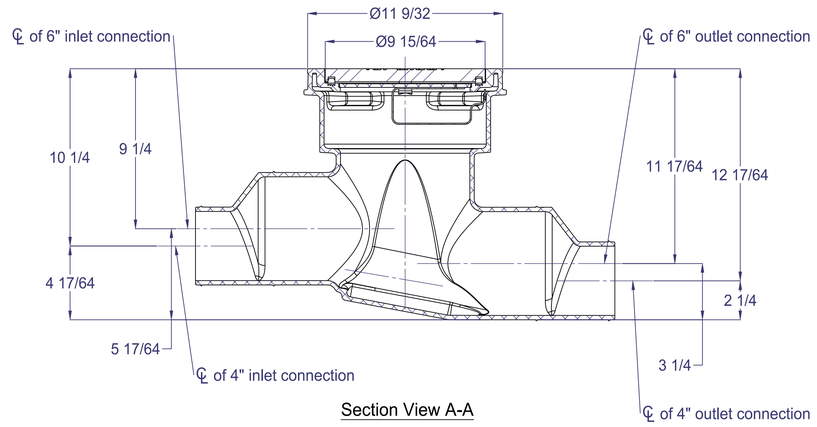
ACCESSORIES:
- Field Cut Risers for extending cover to grade



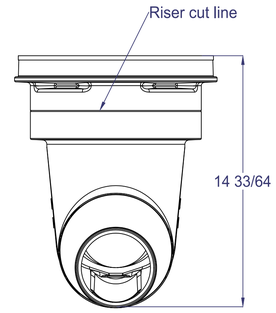
Top View



Iso View



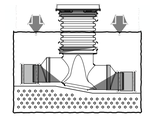
Section View A-A

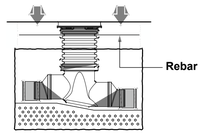


Outlet End View

BURIED INSTALLATION

6 Backfill and Finished Grade

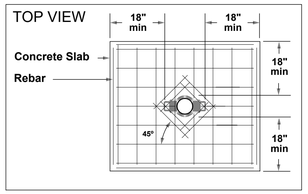

Backfill evenly around tank using crushed aggregate (approximately 3/4" size rock or sand with no fines) or flowable fill.
Do not compact backfill around unit.



Pour concrete slab to finished grade.

Vehicular Traffic Areas:
Minimum 8" thick concrete slab with rebar required. Thickness of concrete around covers to be determined by specifying engineer. If traffic loading is required the concrete slab dimensions shown are for guideline purposes only. Concrete to be 28 day compressive strength to 4,000 PSI. Use No. 4 rebar (ø 1/2") grade 60 steel per ASTM A615: connected with tie wire. Rebar to be 2-1/2" from edge of concrete and spaced in a 12" grid with 4" spacing around access openings.

Pedestrian Traffic or Greenspace Areas:
Minimum 4" thick concrete slab with rebar required.



MODEL NUMBER:	PART NUMBER: 8065-001-01			
SV10	DESCRIPTION: SV10 SEWER VIEWER SAMPLING PORT, 4" CONNECTIONS (FIELD MODIFIABLE TO 6"), POLYETHELENE COVER			
PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF **SCHIER PRODUCTS**. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF **SCHIER PRODUCTS** IS PROHIBITED.	DWG BY: B.BROWN	DATE: 6/6/2022	REV: -	ECO: -

SCHIER
6455 Woodland Dr
Shawnee, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
schierproducts.com

No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NK

Kimley»Horn
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO No. 98101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

KHA PROJECT	147208526
DATE	6/23/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PVR

UTILITY DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

SHEET NUMBER
C-302

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-302 UTILITY DETAILS June 23, 2025 01:01:26pm K:\VRB_LDEV\147208 - McDonalds\C26 - 009-2732 - Hollywood\CAD\PlanSheets\C-UTIL.dwg
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WATER SYSTEM NOTES:

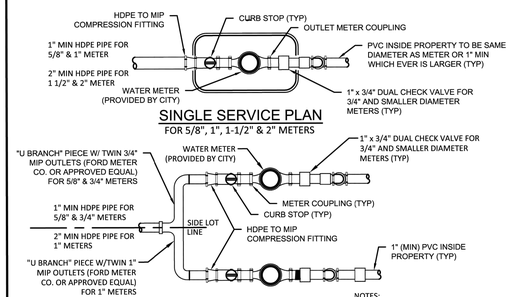
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

WATER SYSTEM NOTES (CONTINUED):

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

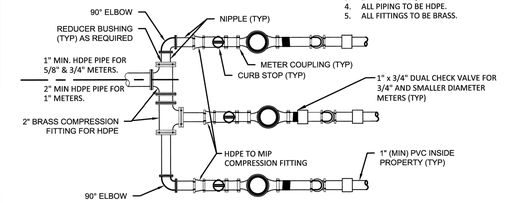
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER SYSTEM NOTES	DRAWING NO. W-02
APPROVED: XXX		



SINGLE SERVICE PLAN
FOR 5/8", 1", 1-1/2" & 2" METERS

DOUBLE SERVICE PLAN
FOR 5/8", 3/4" AND 1" METERS

NOTES:
1. USE ONE SINGLE METER BOX PER METER OR ONE DUAL METER BOX FOR TWO METERS.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL PIPING TO BE HDPE.
5. ALL FITTINGS TO BE BRASS.

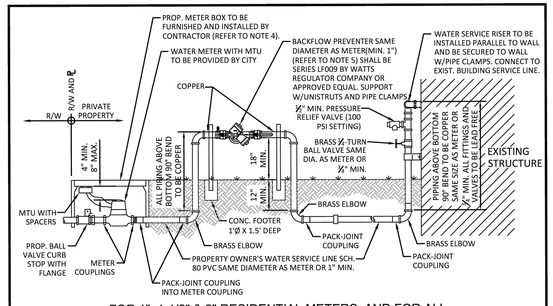


TRIPLE SERVICE PLAN
FOR 5/8", 3/4" AND 1" METERS

NOTES:
1. USE ONE METER BOX PER METER.
2. 5/8" METERS REQUIRE 3/4" PIPING.
3. 1" METERS REQUIRE 1" PIPING.
4. ALL FITTINGS TO BE BRASS.

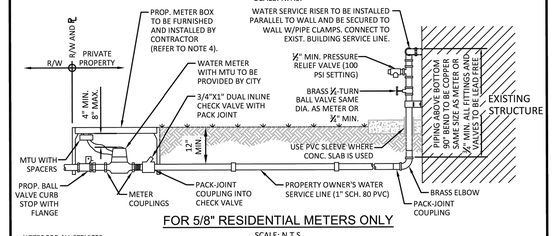
NO GALVANIZED PIPE OR FITTINGS ALLOWED

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



FOR 1", 1-1/2" & 2" RESIDENTIAL METERS, AND FOR ALL COMMERCIAL PROPERTIES REGARDLESS OF METER DIAMETER

SCALE: N.T.S.

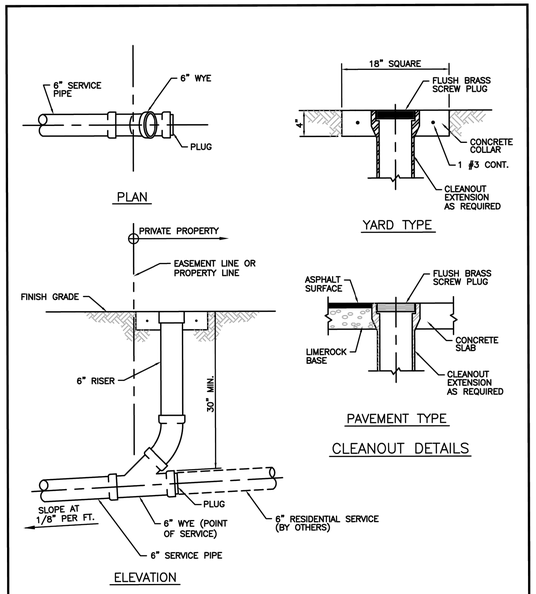


FOR 5/8" RESIDENTIAL METERS ONLY

SCALE: N.T.S.

NOTES FOR ALL SERVICES:
1. IF EXISTING HOSE BIB IS REMOVED, DAMAGED, OR NO HOSE BIB EXISTS, ONE MUST BE INSTALLED: A HOSE BIB VACUUM BREAKER MUST BE INSTALLED AS REQUIRED TO COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
2. THREADED PVC FITTINGS (MALE OR FEMALE) NOT ALLOWED. ALL TRANSITIONS FROM PVC TO METAL PIPING/FITTINGS SHALL USE COMPRESSION PACK-JOINT COUPLINGS. THIS INCLUDES PVC CONNECTIONS TO INLINE CHECK VALVE AND BACKFLOW PREVENTER.
3. PIPE CLAMPS FOR ATTACHING WATER SERVICE RISER TO WALL SHALL BE HOT-DIPPED GALVANIZED, WITH ISOLATION MATERIAL BETWEEN THE PIPE AND GALVANIZED METAL.
4. IF EXISTING CONCRETE METER BOX IS IN ACCEPTABLE CONDITION (AS DETERMINED BY ECSD) IT MAY BE RE-USED.
5. IF EXISTING BACKFLOW PREVENTER IS DETERMINED TO BE IN ACCEPTABLE CONDITION IT MAY BE RE-USED PROVIDED IT IS RE-CERTIFIED.
6. ALL PRIVATE SERVICE LINE INSTALLATIONS SHALL COMPLY WITH THE LATEST REVISION OF THE FLORIDA BUILDING CODE.
7. ALL FITTINGS TO BE BRASS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 02/11/2025
DRAWN: EAM	TYPICAL WATER SERVICE FROM METER TO STRUCTURE FOR 5/8" THROUGH 2" METERS	DRAWING NO. W-10
APPROVED: XXX		



SINGLE SERVICE CONNECTION

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

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

~~THE PRESENCE OF GROUNDWATER SHOULD BE~~ ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NKA

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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DANIEL ALFREDO BLASCO No. 95101 STATE OF FLORIDA LICENSED PROFESSIONAL ENGINEER DATE: 6/23/2025

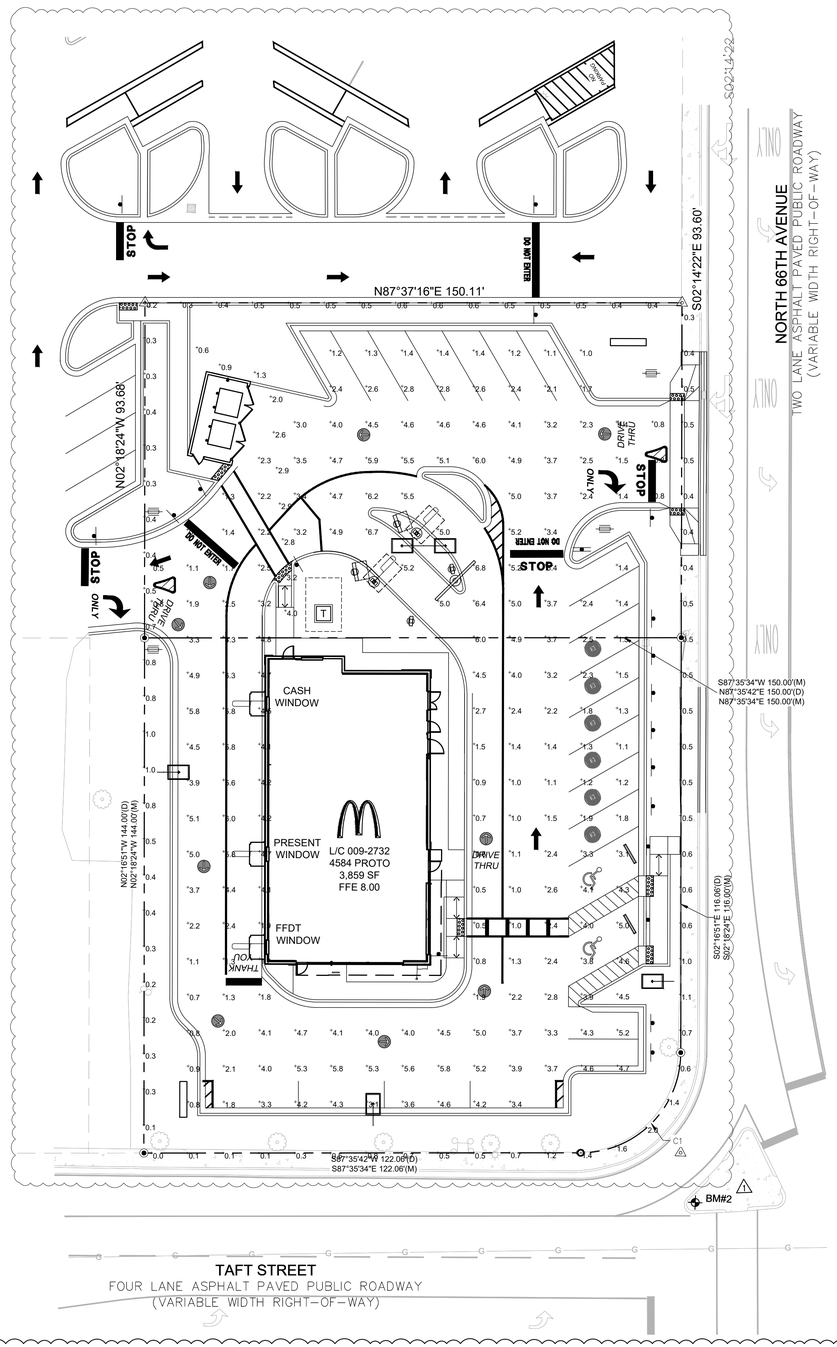
KHA PROJECT	147208526
DATE	6/23/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	NKA
CHECKED BY	PVR

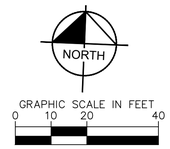
UTILITY DETAILS

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-303

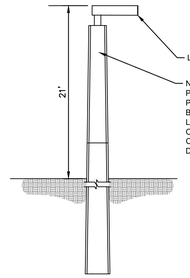
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NOTES:
1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'



POLE TO COMPLY
WITH BUILDING CODE WITH RESPECT
TO WIND LOADS

POLE FIXTURES ARE FULL CUTOFF
TILT=0
CALCULATION GRIDS ARE AT GRADE
POLE LIGHT MOUNTING HEIGHT=21FT

CONCRETE LOT LIGHT POLE DETAIL
SCALE: N.T.S.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance Side w-out wall mounted	Illuminance	Fc	1.22	4.2	0.3	4.07	14.00
Garbage Area Empty No Walls	Illuminance	Fc	1.02	1.8	0.5	2.04	3.60
PAVED SURFACE READINGS	Illuminance	Fc	3.16	6.8	0.5	6.32	13.60
PROPERTY LINE READINGS	Illuminance	Fc	0.55	2.0	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	2.32	4.0	0.6	3.87	6.67

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	1	A2@180	BACK-BACK	0.850	RAR2-480L-240-5K7-4W	226.9	1.214	21	Concrete Poles by Others
	3	AB	SINGLE	0.850	RAR2-2-480L-240-5K7-4W-BC	226.9	0.607	21	Concrete Poles by Others

REGIONAL DRAWING
009-2732

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALD'S CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 4.4 @ WIND LOAD 125 MPH

SECURITY LIGHTING TM
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES
SCALE 1" = 20' 0"
DRAWN BY DSJ

POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
6975 TAFT ST
HOLLYWOOD, FL

NATIONAL STORE NUMBER
41037

DATE 6/11/2025
DRAWING NUMBER A250615C.AGI

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	NK

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DANIEL ALFREDO BLASCO No. 95101 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 6/23/2025

KHA PROJECT 147208526
DATE 6/3/2025
SCALE AS SHOWN
DESIGNED BY DAB
DRAWN BY DBT
CHECKED BY PVR

PHOTOMETRIC PLAN

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SHEET NUMBER
C-400

Plotted By:Blasco, Daniel Sheet Set:Hollywood Layout:C-400 PHOTOMETRIC PLAN June 23, 2025 01:01:46pm K:\VRB_LDEV\147208 - McDonald's\526 - 009-2732 - Hollywood\CAD\PlanSheets\C-PHOT.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION

ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

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THIS DRAWING AND THE DESIGN CONTAINED HEREIN IS PROPRIETARY AND IS AND SHALL REMAIN THE PROPERTY OF ATLANTIC ENVIRONMENTAL SYSTEMS, INC. THIS DRAWING AND DESIGN SHOULD BE USED ONLY FOR THE PURPOSE FOR WHICH IT IS INTENDED, AND ONLY WITH WRITTEN AUTHORIZATION FROM ATLANTIC ENVIRONMENTAL SYSTEMS, INC. ANY REPRODUCTION, IN WHOLE OR IN PART, MUST CLEARLY SHOW THE ATLANTIC ENVIRONMENTAL NAME AND ADDRESS IN THE REPRODUCTION.

REVISION	DATE
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80

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	23		100 YEAR FLOOD ELEVATION	N/A
INITIAL DESIGN HEAD (T.D.H.)	24'		25 YEAR FLOOD ELEVATION	N/A
SECONDARY DESIGN FLOW (G.P.M.)	N/A	A	GRADE ELEVATION	7.66'
SECONDARY DESIGN HEAD (T.D.H.)	N/A	B	TOP ELEVATION OF WET WELL	7.66'
RATED PERFORMANCE SPEED	3450	C	BOTTOM ELEVATION OF WET WELL	-8.34'
RATED MOTOR HORSEPOWER	2.0	D	ALL PUMPS OFF ELEVATION	-5.00'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	GRINDER	E	LEAD PUMP ON ELEVATION	-4.50'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	-4.00'
SERVICE ENTRANCE VOLTAGE	208	G	HIGH ALARM ELEVATION	-3.50'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	48"
CONTROL CENTER FULL LOAD AMPS	21	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	0/(0)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	6"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L	FORCE MAIN DIAMETER	2"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	-2.65'
		N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22-48192-C-2.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-2.0-T
MOPS DISCONNECT SWITCH	1	FDS-60-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1st YEAR SERVICE/MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND TRANSMISSION SYSTEMS
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT WILL NOT BE ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, MOUNTING ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND INSTALLED BY THE MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A AYANTRA REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
2244 4th Ave. North, Lake Worth, Florida 33461
Ph: 561-547-8080 Fax: 561-547-3999

Project: HOLLYWOOD FESTIVAL SHOPPING CENTER
Prepared For: KIMLEY-HORN AND ASSOCIATES
8201 PETERS ROAD, SUITE 2200, PLANTATION, FL 33324

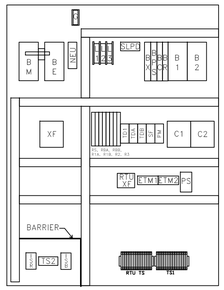
AES Project No: 2338
Date: 05/23/2025

Page No. LS-1

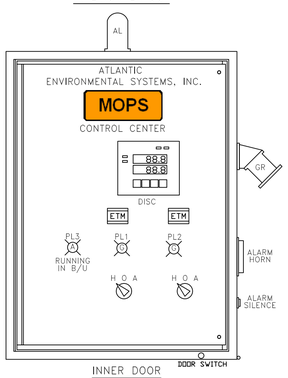
MOPS CONTROL CENTER

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT



INNER DOOR
(OUTER DOOR NOT NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

ALT	ALTERNATOR (IN DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BR	GFI RECEPTACLE BREAKER
BPS	POWER SUPPLY BREAKER
BX	TRANSFORMER BREAKER
C1-2	MOTOR START CONTACTORS
CR	GFI CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY- SC100 SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH- GE (ON DISC)
NEU	NEUTRAL
PL1,2,3	PILOT LIGHT (GE)
PM	PHASE MONITOR
PS	POWER SUPPLY
R2-3	RELAYS
RBA	BBATTERY RELAYS
RS	SILENCE RELAY
R1A	BRELAYS
RTUXF	RTU TRANSFORMER
SF	SEAL FAIL RELAY
SLPD	SURGE/LIGHTNING PROTECTION DEVICE
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR I.S.
XF	50/60Hz 0.5KVA TRANSFORMER

ENCLOSURE

NEMA 4X STAINLESS STEEL
SINGLE DOOR w/PADLOCK HASP
ALUMINUM INNER (DEAD FRONT) DOOR
30"H x 30"W x 8"D
PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS"

NOTE:

SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

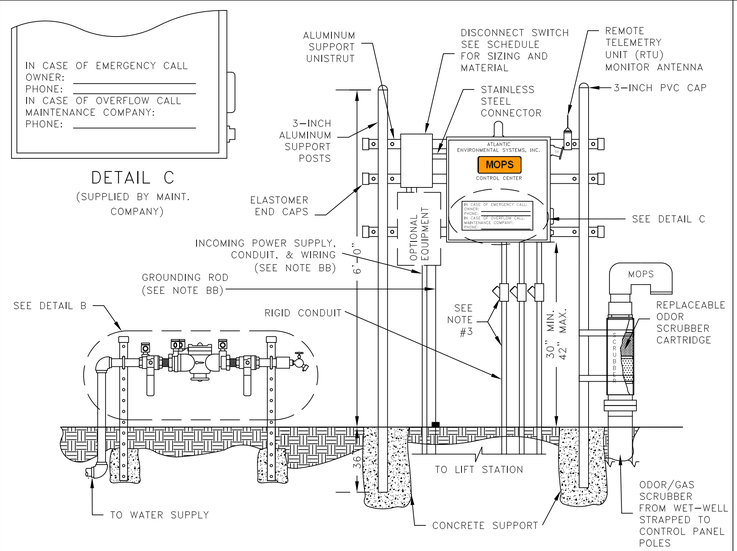
27	NEU	NEU	NEU	120	120	120	#1-20		COM	SF1	SF2	T1	T2	T3
SOURCE	NEU		120V				RTU TERMINALS		PUMP SEAL FAIL			MOTOR LEADS		

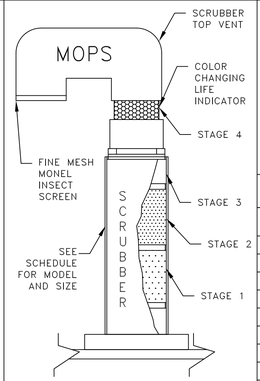
TS1 TERMINAL SCHEDULE

15	16	P1G	T1	T2	T3	17	18	P2G
MT1 MOTOR 1		GND	MOTOR 1 LEADS			MT2 MOTOR 2		GND

TS2 TERMINAL SCHEDULE

CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.

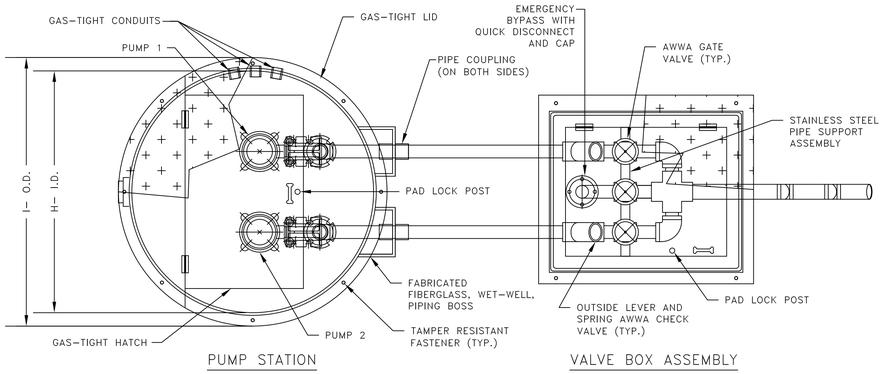




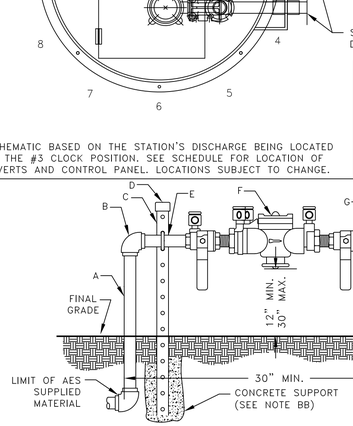
DETAIL A

MOPS ODOR/GAS SCRUBBER

NOTES:
1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.



TOP VIEW N.T.S.



SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

HUB AND INVERT LOCATION

ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.

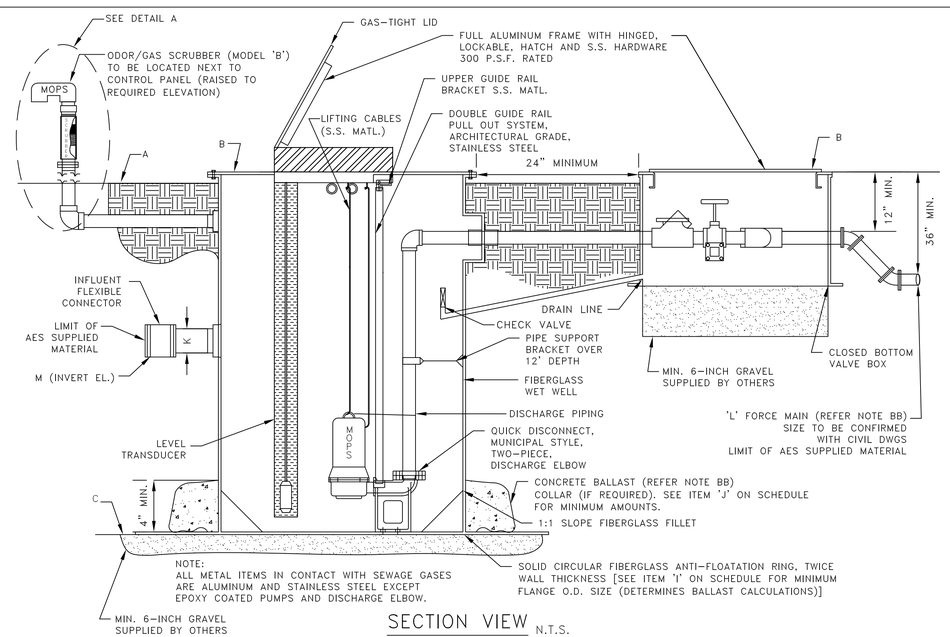
MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 36" S.S. NIPPLE
B	1	3/4" S.S. 90° ELBOW
C	2	1-5/8"x1-5/8"x40" ALUM. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2338
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	2	3/4" x 3" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.



SECTION VIEW N.T.S.

ENGINEERING REPORT



PREPARED FOR: Kimley-Horn and Associates
8201 Peters Road, Suite 2200
Plantation, FL 33324

PROJECT: Hollywood Festival Shopping Center

LOCATION: Hollywood (Broward County), FL

DATE: June 18, 2025

AES NO: 2338

Report prepared by:
Bonnie S. McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
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MOPS

ENGINEERING REPORT

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2338-5	Calculation Report Page 1 Primary Design Pressure
2338-6	Calculation Report Page 2 Primary Design Pressure
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2338-8	N/A
2338-9	Equivalent Pipe Lengths
2338-10	Buoyancy Calculation Test
2338-11	MOPS Pump Station Schedule
No Page #	Pump Data Sheets / Design Notes / Misc. Attachments

ATLANTIC ENVIRONMENTAL SYSTEMS, INC

MOPS

ENGINEERING REPORT

MANUFACTURED ODORLESS PUMP STATION

Project: Hollywood Festival Shopping Center

Location: Hollywood (Broward County), FL

Prepared For: **Kimley-Horn and Associates**
8201 Peters Road, Suite 2200
Plantation, FL 33324

Date: June 18, 2025
AES Project #: 2338

Notes: Hollywood Festival Shopping Center is undergoing a renovation and will require a new private pump station to connect to the onsite wastewater collection and transmission system.

"A Consulting Engineer's Guide for Wastewater Collection/Transmission System Construction License Application", published by Broward County Department of Planning and Environmental Protection, Water Resources Division, Wastewater Licensing Program, (Revised February 2020), was used in determining the estimated wastewater flow rate for the sizing of the sewage pump station.

The pump station's total dynamic pump head was based on approximately 1,159 equivalent feet of 2-inch diameter force main. The station discharges into a gravity sanitary sewer manhole with an assumed pressure of 0 PSI.

SERVICE		**GALLONS PER DAY**
5,800 SF Retail @ 0.1 GPD/SF	**=**	**580**
3,900 SF Fast Food @ 0.65 GPD/SF	**=**	**2,535**
Total Gallons Per Day	**=**	**3,115**

The following pages show the design and sizing parameters considered in the sizing of the wastewater pump stations. In the sizing and design criteria, all minimum required standards for the Florida Department of Environmental Protection Standards were incorporated into the pump station design, including all the requirements outlined in the DEP application form 62-604.300(3)(a).

DESIGN COMPLIANCE CERTIFICATION BASED ON THE FOLLOWING STANDARDS:

"RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES"
(RSWF), (2014 EDITION)
AND
FLORIDA ADMINISTRATIVE CODE (F.A.C.) RULE 62-604.400
(REVISED 2021)

Listed below are all the certifications for compliance with the pump station design as it relates to this project.

Certification items 34 through 76 inclusive plus item 80.

DEP FORM NO: 62-604.300(3)(a) Item Number	F.A.C. (or) RSWF Rule Number	
34	[62-604.400(2)(e) F.A.C.]	The MOPS Engineering Report will show the station's rim is above the 25-year flood level and the control center is above the 100-year flood level. This is in compliance with this rule. This will allow personnel to have access at the 25-year flood level and will not damage any part of the station at the 100-year flood level.
35	[RSWF 41.2]	The MOPS Pump Station is set up to allow easy access to all parts of the system and their components.
36	[RSWF 41.3]	The MOPS Station is designed with round wet well fillet to discourage the accumulation of grit and any piping problems that may be associated with grit build-up.
37	*N/A	This item is not applicable for this pump station design.
38	[RSWF 42.22]	The MOPS Pump Station is designed with submersible pumps with easy guide-out slide rails for the pumps and with "din" rail mounted electrical components for easy maintenance.
39	*N/A	This item is not applicable for this pump station design.
40	[RSWF 42.25]	The MOPS Pump Station utilizes wet well material that is rated for exposure to hydrogen sulfide, corrosive gases, greases, oils, and other products found in wastewater.

41	[RSWF 42.31] [RSWF 42.36]	The MOPS Pump Station is designed with two pumps. Each pump is sized to pump the full capacity of the application including the application's peak factors.
42	*N/A	This item is not applicable for this pump station design.
43	[RSWF 42.33]	The MOPS Pump Station only utilizes pumps that can pass a minimum of 3" solid, or grinder/shredder pumps that will grind the wastewater solids into small factional particles before transmission into the force main.
44	[RSWF 42.34]	The MOPS Pump Station, utilizing submersible pumps, always operates under a positive suction head.
45	[62-604.400(2)(b) F.A.C.]	The MOPS Pump Station design incorporates a lightning arrestor and surge capacitor as standard equipment.
46	[RSWF 42.35]	The MOPS Pump Station, in compliance to the NEC code for hazardous location, utilizes pumps rated for either F.M. (Factory Mutual), or Explosion-Proof rated for Class 1, Group "D", Division 1 locations. MOPS Control Centers and control circuits are rated and listed to UL 508A and UL 698A for intrinsically safe use. All the pump station equipment located in the wet well is rated for corrosive type duty service. All MOPS power cables are watertight and sealed in gas tight seal-offs with strain relief. Each MOPS Pump Station is supplied with a fused electrical disconnect switch. All MOPS Pump Station electrical equipment is housed in a N.E.M.A. 4, weatherproof enclosure. Each MOPS Control Center is equipped with a 110-volt power receptacle and ground fault protection.
47	*N/A	This item is not applicable for this pump station design.
48	[RSWF 42.38]	The MOPS Engineering Report specifies the station's operating design at peak hourly flows and with a minimum of 2 feet per second flow velocities through the force main.
49	[RSWF 42.4]	Each MOPS Pump Station Control Center is designed with an alternator to automatically alternate the pumps.
50	[RSWF 42.5]	MOPS Pump Stations comply with the pertinent requirements for valve type and placement for this rule.
51	[RSWF 42.62]	MOPS Pump Stations have 30 minutes or less filling volume time, and the pump cycle starts are designed at or below the manufacturer's published maximum.
52	[RSWF 42.63]	MOPS Pump Stations are designed with a fillet around the bottom of the wet well without interfering with the station's inlet.

53	[RSWF 42.64]	MOPS Pump Stations are designed to be odorless and provide for air displacement to atmosphere via the scrubber.
54	*N/A	This item is not applicable for this pump station design.
55	*N/A	This item is not applicable for this pump station design.
56	*N/A	This item is not applicable for this pump station design.
57	*N/A	This item is not applicable for this pump station design.
58	*N/A	This item is not applicable for this pump station design.
59	[62-604.400(2)(c) F.A.C.]	MOPS Pump Stations are designed without outside lighting, and they do not create any noises since they use submersible pumps. Included with the station is an exclusive odor scrubber to prevent elimination of odors from the station.
60	[62-604.400(2)(d) F.A.C.]	All MOPS Pump Stations are supplied with keyed-alike padlocks for securing the pump station wet well, valve box, control center and any fencing that is supplied with the project (by others). Each MOPS station is equipped with a maintenance sign to be placed in a visible location for notification of alarms.
61	[RSWF 42.8]	All MOPS Pump Stations are equipped with elapsed time meters.
62	[62-555.30(4) F.A.C. and RSWF 42.9]	The MOPS Pump Stations do not have any connections with potable water supplies. Each MOPS Pump Station is supplied with a U.S.C. and A.S.S.E. approved backflow prevention
63	*N/A	This item is not applicable for this pump station design.
64	*N/A	This item is not applicable for this pump station design.
65	[RSWF 44.1]	MOPS Pump Stations incorporate pumps that are totally submersible, operate within the pump's cycle time, and are in compliance with the NEC code for their use. Each MOPS Pump Station is equipped with mechanical seal fail sensors for each pump to detect shaft mechanical seal failure and potential failure.
66	[RSWF 44.2]	MOPS Pump Stations use submersible pumps that auto-connect to the wet well discharge elbows and slide in and out of the wet well without any dewatering. Pumps are removed without removing any piping.
67	[RSWF 44.31]	MOPS Pump Stations' controls and circuits have strain relief, and are sealed and protected through water and gas tight seals. All equipment can be disconnected from outside the wet well.

68	[RSWF 44.32]	MOPS Pump Stations' controls are enclosed in a weatherproof NEMA 4 enclosure. All conduits associated with application are supplied and installed with appropriate seals and according to the NEC code for Class 1, Group "D", Division 1 Hazardous locations.
69	[RSWF 44.33]	All MOPS Pump Stations are equipped with flexible cords in compliance to the requirement of the NEC. Ground-fault interruption is included. All power terminal fittings and cables are protected and corrosion-resistant.
70	[RSWF 44.4]	MOPS Pump Stations are supplied with valve box assemblies, separate from the wet well. Valve box assemblies either have a piped drain back to the wet well, or have a rock bed bottom for draining water from the box.
71	[RSWF 46]	MOPS Pump Stations are designed with alarms for power failure, pump failure, unauthorized entry, and other pump station malfunctions. The MOPS Pump Station conforms to this rule via two methods: 1) Some stations include a 24 hour monitored telemetered system with instant notification of failure, or, 2) Stations incorporate an audio-visual alarm system with a self contained power back-up source for alarms during power failure.
72	[62-604.400(2)(a) F.A.C. and RSWF 47.423 and 47.433]	MOPS Pump Stations are design with a bypass connection to allow for emergency pumping.
73	[62-604.40(2)(a) F.A.C. and RSWF 46.431]	MOPS Pump Stations incorporate a riser from the force main for quick connection to portable pumping equipment. The MOPS control center is designed to be compatible with temporary power generation equipment.
74	[RSWF 46.411] [RSWF 46.417] [RSWF 46.432]	MOPS control centers have power protection to protect temporary power equipment once regular power is restored.
75	*N/A	This item is not applicable for this pump station design.
76	[RSWF 48.1]	MOPS Pump Stations are designed for a minimum of 2 feet per second force main velocities. All stations have a minimum of 4" force mains (unless a grinder/shredder is specified).
80	[RSWF 48.61]	MOPS Pump Station Engineering Reports utilize 120 for the "C" factor, for pipe friction losses, along with utilizing PVC piping.

DESIGN DEVIATION WITH VARIANCE REQUEST

This engineering report and the pump station design contained herein, based on compliance to all the requirements as outlined in Chapter 62-604 of the Florida Administrative Code with the request for a variance of design as outlined in Rule 62-604.110 Titled: Applicability.

It is the desire of this design to be approved with the following deviations of the standard requirements of the rule, outlined below is the deviation and reason for this deviation:

*See attachment to DEP application for explanation.

Deviation Request:

NONE

ATLANTIC ENVIRONMENTAL SYSTEMS, INC

MOPS

PRIMARY CALCULATION SHEET FOR M.O.P.S. WASTEWATER PUMP STATION

Hollywood Festival Shopping Center

LEGEND

WHERE:		DESIGN:
Q_{inavg}	= Sewage Flow Rate (influent)	2.2 GPM
d_w	= Inside diameter of wetwell	4.00 FT
D_w	= Outside diameter of wetwell	4.10 FT
D_b	= Outside diameter of base	7.00 FT
H_b	= Height of base	0.10 FT
H_w	= Depth of wetwell	14.00 FT
h_{on}	= Lead pump on	-2.50 FT
h_{off}	= Both pumps off	-3.00 FT
V_{stor}	= Volume of storage	47.0 GAL
V_w	= Volume of wetwell	184.7 CU FT
V_b	= Volume of base	3.9 CU FT
V_{wall}	= Volume of wall	8.9 CU FT
V_{earth}	= Volume of earth	353.8 CU FT
Q_{inpeak}	= Peak flow to well	8.8 GPM
Q_{pump}	= Pump flow (minimum)	23.0 GPM
	Wetwell basin top elevation	7.7 FT.
	Wetwell basin bottom elevation	-6.3 FT.
Q_{pump}	= Design point used	23.0 GPM
	Wear factor	0.0%
T_{avg}	= Max. pump cycle	23.6 MIN
T_{min}	= Min. pump cycle	8.2 MIN
T_{run}	= Min. pump run time	2.3 MIN
V_1	= Velocity FM 1	2.5 FPS
V_2	= Velocity FM 2	0.0 FPS
V_3	= Velocity FM 3	0.0 FPS

WHERE:		DESIGN:
F_{up}	= Weight of up force	11,766 LBS
F_{down}	= Weight of down force	13,302 LBS
AFC_{down}	= Weight of anti-float collar	0 LBS
AFC_{vol}	= Volume of concrete (min)	0 CU YDS
H_{elev}	= Elevation differential	9.7 FT
H_{stat}	= Head in force main	0.0 FT
H_{fric1}	= Friction head FM 1	22.2 FT
H_{fric2}	= Friction head FM 2	0.0 FT
H_{fric3}	= Friction head FM 3	0.0 FT
h_{hi}	= Highest discharge elev.	6.7 FT
L_{pipe1}	= Equiv Length of pipe FM 1	1,159.0 FT EQUIV
L_{pipe2}	= Equiv Length of pipe FM 2	0.0 FT EQUIV
L_{pipe3}	= Equiv Length of pipe FM 3	0.0 FT EQUIV
d_1	= Foot diameter of pipe FM 1	0.16 FT
d_2	= Foot diameter of pipe FM 2	0.00 FT
d_3	= Foot diameter of pipe FM 3	0.00 FT
C_1	= Pipe roughness factor FM 1	120.0
C_2	= Pipe roughness factor FM 2	0.0
C_3	= Pipe roughness factor FM 3	0.0
P_{fm}	= Pressure in force main	0 PSI
H_v	= Velocity head	0.0 FT (in L_{pipe1})
H_{ps}	= Pump station head loss	0.0 FT (in L_{pipe1})
H_{vv}	= Valve vault head Loss	0.0 FT (in L_{pipe1})
H_{tdh}	= Total dynamic head (calc)	31.9 FT
H_{tdh}	= Design point used	32.0 FT

FORMULAS

Volumes:

V_{stor}	= 5.872 $(d_w)^2$ $(h_{on}-h_{off})$	47.0 GAL
V_w	= .785 $(D_w)^2$ (H_w)	184.7 CU FT
V_b	= .785 $(D_b)^2$ H_b	3.9 CU FT
V_{wall}	= .785 $\{(D_w)^2-(d_w)^2\}$ (H_w)	8.9 CU FT
V_{earth}	= .785 $\{(D_b)^2-(D_w)^2\}$ (H_w)	353.8 CU FT

Flows:

Q_{inpeak}	Influent x 400% Peak Factor	8.8 GPM

Run Times:

T_{avg}	$=\{V_{stor}/(Q_{pump}-Q_{inavg})\}+(V_{stor}/Q_{inavg})$	(<30)	23.6 MIN
T_{min}	$= 4(V_{stor}/Q_{pump})$	(>05)	8.2 MIN
T_{run}	$= V_{stor}/(Q_{pump}-Q_{inavg})$	(>02)	2.3 MIN

Velocity:

V_1	$= (2 \times Q_{pump})/(705 \times d_1^2)$ (>2)	2.49 FPS
V_2	$= (2 \times Q_{pump})/(705 \times d_2^2)$ (>2)	0.00 FPS
V_3	$= (2 \times Q_{pump})/(705 \times d_3^2)$ (>2)	0.00 FPS

Flotation:

F_{up}	$= (V_b + V_w)$ X 62.4	11766 LBS
AFC_{down}	$= (F_{up}$ x 1.1 $)-(V_{earth}$ X 37.6)	0 LBS
F_{down}	$=(V_{earth}$ X 37.6) + AFC_{down}	13302 LBS
	$F_{down}/F_{up} > 1.1$ (minimum)	Pass Pass/Fail
AFC_{vol}	$((AFC_{down}/87.6) / 27)$	0.0 Cu. Yds.

Head:

H_{elev}	$= h_{hi} - h_{off}$	9.7 FT
H_{stat}	$= P_{fm}$ x 2.31	0.0 FT
H_{fric1}	$=(3.022xV^{1.85}xL_{pipe1})/(d^{1.185}xC^{1.852})$	22.2 FT
H_{fric2}	$=(3.022xV^{1.85}xL_{pipe2})/(d^{1.185}xC^{1.852})$	0.0 FT
H_{fric3}	$=(3.022xV^{1.85}xL_{pipe3})/(d^{1.185}xC^{1.852})$	0.0 FT
H_{tdh}	$= H_{elev} + H_{slat} + H_{fric1} + H_{fric2} + H_{fric3} + H_v^* + H_{ps}^* + H_{vv}^* +$ wf	31.9 FT

*These are included in L_{pipe1}

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ATLANTIC ENVIRONMENTAL SYSTEMS, INC

MOPS

PRIMARY CALCULATION SHEET FOR M.O.P.S. WASTEWATER PUMP STATION

Hollywood Festival Shopping Center

PRIMARY DESIGN PT. = 23 GPM @ 32' TDH (Grinder)

A) Influent Flow Rate = 3115 GPD
3115/(60x24) = 2.2 (24 HOUR DAY)
2.2 GPM = Avg. Influent rate X 400% Peak Factor = 8.8 GPM
8.8 GPM = Peak influent RATE
Pump Design Point Used 23 GPM

B1) Force Main Size #1 = 1.95"
2 FPS = Approx. 19 GPM
H fric1 = see step C
V1 @ 23 GPM = (2 X 23) / (705 x 0.0262) = 2.49 FPS

B2) Force Main Size #2 = 0.00"
2 FPS = Approx. 0 GPM
H fric2 = see step C
V2 @ 23 GPM = (2 X 23) / (705 x 0) = 0 FPS

B3) Force Main Size #3 = 0.00"
2 FPS = Approx. 0 GPM
H fric3 = see step C
V3 @ 23 GPM = (2 X 23) / (705 x 0) = 0 FPS

C) Total Head = $H_{elev}+H_{stat}+H_{fric1}+H_{fric2}+H_{fric3}+H_v+H_{ps}+H_{vv}$+wf
H elev = 9.66'
H stat = 0'
H velocity = 0' (velocity head)
H station = 0' (misc. station + valve losses)
H fric1 = (3.022 x 2.486^1.85 x 1159)/(0.162^1.185 x 120^1.852)
= 22.2' LOSS
H fric2 = (3.022 x 0^1.85 x 0)/(0^1.185 x 0^1.852)
= 0' LOSS
H fric3 = (3.022 x 0^1.85 x 0)/(0^1.185 x 0^1.852)
= 0' LOSS
F.M.1 length with misc. fittings = 1159' equiv. length
F.M.2 length with misc. fittings = 0' equiv. length
F.M.3 length with misc. fittings = 0' equiv. length
Actual TDH = 31.86' + 0% wear factor = 31.86' TDH
Use 32' TDH

D) T run = Vstor / (Qpump - Qinavg)
T run = 2 minutes minimum
2 < Vstor / (23 - 2.2)
Vstor > 41.6 gal.
Vstor Min. = (Qpump - Qinavg) x 2 = (23 - 2.2) X 2 = 41.6 gal

T avg = (Vstor / Qpump - Qinavg) + Vstor / Qinavg
T avg < 30 minutes
Max Vstor = ((Qpump - Qinavg) x 30 x Qinavg) / Qpump
Max Vstor = ((23 - 2.2) x 30 x 2.2) / 23
Max Vstor = 59.7

41.6 < Vstor < 59.7
Choose 47 gal Vstor = 0.5' depth in 4' dia. wetwell

E) T avg =(47 / (23 - 2.2) + 47 / 2.2
= 2.26 + 21.35
= 23.61 minutes
T min = 4 x (47 / 23) = 8.17 > 5 minutes
T run = 47 / (23 - 2.2)
= 2.3 > 2 minutes

F) Vstor = 5.872 x 16 x 0.5
= 47 gal
Vw = .785 x 17 x 14
= 184.7 cu.ft.
Vb = .785 x 49 x 0.1
= 3.85 cu.ft.
Vwall = .785 x (16.81 - 16) x 14
= 8.9 cu.ft
Vearth = .785 x (49 - 16.81) x 14
= 353.8 cu.ft.
= 13,302 lbs weight

G) Fup = (Vb + Vw) x 62.4
= (3.85 + 184.7) x 62.4
= 11,766 lbs. MAX.

Anti-float collar:
= ((Fup x 1.1) - (Vearth x 37.6)) / 87.6
= (12942 - 13302) / 87.6
= -4.1051 cu. Ft.
= 0 cu.ft. Concrete (use 0 yds)

Fdown = (Vearth x 37.6) + antifloat collar
= 13,302 + 0
= 13,302 lbs. Min.

Note: Fup x 1.1 is less than or equal to Fdown
= 12942 <= 13302

NOTES: A) Net buoyancy of concrete
= 150 LBS/CU.FT. - 62.4 LBS/CU. FT.
(WATER) = 87.6 LBS/CU. FT.
B) Weight of interior equipment not considered
Fdown ignores the benefit of the weight of:
pumps, guide systems, water, basin, etc.

2338-6

ATLANTIC ENVIRONMENTAL SYSTEMS, INC

EQUIVALENT PIPE LENGTHS

Hollywood Festival Shopping Center

MOPS

FITTING	MATERIAL	PIPE SIZE IN INCHES 1	1 1/4	1 1/2	2	2 1/2	3	4	6	8	10	12	14	16	FORCE MAIN RUN #1 QTY	FORCE MAIN RUN #1 TOTALS	FORCE MAIN RUN #2 QTY	FORCE MAIN RUN #2 TOTALS	FORCE MAIN RUN #3 QTY	FORCE MAIN RUN #3 TOTALS
															2					
90° Elbow	PVC	4	4	4	6	7	8	11	16	21	26	32	37	43		0 ft		0 ft		0 ft
	HDPE ID	0	0	0	0	0	0	0	0	0	0	0	0	0		0 ft		0 ft		0 ft
	Ductile Iron	0	0	0	0	0	4	5	8	10	12	15	17	19		0 ft		0 ft		0 ft
45° Elbow	PVC	2	2	3	4	4	4	5	8	11	14	16	18	20		0 ft		0 ft		0 ft
	HDPE ID	0	0	0	0	0	0	0	0	0	0	0	0	0		0 ft		0 ft		0 ft
	Ductile Iron	0	0	0	0	0	3	4	5	7	8	10	12	13		0 ft		0 ft		0 ft
22 ½° Elbow	PVC	2	2	3	3	4	4	5	5	6	7	10	12	14		0 ft		0 ft		0 ft
	HDPE ID	0	0	0	0	0	0	0	0	0	0	0	0	0		0 ft		0 ft		0 ft
	Ductile Iron	0	0	0	0	0	3	4	4	5	6	7	8	9		0 ft		0 ft		0 ft
11 ¼° Elbow	PVC	2	2	3	3	4	4	5	5	6	7	9	11	12		0 ft		0 ft		0 ft
	HDPE ID	0	0	0	0	0	0	0	0	0	0	0	0	0		0 ft		0 ft		0 ft
	Ductile Iron	0	0	0	0	0	2	3	3	4	4	5	6	7		0 ft		0 ft		0 ft
Run Tee	PVC	3	3	3	4	5	6	8	12	14	18	20	25	27		0 ft		0 ft		0 ft
	HDPE ID	0	0	0	0	0	0	0	0	0	0	0	0	0		0 ft		0 ft		0 ft
	Ductile Iron	0	0	0	0	0	2	3	4	4	5	6	7	8		0 ft		0 ft		0 ft
Branch Tee	PVC	8	8	9	12	15	16	22	33	49	57	67	78	88		0 ft		0 ft		0 ft
	HDPE ID	0	0	0	0	0	0	0	0	0	0	0	0	0		0 ft		0 ft		0 ft
	Ductile Iron	0	0	0	0	0	8	10	15	20	25	30	35	39		0 ft		0 ft		0 ft
Ball/Gate Valve	PVC or Bronze	2	2	3	3	3	3	3	4	4	4	4	4	4		0 ft		0 ft		0 ft
	Ductile Iron	2	2	3	3	3	3	3	4	4	4	4	4	4		0 ft		0 ft		0 ft
Check Valve (Swing or Ball)	PVC or Bronze	13	13	15	19	22	27	38	52	74	98	120	0	0		0 ft		0 ft		0 ft
	Ductile Iron	13	13	15	19	22	27	38	52	74	98	120	0	0		0 ft		0 ft		0 ft
RUNNING LENGTH OF FORCE MAIN															0	1100 ft		ft		ft
MOPS Valve Vault Losses	PVC Bronze Ductile Iron	30	30	34	43	50	57	77	107	151	156	189	213	245		43 ft				
MOPS Wetwell Losses	PVC Bronze Ductile Iron	Valve Vault Losses = 1 G/BV, 1CV, 1 90° Elbow, 1 Branch Tee, + 3ft Pipe (All PVC) Wet Well Losses = 2 90° Elbows, Depth -2ft Vertical Pipe, + 4ft Horiz. Pipe (All PVC)														16 ft				
															L_{pipe1}, L_{pipe2}, and L_{pipe3} =	1159 ft		0 ft		0 ft

2338-9

ATLANTIC ENVIRONMENTAL SYSTEMS, INC

MOPS

BUOYANCY CALCULATIONS - FIBERGLASS WET WELL

GOAL: Downward force Fdown, from weight of earth > Upward force Fup, from water buoyancy, by at least 10% (that is Fdown >Fup * 1.1).

Assumptions:

1. Water weight = 62.4 lbs./ cu.ft.
2. Fiberglass weight = Not Considered
3. Soil Weight, when submerged in water = 37.6 lbs./ cu ft.
4. Fiberglass weight when submerged in water = 0
5. The hatch cover area is not used in calculating Fup or Fdown.
6. The weight of any equipment or piping is not used in figuring Fdown.
7. Vearth (the weight of the volume of compacted soil, submerged in water, above the outside diam. of the wet well base) is used in calculating Fdown.
8. No shear / friction forces or 'cone effects' are considered for Fdown.
9. Fdown calculation may include any required concrete anti-flotation collar.
10. Calculations are based on the wet well being fully empty and the water table being at ground elevation level.

All Calculations are based on Current figures in report.

Please check the "Formulas & Constants" sheet for reference.

Fup =	11,766 LBS
Fdown =	13,302 LBS
Safety Factor	1.1
Is Fdown > Fup * 1.1	PASS

CONCLUSION:

VrequiredConcrete = 0 cu.ft. Concrete (use 0 yds)

If VrequiredConcrete = 0 then no anti-flotation collar is required. If VrequiredConcrete is > 0 then a concrete collar in the amount of VrequiredConcrete must be used for the anti-flotation collar.

Based on the conclusions above, the fiberglass wet well, as designed, will not experience any flotation problems, even under the worst cases. The Buoyancy safety factor is in excess of 10%.

ATLANTIC ENVIRONMENTAL SYSTEMS, INC

MOPS

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM DESCRIPTION	
PRIMARY DESIGN FLOW (G.P.M.)	23	100 YEAR FLOOD ELEVATION	N/A
PRIMARY DESIGN HEAD (T.D.H.)	32	25 YEAR FLOOD ELEVATION	N/A
SECONDARY DESIGN FLOW (G.P.M.)	N/A	A GRADE ELEVATION	7.66'
SECONDARY DESIGN HEAD (T.D.H.)	N/A	B TOP ELEVATION OF WET WELL	7.66'
RATED PERFORMANCE SPEED	3450	C BOTTOM ELEVATION OF WET WELL	-6.34'
RATED MOTOR HORSEPOWER	2	D ALL PUMPS OFF ELEVATION	-3.00'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	GRINDER	E LEAD PUMP ON ELEVATION	-2.50'
PUMP MODEL NUMBER	MOPS	F LAG PUMP ON ELEVATION	-2.00'
SERVICE ENTRANCE VOLTAGE	208	G HIGH ALARM ELEVATION	-1.50'
SERVICE ENTRANCE PHASE	3	H INSIDE DIAMETER OF WET-WELL	48"
CONTROL CENTER FULL LOAD AMPS	21	I OUTSIDE DIAMETER OF WET WELL ANTI-FLOTATION FLANGE	84"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	30	J MINIMUM CUBIC FEET OF CONCRETE BALLAST COLLAR (CU YDS)	0/(0)
WET-WELL SCOURER SYSTEM	N/A	K INVERT PIPE DIAMETER	6"
REMOTE STATION MONITOR (TELEMETRY)	W/SA	L FORCE MAIN DIAMETER	2"
ON-SITE GENERATOR SYSTEM	N/A	M INVERT ELEVATION	-0.60'
		N SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	B22-48168-C-2.0
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-22
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-2.0
MOPS DISCONNECT SWITCH	1	FDS-30-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL SCOURER SYSTEM	0	N/A
MOPS REMOTE STATION MONITOR	1	PROVIDED WITH SERVICE AGREEMENT
1ST YEAR SERVICE / MAINTENANCE CONTRACT	1	LEVEL 1 WITH REMOTE MONITOR

All Design Parameters are job specific (See Drawing)

2338-11

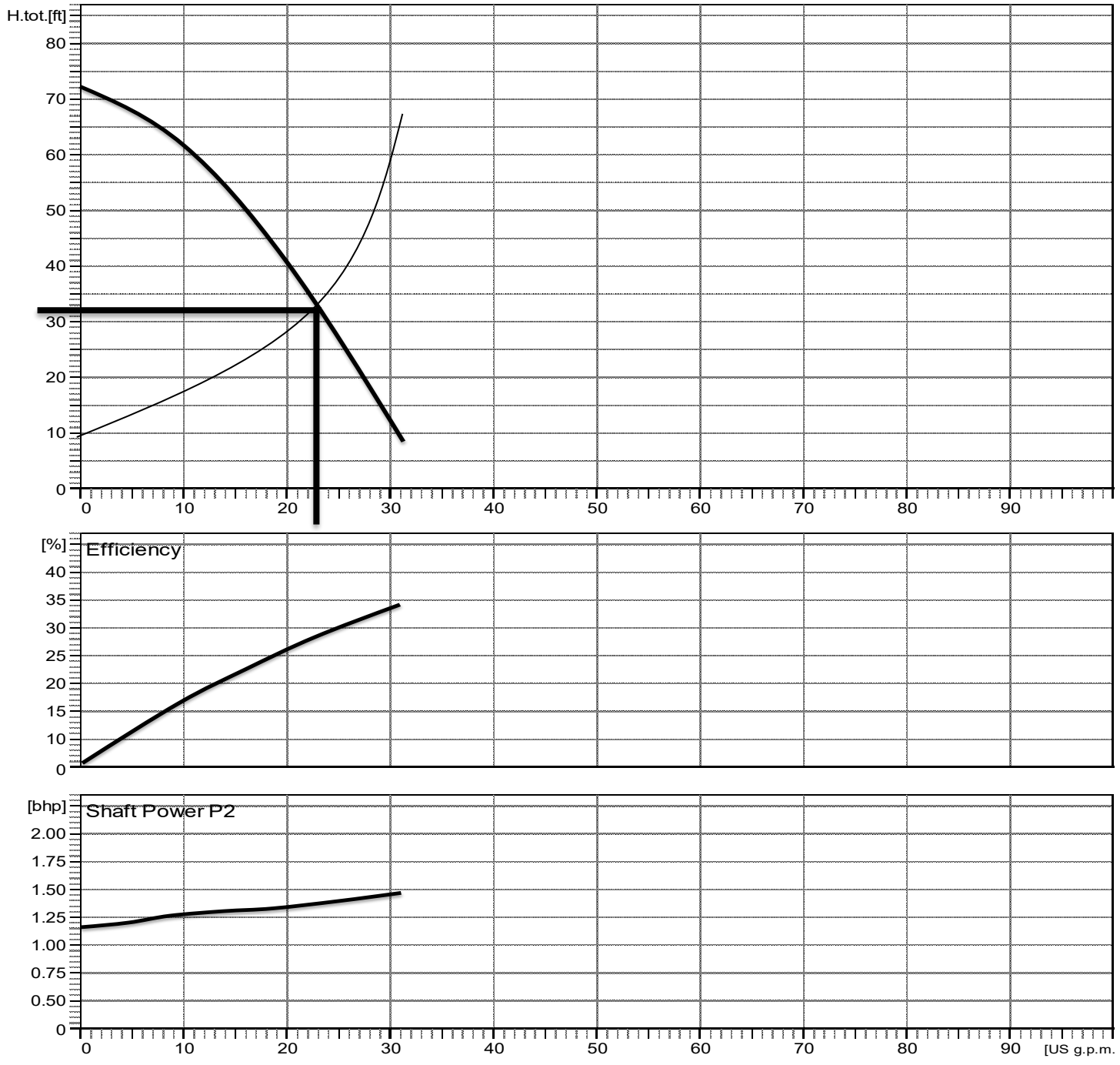
Performance Curve

MOPS GRINDER PUMP MODELS GRG2001/2/4/XM

MOPS

Impeller					
Impeller type:	Solid Size Ø:	Max. Ø:	Min. Ø:	Sel. Ø:	Phase:
Recessed vortex vane impeller with grinder sys.	**Grinder**	**5 ¼"**	**3 ½"**	**5 ¼"**	**1 / 3**

Operating data				
Speed:	Frequency:		Pump Station:	Discharge Port:
3450 rpm	**60 Hz**	**23 GPM @ 32' TDH**	**Duplex / Simplex**	**1½" FNPT / Flange**
Power data referred to:			Test Standard:	HP
(STP) Water [100%] ; 68°F; 62.4 lbs/cu.ft.; 31 SSU; 1.0 S.G.			**ISO9906**	**2.0**



Project:	Project no.:	Created by:	Page:	Date:
Hollywood Festival Shopping Center	**2338**	**BSM**	**1**	**May 23, 2025**

Pump Data Sheet

MOPS

2" Nominal Discharge
0.23-0.27" Solid Size
2-poles; 3450 RPM



Open Multi-Vane Impeller With Cutter

Model
GRG122X 1-Phase
GRG322/4X 3-Phase

Electrical Data 1-Phase

Model Number	Voltage	Phase	Nominal Rated H.P.	AMPS F.L.	AMPS L.R.	Power Factor	Motor Eff.(%)	Cable Size	Cable O.D. (in)
GG122X	200	1	2.0	11.2	53.6	0.90	80	14GA	0.5
GG122X	208	1	2.0	10.7	51.3	0.90	80	14GA	0.5
GG122X	230	1	2.0	9.7	46.6	0.90	80	14GA	0.5

Electrical Data 3-Phase

Model Number	Voltage	Phase	Nominal Rated H.P.	AMPS F.L.	AMPS L.R.	Power Factor	Motor Eff.(%)	Cable Size	Cable O.D. (in)
GG322X	200	3	2.0	6.6	51.6	0.80	86	14GA	0.5
GG322X	208	3	2.0	6.3	49.4	0.80	86	14GA	0.5
GG322X	230	3	2.0	5.7	44.9	0.80	86	14GA	0.5
GG324X	460	3	2.0	2.9	22.5	0.80	86	14GA	0.5

Motor Construction

Motor Type	Enclosed Submersible
NEMA Insulation Code	Class F
Service Factor	1.15
NEMA Design Letter	B
Standard Cable Length	30 ft
Available Motor Voltages	1-Phase: 200-230 / 3-Phase: 200-480
Thermal Sensors embedded in Windings	Included in all Pumps. Must be Wired into Control Panel to Validate Warranty.
Explosion Proof Construction	Class I, Div 1, Groups C & D - Explosion Proof Rated
Single Phase Units Require Start Capacitors in Control Center.	

Standard Material of Construction

Motor Housing	Cast Iron ASTM A48; Class 40B
Volute	Cast Iron ASTM A48; Class 40B
Impeller	Cast Iron ASTM A48; Class 40B
Grinder Assembly	Hardened Stainless Steel 55 Rockwell C
Shaft	AISI 430F Stainless Steel
Mechanical Seal - Impeller Side	Silicon Carbide vs Silicon Carbide
Mechanical Seal - Motor Side	Silicon Carbide vs Silicon Carbide
Fasteners	AISI 304 Stainless Steel
O-Rings	Nitrile Rubber
Upper Bearing	Deep Groove Ball Bearing
Lower Bearing (Thrust)	Double Row Angular Ball Bearing
Power Cable Sheathing	Nitrile Rubber

Kimley»Horn

DRAINAGE STATEMENT
June 23, 2025

SUBJECT: McDonald's Hollywood
Taft Street and 66th Ave
Hollywood, FL 33024
KHA File No. 147208526

AREA OF IMPACT: 0.815 AC

INTRODUCTION:

This drainage statement is intended to provide a summary of the existing and proposed stormwater drainage conditions for the proposed 0.815 AC McDonald's site located on the northwest corner of Taft Street and 66th Ave in Hollywood, FL 33024. The site is currently a parking lot with existing landscaping and drainage infrastructure within the Hollywood Festival commercial shopping center. The proposed redevelopment will consist of a 3,859 SF McDonald's quick-service restaurant, associated landscaping and infrastructure improvements. The site is located within FEMA Flood Zones 'X' and 'AE' with a base flood elevation of 6.00' NAVD. Per Broward County, the 2070 future seasonal high groundwater is 2.00' NAVD. Stormwater runoff from the project area is proposed to drain to a series of interconnected catch basins prior to discharging offsite to the master stormwater management system and 66th Ave Right-of-Way.

EXISTING CONDITIONS:
The existing area breakdowns for the area of impact are as follows:

Area of Impact (Existing)		
Parameter	**Area (SF)**	**Area (AC)**
Pervious Area	5,755	0.132
Impervious Area	29,728	0.682
Total	**35,483**	**0.815**

PROPOSED DESIGN:

Within the limits of construction, the proposed land use are as follows:

Area of Impact (Proposed)		
Parameter	**Area (SF)**	**Area (AC)**
Pervious Area	8,178	0.188
Impervious Area	23,446	0.538
Building Area	3,859	0.089
Total	**35,483**	**0.815**

Kimley»Horn

WATER QUALITY:

Water quality shall be the greater of 1" over the entire drainage area or 2.5 x % impervious. 1" over the entire drainage area. 2.5" x % impervious yields the larger quantity of water to be treated; therefore, the site must provide the 0.13 ac-ft of treatment in the post-development condition. The percent impervious in the post-development condition is reduced because the site is proposed to have more pervious area than the existing condition site area. The required water quality is being provided for in the proposed 396 LF of exfiltration trench (0.14 ac-ft).

WATER QUANTITY

In the 25-year, 72-hour and 100-year, 72-hour storm events the runoff volume has decreased in the post-development condition, See Appendix C. Since the runoff volume is decreased in the post-development condition, no additional water quantity is required. A summary of the pre vs. post development peak stages are as follows:

	Post Development	
Storm Event	Discharge (CFS)	Peak Stage (NAVD)
10 Year - 1 Day (Minimum Inlet)	2.33	4.67'
25 Year - 3 Day (Perimeter Berm)	3.02	5.42'
100 Year - 3 Day (Finish Floor)	0.00	7.62'

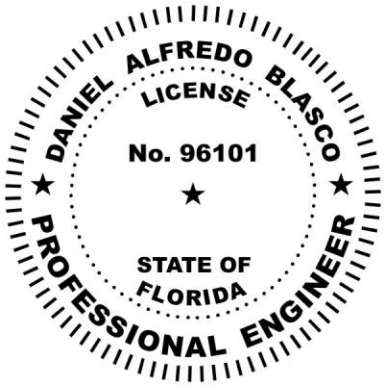
COMPENSATORY STORAGE:

The proposed improvements will reduce the available site storage due to the addition of the proposed 3,859 SF building and associated site grading. Compensatory storage was analyzed up to the FEMA flood elevation 6' NAVD. See Appendix B. The available site storage was reduced by 0.02 ac-ft, to compensate for the decrease in site storage, 396 LF (0.14 ac-ft) of exfiltration trench has been proposed and 0.25 ac-ft of underground storage chambers, Appendix A.

CLOSURE:

The post-development condition does not require any additional treatment. Though the stormwater runoff has decreased in the post-development conditions, 396 LF of exfiltration trench (0.14 ac-ft) and 0.25 ac-ft of underground storage chambers has been proposed to compensate for floodplain impacts. Therefore, the proposed improvements are consistent with Central Broward Drainage District design criteria.

KIMLEY-HORN AND ASSOCIATES, INC.



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6/23/2025

Daniel Alfredo Blasco, P.E.
Florida Registration No. 96101

Appendix A

Kimley»Horn

Date: 6/23/2025
Project: MCD Hollywood
Project No: 147208526

Design Criteria:

Estimated Seasonal High Water Level: 2.00 NAVD

Proposed Acreages

Lake Areas (A_L)	0 sf	or	0.000 ac
Roof Areas (A_R)	3,859 sf	or	0.089 ac
Paved Areas (A_P)	23,446 sf	or	0.538 ac
Green Areas (A_G)	8,178 sf	or	0.188 ac
Total (A_T)	35,483 sf	or	0.815 ac

Compute Required Water Quality Volume:

1) Provide at least 1 inch over the developed project:

V_{wq} = 1 inch x A_T x 1ft / 12 inches

= 0.07 ac-ft or 0.81 ac-in

2) Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)

= 0.73 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP} = A_s - A_G

= 0.54 ac of impervious area for water quality pervious/impervious

c) Percent impervious for water quality calculation:

= A_{IMP} / A_S x 100%

= 74.1 % impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious

= 1.85 inches to be treated

e) Computed volume required for quality detention

V_{wq} = inches to be treated x (A_T - A_L)

= 0.13 ac-ft or 1.51 ac-in

3) Since the 0.13 ac-ft is greater than the 0.07 computed for the first inch of runoff the volume of 0.13 ac-ft controls.

Curve Number:

Post-Development

	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area (%)
Impervious Area:						
Pavement	23446	0.538	66.08		98	64.76
Lake	0	0.000	0.00		98	0.00
Building	3859	0.089	10.88		98	10.66
Impervious Total =	27305	0.627	76.95			
Pervious Area:						
Pervious	8178	0.188	23.05	Type D	80	18.44
Total:	35483	0.815	100.00			93.85

Kimley»Horn

Date: 6/23/2025
Project: MCD Hollywood
Project No: 147208526

Soil Storage

S value:
= 1000/CN -10
= 0.66 inches

Rainfalls

From Figure C-9, 100-Year 3-day Storm	=	18.30	inches
From Figure C-8, 25-Year 3-day Storm	=	13.40	inches
From Figure C-4, 10-Year 1-day Storm	=	8.80	inches

Runoff Volume

100-Year 3-Day (Finish Floor)

Runoff (Q)	=	$(P-0.2S)^2 / (P+0.8S)$				
	=	17.54	inches	or	1.46	feet of total runoff
Runoff Volume	=	Q *Project Area				
	=	14.28	ac - in	or	1.19	ac-ft

25-Year 3-Day

Runoff (Q)	=	$(P-0.2S)^2 / (P+0.8S)$				
	=	12.64	inches	or	1.05	feet of total runoff
Runoff Volume	=	Q *Project Area				
	=	10.30	ac - in	or	0.86	ac-ft

10-Year 1-Day (Minimum Crown of Road)

Runoff (Q)	=	$(P-0.2S)^2 / (P+0.8S)$				
	=	8.06	inches	or	0.67	feet of total runoff
Runoff Volume	=	Q *Project Area				
	=	6.57	ac - in	or	0.55	ac-ft

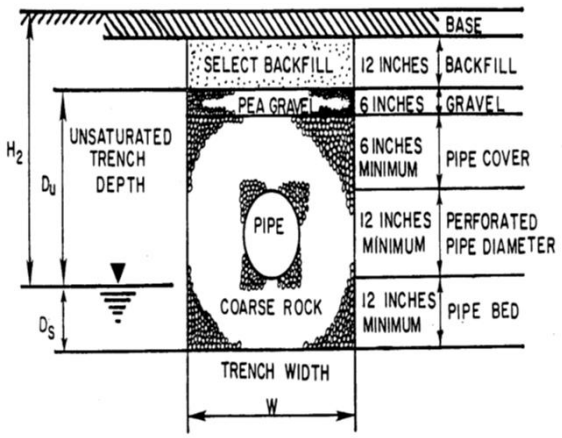
Maximum Discharge to ROW

Max CFS = 40 CSM / 640 AC per SM * Site Area
= 0.050911 CFS

Kimley»Horn

Date: 6/23/2025
Project: MCD Hollywood
Project No: 147029004

Exfiltration Trench Calculations:



Total: 100 **LF**

		Elevation (NAVD)
Minimum Grate:		5.16 ft.
Asphalt/Base Thickness:	8.00 in.	4.49 ft.
Select Backfill:	in.	4.49 ft.
Pea Gravel Thickness:	in.	4.49 ft.
Weir Elevation		4.00 ft.
Pipe Cover:	6.00 in.	3.99 ft.
Pipe Wall Thickness:	in.	3.99 ft.
Pipe Diameter:	24.00 in.	1.99 ft.
Pipe Invert:		2.00 ft.
Seasonal High Water:		2.00 ft.
Pipe Bed (Ds):	2.00 ft.	0.00 ft.
Trench Bottom		0.00 ft.

Maximum Allowable for this Basin *3.28 in. over* *0.815 acres:* *0.22 ac-ft.*

K=HYDRAULIC CONDUCTIVITY (cfs/ft^2*ft head)
H2=DEPTH TO WATER TABLE (ft)

W=WIDTH OF TRENCH (ft)
Du=NON-SATURATED TRENCH DEPTH (ft)
Ds=SATURATED TRENCH DEPTH (ft)
L=LENGTH OF TRENCH
TD=TRENCH DEPTH
V=VOLUME OF WATER STORED

K=	6.75E-05
H2=	2.00
Weir Elevation at H2	4.00
W=	8.00
Du=	2.00
Ds=	2.00
L=	***396.00***
TD=	4.00

EQUATION USED FOR THIS CALCULATION:

V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*Ds)+1.39E10^(-4)*W*Du)

V (ac-ft) = 0.14

The following equations are used to determine the storage of the exfiltration trench.

EQ. #1 ***V=(L)*(K*(H2*W+2*H2*Du-Du^2+2*H2*Ds)+1.39E10^(-4)*W*Du)***

L (Equation 1)= 1.629144

EQ.#2 ***V=(L)*(K*(2*H2*Du-Du^2+2*H2*Ds)+(1.39*10^-4)*W*Du)***

L (Equation 2)= 1.201464

IF SATURATED DEPTH OF TRENCH > NON-SATURATED DEPTH OF TRENCH
or IF THE TRENCH WIDTH IS > 2*TOTAL TRENCH DEPTH

Kimley»Horn

Date: 6/23/2025
Project: MCD Hollywood
Project No: 147208526

Site Stage Storage:

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Lowest Elevation = 5.16 NAVD
Highest Elevation = 8.00 NAVD
Area at Control Elevation = 0.000 AC
Area at Top of Bank = 0.815 AC

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage
Low El.	5.16		5.16			
High El.	5.17		8.00			
Area (ft^2)	0		35483			
Area (acres)	0.00000		0.81458			
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	(ac-ft)
2.00	0.00	0.00	0.00	0.00	2.00	0.00
2.50	0.00	0.00	0.00	0.00	2.50	0.00
3.00	0.00	0.00	0.00	0.00	3.00	0.00
3.50	0.00	0.00	0.00	0.00	3.50	0.00
4.00	0.00	0.00	0.00	0.00	4.00	0.00
4.50	0.00	0.00	0.00	0.00	4.50	0.00
5.00	0.00	0.00	0.00	0.00	5.00	0.00
5.50	0.00	0.00	0.02	0.00	5.50	0.02
6.00	0.00	0.00	0.10	0.00	6.00	0.10
6.50	0.00	0.00	0.26	0.00	6.50	0.26
7.00	0.00	0.00	0.49	0.00	7.00	0.49
7.50	0.00	0.00	0.79	0.00	7.50	0.79
8.00	0.00	0.00	1.16	0.00	8.00	1.16

Date: 6/23/2025
Project: MCD Hollywood
Project No: 147208526

Underground Stage Storage:

Exfiltration Trench
Min. Treatment Vol. = 0.07 ac-ft
Treatment Provided = 0.14 ac-ft

Storage Chambers
Storage Provided = 0.25 ac-ft

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	**Total Storage Area (ac)**	**Total Storage (ac-ft)**
2.00	0.04	0.00
2.50	0.04	0.02
3.00	0.04	0.04
3.50	0.04	0.06
4.00	0.04	0.08
4.50	0.04	0.11
5.00	0.04	0.13
5.50	0.04	0.14
6.00	0.04	0.14
6.50	0.04	0.14
7.00	0.04	0.14
7.50	0.04	0.14
8.00	0.04	0.14

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	**Total Storage Area (ac)**	**Total Storage (ac-ft)**
2.00	0.00	0.00
2.50	0.00	0.04
3.00	0.00	0.08
3.50	0.00	0.11
4.00	0.00	0.15
4.50	0.00	0.19
5.00	0.00	0.23
5.50	0.00	0.25
6.00	0.00	0.25
6.50	0.00	0.25
7.00	0.00	0.25
7.50	0.00	0.25
8.00	0.00	0.25

Date: 6/23/2025
Project: MCD Hollywood
Project No: 147208526

Total Site Stage Storage:

Total Site Stage Storage
Control Elevation = 13.01
Finished Floor Elevation = 8.00
Area at Control Elevation = 1.674
Area at Top of Bank = 1.297

Sub-Area Low El. High El. Area (ft^2) Area (acres) Stage (NAVD)	**Total Site Storage Area** **(ac)**	**Total Site Storage Volume** **(ac-ft)**	
2.00	0.0388	0.00	
2.50	1.3312	0.06	
3.00	1.1697	0.12	
3.50	1.0081	0.18	
4.00	1.4928	0.24	
4.50	1.3312	0.30	
5.00	1.1697	0.36	
5.50	1.1229	0.40	
6.00	1.1047	0.48	FEMA Flood Elev
6.50	1.0866	0.64	
7.00	1.2300	0.87	
7.50	1.3734	1.17	
8.00	1.5168	1.54	FFE

Simple Basin: Post Dev

Scenario:	Scenario1
Node:	Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.8660 ac
Curve Number:	94.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: CS1

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	2.00 ft
Warning Stage:	8.00 ft

Stage [ft]	Area [ac]	Area [ft2]
5.00	0.0003	12
8.00	0.0003	12

Comment:

Node: Site

Scenario:	Scenario1
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	2.00 ft
Warning Stage:	8.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.00	0.00	0
2.50	0.06	2614
3.00	0.12	5227
3.50	0.18	7841
4.00	0.24	10454

Stage [ft]	Volume [ac-ft]	Volume [ft3]
4.50	0.30	13068
5.00	0.36	15682
5.50	0.40	17424
6.00	0.48	20909
6.50	0.64	27878
7.00	0.87	37897
7.50	1.17	50965
8.00	1.54	67082

Comment:

Node: TW ROW

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 8.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.00
0	0	0	72.0000	2.00
0	0	0	999.0000	2.00

Comment:

Node: TW SC

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 8.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.00
0	0	0	72.0000	2.00
0	0	0	99.0000	2.00

Comment:

Weir Link: CBDD Bleeder			
Scenario:	Scenario1	Bottom Clip	
From Node:	CS1	Default:	0.00 ft
To Node:	TW ROW	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	None	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Sharp Crested Vertical	Op Table:	
Geometry Type:	Circular	Ref Node:	
Invert:	2.00 ft	Discharge Coefficients	
Control Elevation:	2.00 ft	Weir Default:	2.800
Max Depth:	0.25 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Comment: Per 2.07.3, the minimum orifice size shall be 3".

Weir Link: CS Weir			
Scenario:	Scenario1	Bottom Clip	
From Node:	Site	Default:	0.00 ft
To Node:	CS1	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	None	Top Clip	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	4.00 ft	Discharge Coefficients	
Control Elevation:	4.00 ft	Weir Default:	2.800
Max Depth:	0.50 ft	Weir Table:	
Max Width:	1.50 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Pipe Link: Outfall Pipe to SC		Upstream		Downstream	
Scenario:	Scenario1	Invert:	2.00 ft	Invert:	2.00 ft
From Node:	CS1	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	TW SC	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.00 ft	Max Depth:	1.00 ft
Flow Direction:	None	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	230.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	

Energy Switch: Energy | Ref Node: | Ref Node:
Manning's N: 0.0000 | Manning's N: 0.0000

Comment:

Simulation: 10 y 1 d

Scenario: Scenario1
Run Date/Time: 6/23/2025 9:39:13 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Folder:		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	8.80 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 100 y 3 d

Scenario:	Scenario1
Run Date/Time:	6/23/2025 9:42:06 AM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	18.30 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft

Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25 y 3 d

Scenario: Scenario1
Run Date/Time: 6/23/2025 9:39:51 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:

Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	True
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	13.40 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
CS1	10 y 1 d	8.00	4.05	-0.0010	2.33	2.33	222
Site	10 y 1 d	8.00	4.67	0.0010	5.51	2.33	5227
TW ROW	10 y 1 d	8.00	2.00	0.0000	0.33	0.00	0
TW SC	10 y 1 d	8.00	2.00	0.0000	2.00	0.00	0
CS1	100 y 3 d	8.00	2.00	0.0000	0.00	0.00	100
Site	100 y 3 d	8.00	7.62	0.0010	7.95	0.00	30631
TW ROW	100 y 3 d	8.00	2.00	0.0000	0.00	0.00	0
TW SC	100 y 3 d	8.00	2.00	0.0000	0.00	0.00	0
CS1	25 y 3 d	8.00	4.73	0.0010	3.02	3.01	222
Site	25 y 3 d	8.00	5.42	-0.0010	5.81	3.02	5227
TW ROW	25 y 3 d	8.00	2.00	0.0000	0.38	0.00	0
TW SC	25 y 3 d	8.00	2.00	0.0000	2.63	0.00	0

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Appendix B

Curve Number:

Pre-Development (Parcel 1):

	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area (%)
Impervious Area:						
Pavement	17069	0.392	79.64		98	78.05
Lake	0	0.000	0.00		98	0.00
Building	0	0.000	0.00		98	0.00
Impervious Total =	17069	0.392	79.64			
Pervious Area:						
Pervious	4364	0.100	20.36	Type D	80	16.29
Total:	21433	0.492	100.00			94.33

Kimley»Horn

Date: 6/23/2025
Project: MCD Hollywood
Project No: 147208526

Site Stage Storage (Parcel 1):

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Lowest Elevation = 6.33 NAVD
Highest Elevation = 8.23 NAVD
Area at Control Elevation = 0.000 AC
Area at Top of Bank = 0.492 AC

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage
Low El.	6.33		6.33			
High El.	6.34		8.23			
Area (ft^2)	0		21433			
Area (acres)	0.00000		0.49203			
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	**(ac-ft)**
2.00	0.0000	0.0000	0.0000	0.0000	2.00	0.00
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.00
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.00
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.00
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.00
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.00
5.00	0.0000	0.0000	0.0000	0.0000	5.00	0.00
5.50	0.0000	0.0000	0.0000	0.0000	5.50	0.00
6.00	0.0000	0.0000	0.0000	0.0000	6.00	0.00
6.50	0.0000	0.0000	0.0037	0.0000	6.50	0.00
7.00	0.0000	0.0000	0.0581	0.0000	7.00	0.06
7.50	0.0000	0.0000	0.1772	0.0000	7.50	0.18
8.00	0.0000	0.0000	0.3611	0.0000	8.00	0.36

FEMA Flood Elev

Kimley»Horn

Appendix C

Curve Number:

Pre-Development (Parcel 2):

	Area (SF)	Area (AC)	% of Total	Surface	CN	CN x Area (%)
Impervious Area:						
Pavement	13951	0.320	94.12		98	92.24
Lake	0	0.000	0.00		98	0.00
Building	0	0.000	0.00		98	0.00
Impervious Total =	13951	0.320	94.12			
Pervious Area:						
Pervious	871	0.020	5.88	Type D	80	4.70
Total:	14822	0.340	100.00			96.94

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Date: 6/23/2025
Project: MCD Hollywood
Project No: 147208526

Site Stage Storage (Parcel 2):

Note: assume linear site storage between low and high elevation and vertical storage above high elev.

Lowest Elevation = 4.90 NAVD
Highest Elevation = 6.55 NAVD
Area at Control Elevation = 0.000 AC
Area at Top of Bank = 0.340 AC

Sub-Area	Area at Control Elevation		Additional Site Area at Top of Bank			Total Storage
Low El.	4.90		4.90			
High El.	4.91		6.55			
Area (ft^2)	0		14822			
Area (acres)	0.00000		0.34027			
Stage (NAVD)	Linear Stor.	Vert. Stor.	Linear Stor.	Vert. Stor.	Stage (NAVD)	**(ac-ft)**
2.00	0.0000	0.0000	0.0000	0.0000	2.00	0.00
2.50	0.0000	0.0000	0.0000	0.0000	2.50	0.00
3.00	0.0000	0.0000	0.0000	0.0000	3.00	0.00
3.50	0.0000	0.0000	0.0000	0.0000	3.50	0.00
4.00	0.0000	0.0000	0.0000	0.0000	4.00	0.00
4.50	0.0000	0.0000	0.0000	0.0000	4.50	0.00
5.00	0.0000	0.0000	0.0010	0.0000	5.00	0.00
5.50	0.0000	0.0000	0.0371	0.0000	5.50	0.04
6.00	0.0000	0.0000	0.1248	0.0000	6.00	0.12
6.50	0.0000	0.0000	0.2640	0.0000	6.50	0.26
7.00	0.0000	0.0000	0.2807	0.1531	7.00	0.43
7.50	0.0000	0.0000	0.2807	0.3233	7.50	0.60
8.00	0.0000	0.0000	0.2807	0.4934	8.00	0.77

FEMA Flood Elev

Simple Basin: Pre N Parcel

Scenario:	Scenario1
Node:	Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.3400 ac
Curve Number:	96.9
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: Site

Scenario:	Scenario1
Type:	Stage/Volume
Base Flow:	0.00 cfs
Initial Stage:	4.90 ft
Warning Stage:	8.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
2.00	0.00	0
2.50	0.00	0
3.00	0.00	0
3.50	0.00	0
4.00	0.00	0
4.50	0.00	0
5.00	0.00	44
5.50	0.04	1616
6.00	0.12	5436
6.50	0.26	11500
7.00	0.43	18896
7.50	0.60	26310
8.00	0.77	33720

Comment:

Node: TW

Scenario:	Scenario1

Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.00 ft
Warning Stage: 8.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.00
0	0	0	72.0000	2.00
0	0	0	999.0000	2.00

Comment:

Pipe Link: 15" RCP		Upstream		Downstream	
Scenario:	Scenario1	Invert:	2.02 ft	Invert:	2.02 ft
From Node:	Site	Manning's N:	0.0130	Manning's N:	0.0130
To Node:	TW	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	1.25 ft	Max Depth:	1.25 ft
Flow Direction:	Both	Bottom Clip			
Damping:	0.0000 ft	Default:	0.00 ft	Default:	0.00 ft
Length:	230.00 ft	Op Table:		Op Table:	
FHWA Code:	1	Ref Node:		Ref Node:	
Entr Loss Coef:	0.50	Manning's N:	0.0000	Manning's N:	0.0000
Exit Loss Coef:	1.00	Top Clip			
Bend Loss Coef:	0.00	Default:	0.00 ft	Default:	0.00 ft
Bend Location:	0.00 dec	Op Table:		Op Table:	
Energy Switch:	Energy	Ref Node:		Ref Node:	
		Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Simulation: 10 y 1 d

Scenario: Scenario1
Run Date/Time: 4/1/2025 10:51:51 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000

Max Calculation Time: 30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global
OF Region Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 8.80 in
Storm Duration: 24.0000 hr

Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25 y 3 d

Scenario: Scenario1
Run Date/Time: 4/1/2025 10:51:56 AM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources		Lookup Tables	
Rainfall Folder:		Boundary Stage Set:	
Reference ET Folder:		Extern Hydrograph Set:	
Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	
		Roughness Set:	
		Crop Coef Set:	
		Fillable Porosity Set:	
		Conductivity Set:	
		Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	13.40 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Site	10 y 1 d	8.00	4.90	-0.0039	2.19	4.52	1337
TW	10 y 1 d	8.00	2.00	0.0000	4.52	0.00	0
Site	25 y 3 d	8.00	4.90	-0.0039	2.29	4.52	1337
TW	25 y 3 d	8.00	2.00	0.0000	4.52	0.00	0

Fire Flow Calculations

McDonald's #009-2732

Based on Type VB (non-combustible) construction.

As per NFPA 1 (2024 Ed.) Section 18.4.4.3 "The minimum fire flow and flow duration for buildings other than one and two-family dwellings shall be as specified in Table 18.4.4.2.1.

The total area of the proposed building is +/- 3,859 SF. Per NFPA 1 (2024 Ed.) Table 18.4.4.2.1 the fire flow required is 1,750 G PM for a duration of 2 hours.

Fire Flow Required= 1,750 GPM

Hydraulic Calculations at 20 PSI

Qr = Q [(P static – 20) / (P static – P flow)]^0.54 = 4,452 GPM

Q= 1130

P static= 58 PSI

P flow= 55 PSI

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2	**Designation shall represent first and second flowed hydrants respectively**
P	**Designation shall represent test hydrant for static and residual distribution system pressures.**

Kimley-Horn and Associates

Date: 8/22/24	**Time:** 10:00AM	**Static Pressure -**	**58psi**

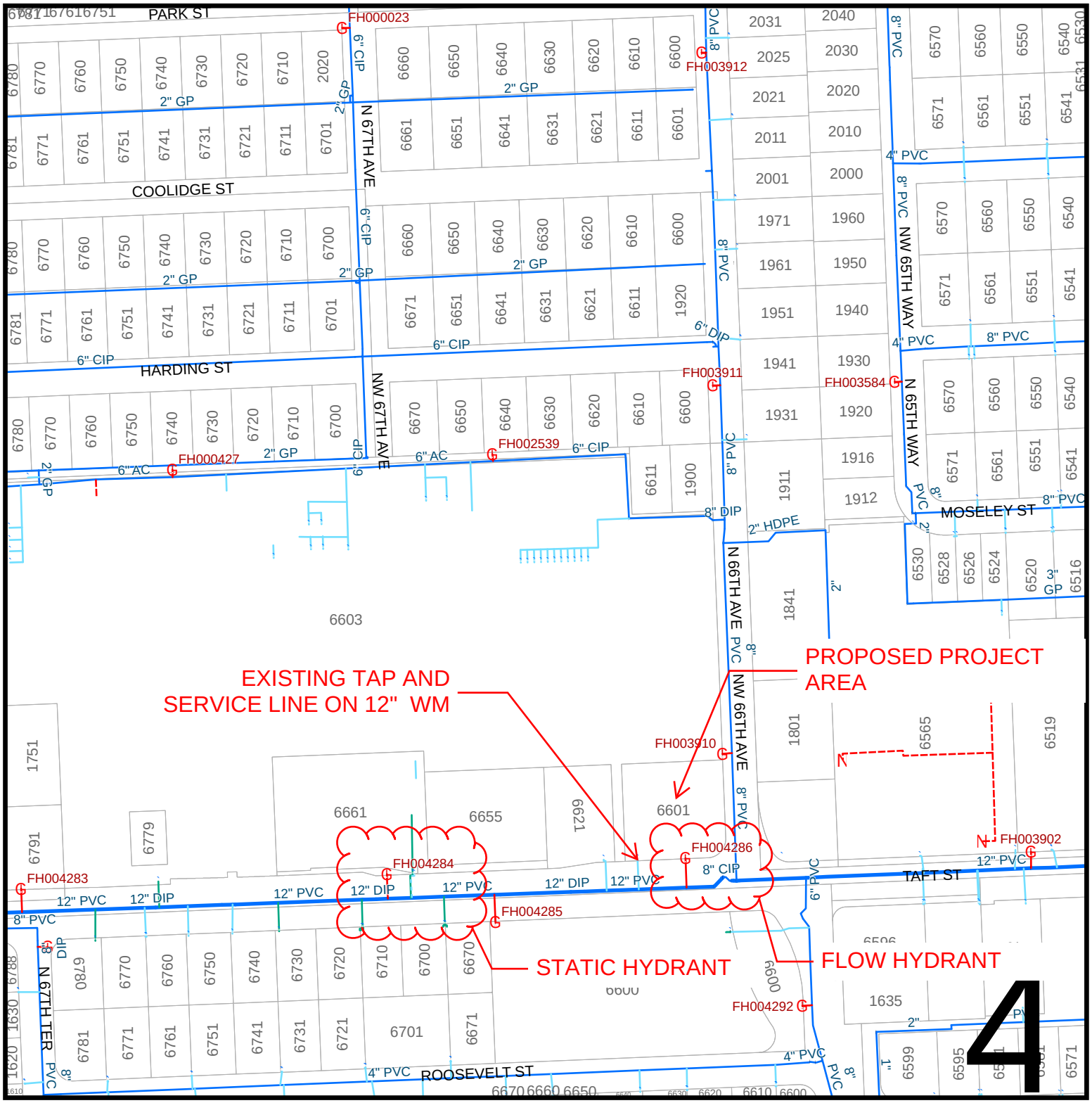
Residual/Static Hydrant	**Address/Location**	**Residual Pressures**	
		F-1 Only	**F-2 Only**
P - Hydrant **FH004285**	6600 Taft St	**58psi**	**58psi**
		F-1& F-2	**55psi**

Flow Hydrants	**Address/Location**	**Flow Rate**
F-1 Hydrant (Individual) **FH004286**	6601 Taft St	**GPM** **1130**
F-2 Hydrant (Individual) **FH004284**	6661 Taft St	**GPM** **1130**
F-1 Hydrant (Both Flowing)		**GPM** **1060**
F-2 Hydrant (Both Flowing)		**GPM** **1090**

UTILITY ATLAS MAPLET

FEET

0 100 200 400 600



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TRAFFIC IMPACT ANALYSIS

MCDONALD'S
HOLLYWOOD, FL

Kimley»Horn

June 30, 2025
Kimley-Horn Project #147208526

TRAFFIC IMPACT ANALYSIS

MCDONALD'S
HOLLYWOOD, FL

Prepared by:
Kimley-Horn and Associates, Inc.
West Palm Beach, Florida

Kimley»Horn

June 30, 2025

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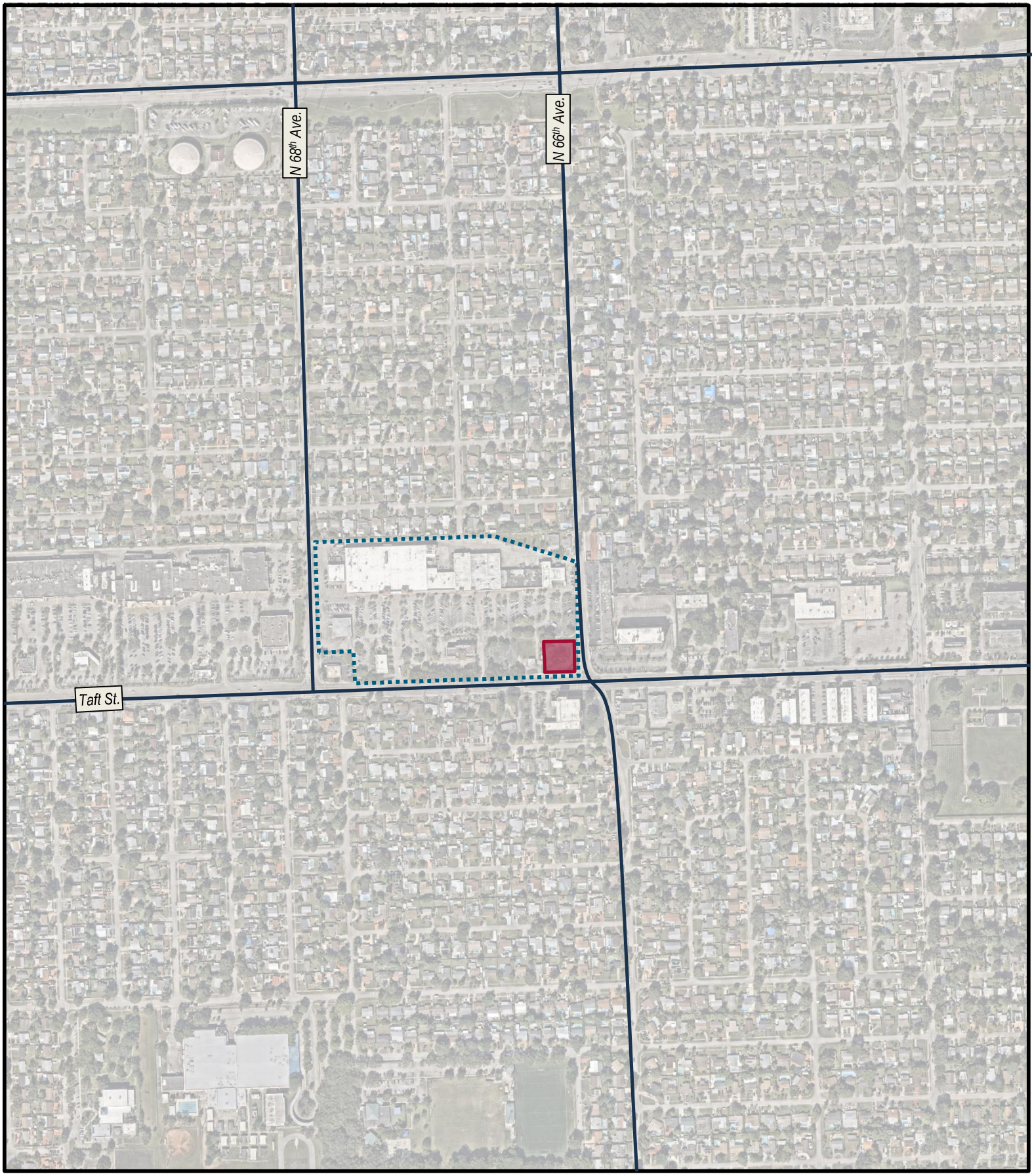
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INTRODUCTION

Kimley-Horn and Associates, Inc. has prepared an analysis of traffic impacts generated by the development of the site located in the northwest corner of the intersection of Taft Street & N 66th Avenue in Hollywood, Florida. The existing site currently includes 159,858 square feet of general commercial use. The proposed development consists of the construction of 3,859 square feet of fast-food restaurant use on a vacant portion in the southeast corner of the existing site. Figure 1 illustrates the location of the project site. The Folio Numbers for the site are as follows:

- 514111000020
- 514111000023
- 514111290010
- 514111310010
- 514111310020
- 514111000021
- 514111000044

Parcel ID information and a site plan are included in Appendix A, for reference. This report summarizes the impacts of the proposed development plan on the surrounding area.



NORTH

LEGEND

Overall Site Location

Parcel of Redevelopment

FIGURE 1
McDonald's Hollywood
Site Location
KH #147208526

Kimley»Horn

PROJECT TRAFFIC

The existing site includes 159,858 square feet of general commercial use. The 3,859 square feet of fast-food restaurant use is proposed to be built on a vacant portion in the southeast corner of the existing site.

Trip Generation Potential

The trip generation potential for this site was calculated using rates and equations published by ITE's *Trip Generation Manual, 11th Edition* for the following land uses:

- Shop Center (>150ksf) (Land Use 820)
- Fast-Food Restaurant with Drive-Through (Land Use 934)

The trip generation calculations for the site are summarized in Table 1**.** As summarized in this table, the proposed plan creates an increased trip generation potential of 848 net new daily trips, 86 net new external AM peak hour trips (+44 inbound, +42 outbound), and 57 net new external PM peak hour trips (+30 inbound, +27 outbound). The study was initially performed including internal capture in the proposed scenario, which resulted in less daily total trips compared to the AM and PM peak hour trips generated. For a conservative analysis the internal capture was considered zero during the proposed scenario.

Table 1: Trip Generation Calculations

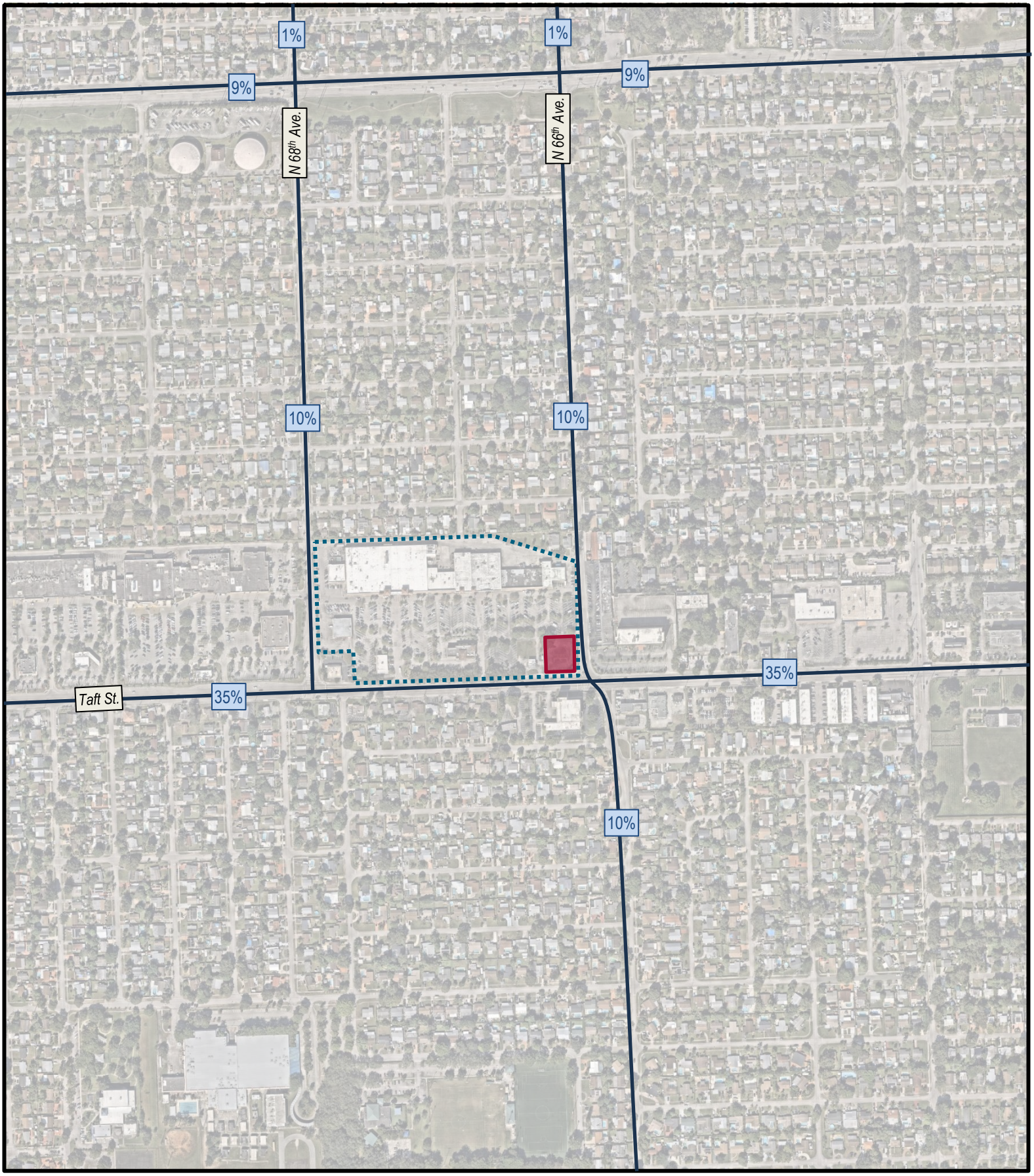
Source	Land Use	ITE Code	Intensity			Daily Trips	AM Peak Hour			PM Peak Hour		
							Total	In	Out	Total	In	Out
Existing Scenario >5 Years												
ITE	Shop Center (>150ksf)	ITE 820	159.858 ksf			5,916	134	83	51	544	261	283
					Subtotal	*5,916*	*134*	*83*	*51*	*544*	*261*	*283*
Pass-By Capture			**Daily**	**AM**	**PM**							
	Shop Center (>150ksf)		15.0%	0.0%	29.0%	887	0	0	0	158	76	82
					Subtotal	887	0	0	0	158	76	82
Driveway Volumes						**5,916**	**134**	**83**	**51**	**544**	**261**	**283**
Net New External Trips						**5,029**	**134**	**83**	**51**	**386**	**185**	**201**
Proposed Scenario												
ITE	Shop Center (>150ksf)	ITE 820	159.858 ksf			5,916	134	83	51	544	261	283
ITE	Fast-Food Restaurant with Drive-Through W	ITE 934	3.859 ksf			1,804	172	88	84	127	66	61
					Subtotal	*7,720*	*306*	*171*	*135*	*671*	*327*	*344*
Pass-By Capture			**Daily**	**AM**	**PM**							
	Shop Center (>150ksf)		15.0%	0.0%	29.0%	887	0	0	0	158	76	82
	Fast-Food Restaurant with Drive-Through Window		53.0%	50.0%	55.0%	956	86	44	42	70	36	34
					Subtotal	1,843	86	44	42	228	112	116
Driveway Volumes						**7,720**	**306**	**171**	**135**	**671**	**327**	**344**
Net New External Trips						**5,877**	**220**	**127**	**93**	**443**	**215**	**228**
Proposed Net External Trips-Existing Net New External Trips						**848**	**86**	**44**	**42**	**57**	**30**	**27**

Land Use	Daily	AM Peak Hour	PM Peak Hour	Pass By
Shop Center (>150ksf)	37.01 trips/ksf	0.84 trips/ksf (62% in, 38% out)	3.4 trips/ksf (48% in, 52% out)	15.0%
Fast-Food Restaurant with Drive-Through Window	467.48 trips/ksf	44.61 trips/ksf (51% in, 49% out)	33.03 trips/ksf (52% in, 48% out)	53.0%

TRAFFIC DISTRIBUTION

The site traffic was assigned to the surrounding roadway network based upon travel patterns for this area.

Figure 2 illustrates the project traffic to nearby roadway links and intersections in the vicinity of the site. The AM and PM peak hour trips for the project were then assigned to the surrounding transportation system based on these percentages.



NORTH

LEGEND

Overall Site Location

Parcel of Redevelopment

FIGURE 2
McDonald's Hollywood
Project Distribution
KH #147208526

Kimley»Horn

INTERSECTION ANALYSIS

As part of the traffic impact analysis, traffic volumes at the study intersections were analyzed during three distinct scenarios: Existing Conditions (2025), Future Background Conditions (2030), and Future Total Conditions (2030). The existing year analysis is based on count data collected at the studied intersection on Wednesday, April 16, 2025. Future Background (2030) analyses include background traffic growth. The traffic volume growth rate was assumed to be 1.0% compounded annually. The relevant FDOT AADT data is included in the Appendix for reference. The Future Total (2030) analysis uses the Future Background (2030) volumes as a baseline and includes the addition of project traffic for this site. The Future Total (2030) volumes assume a fully built out condition for the site.

Data Collection

Baseline traffic count data was collected during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM) at intersections within the study area. Following is a list of the intersections at which data was collected:

1. Taft Street & N 66th Avenue

Count data for the intersection is included in Appendix B, for reference.

EXISTING (2025) ANALYSIS

Analyses were conducted at the study intersections to evaluate Level of Service and delay for drivers during existing conditions.

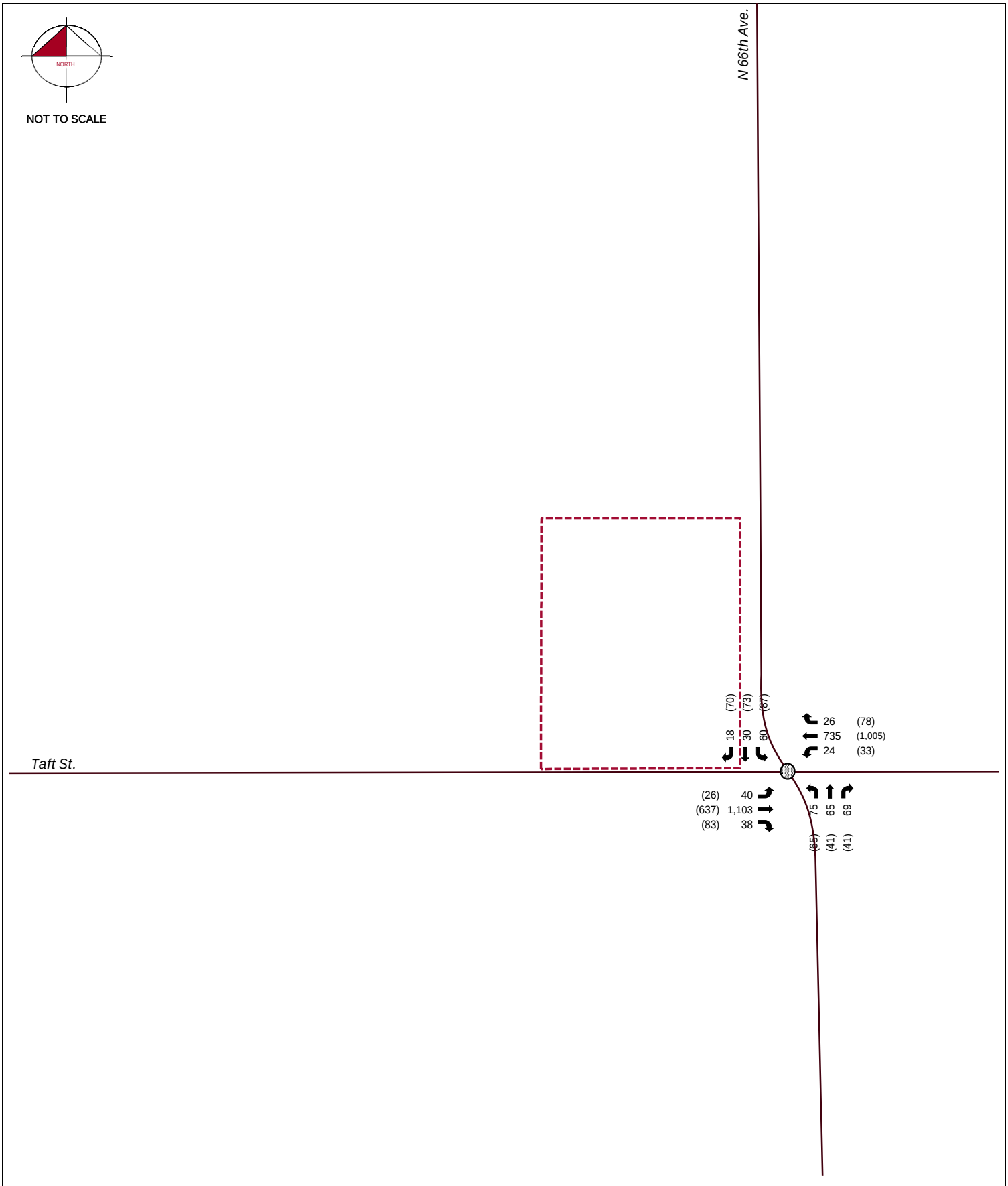
Signal timing data was provided by Broward County at the signalized intersections within the study area. Signal timing worksheets are included in Appendix C, for reference. The volumes used in the analysis are shown in Figure 3.

Synchro Results

Synchro 12 software was used to analyze the study intersection, utilizing HCM 7th *Edition* methodology to determine the delay and LOS for each of the analyzed movements. The results of the *Synchro* analysis are summarized in Table 2 for the AM and PM peak hours of operation. The LOS and delay for signalized intersections were analyzed based on the LOS and delay of the overall intersection operations.

Table 2: Existing Year (2025) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Taft St. & N 66th Ave.	Signalized	EB	4.3	A	3.9	A
			WB	4.2	A	5.3	A
			NB	35.1	D	35.2	D
			SB	35.7	D	35.1	D
			Overall	**7.5**	**A**	**8.6**	**A**



Legend

Study Roadway

Study Intersection

XX A.M. Peak Hour Traffic

(XX) P.M. Peak Hour Traffic

Figure 3
McDonald's Hollywood
KH #144118008
Existing Traffic Volumes

© 2025

BACKGROUND YEAR (2030) CONDITIONS

Background traffic is calculated from historical annual growth rates and/or traffic from the unbuilt portions of committed developments. FDOT count data was used to calculate an areawide growth rate. Based on these calculations the areawide growth rate for this area was determined to be negative and therefore, a compounding annual growth rate of 1.0% was applied to the existing year count data for the study intersection for a conservative analysis.

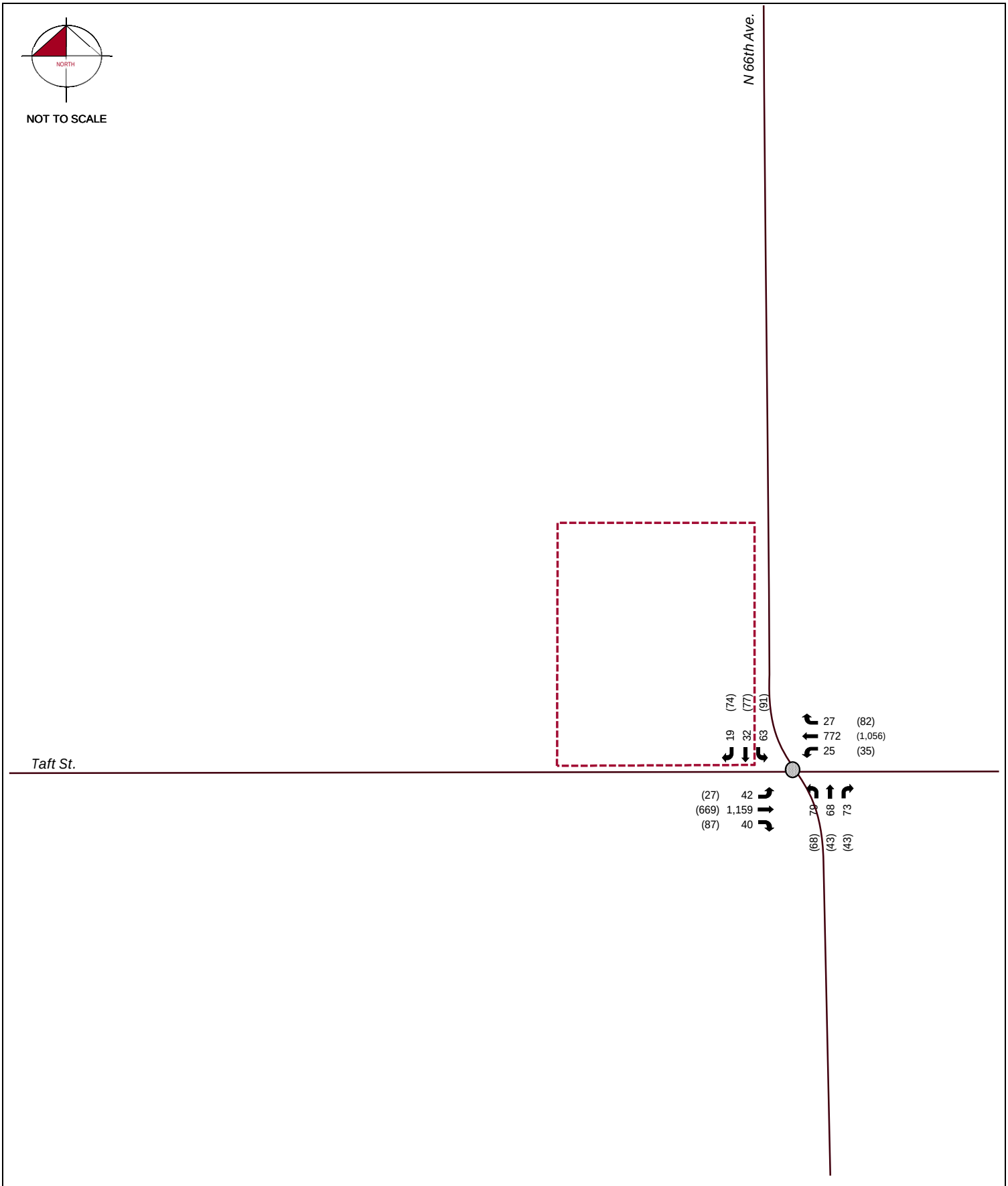
Synchro Results

Synchro 12 software was used to analyze the study intersection, utilizing *HCM 7th Edition* methodology to determine the delay and LOS for each of the analyzed movements. The results of the *Synchro* analysis are summarized in Table 3 for the AM and PM peak hours of operation. The LOS and delay for signalized intersections were analyzed based on the LOS and delay of the overall intersection operations.

Figure 4 illustrates the background volumes.

Table 3: Background Year (2030) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Taft St. & N 66th Ave.	Signalized	EB	4.6	A	4.1	A
			WB	4.4	A	5.7	A
			NB	35.0	D	35.1	D
			SB	35.5	D	34.9	C
			Overall	**7.7**	**A**	**8.8**	**A**



Legend

Study Roadway

Study Intersection

XX A.M. Peak Hour Traffic

(XX) P.M. Peak Hour Traffic

Figure 4
McDonald's Hollywood
KH #144118008
Background Traffic Volumes

© 2025

FUTURE TOTAL (2030) CONDITIONS

The Future Total (2030) conditions represent the future traffic volumes that include a combination of background traffic growth on the transportation network and project traffic. The net change in trip generation potential that was calculated for the site was distributed across the transportation network using the trip distribution illustrated in Figure 5. The resulting project traffic volumes are illustrated in Figure 6. The project traffic volumes were then added to the Background Year (2030) intersection volumes to determine Future Total (2030) intersection volumes. Figure 7 illustrates the resulting Future Total volumes.

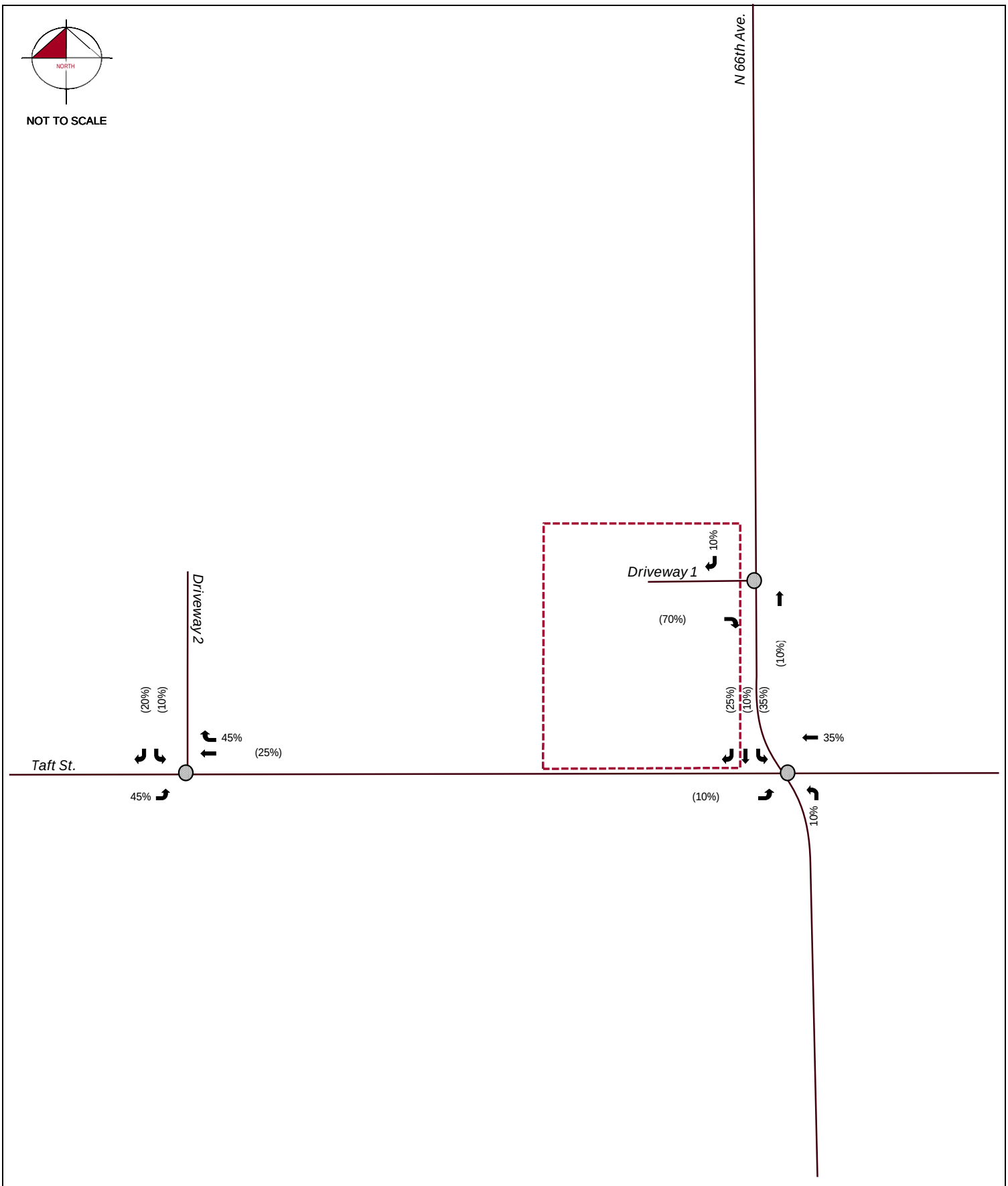
Synchro Results

Synchro 12 software was used to analyze the study intersection, utilizing *HCM 7th Edition* methodology to determine the delay and LOS for each of the analyzed movements. The results of the *Synchro* analysis are summarized in Table 4 for the AM and PM peak hours of operation. The LOS and delay for signalized intersections were analyzed based on the LOS and delay of the overall intersection operations.

The intersection of Taft Street and N 66th Avenue is anticipated to operate at LOS A during both the AM and PM peak hour with the addition of project traffic.

Table 4: Future Total (2030) Synchro Summary

#	Intersection	Control Type	Movement	AM Peak Hour		PM Peak Hour	
				Delay (s)	LOS	Delay (s)	LOS
1	Taft St. & N 66th Ave.	Signalized	EB	5.0	A	4.3	A
			WB	4.8	A	6.0	A
			NB	34.1	C	34.8	C
			SB	35.2	D	34.7	C
			Overall	**8.3**	**A**	**9.1**	**A**

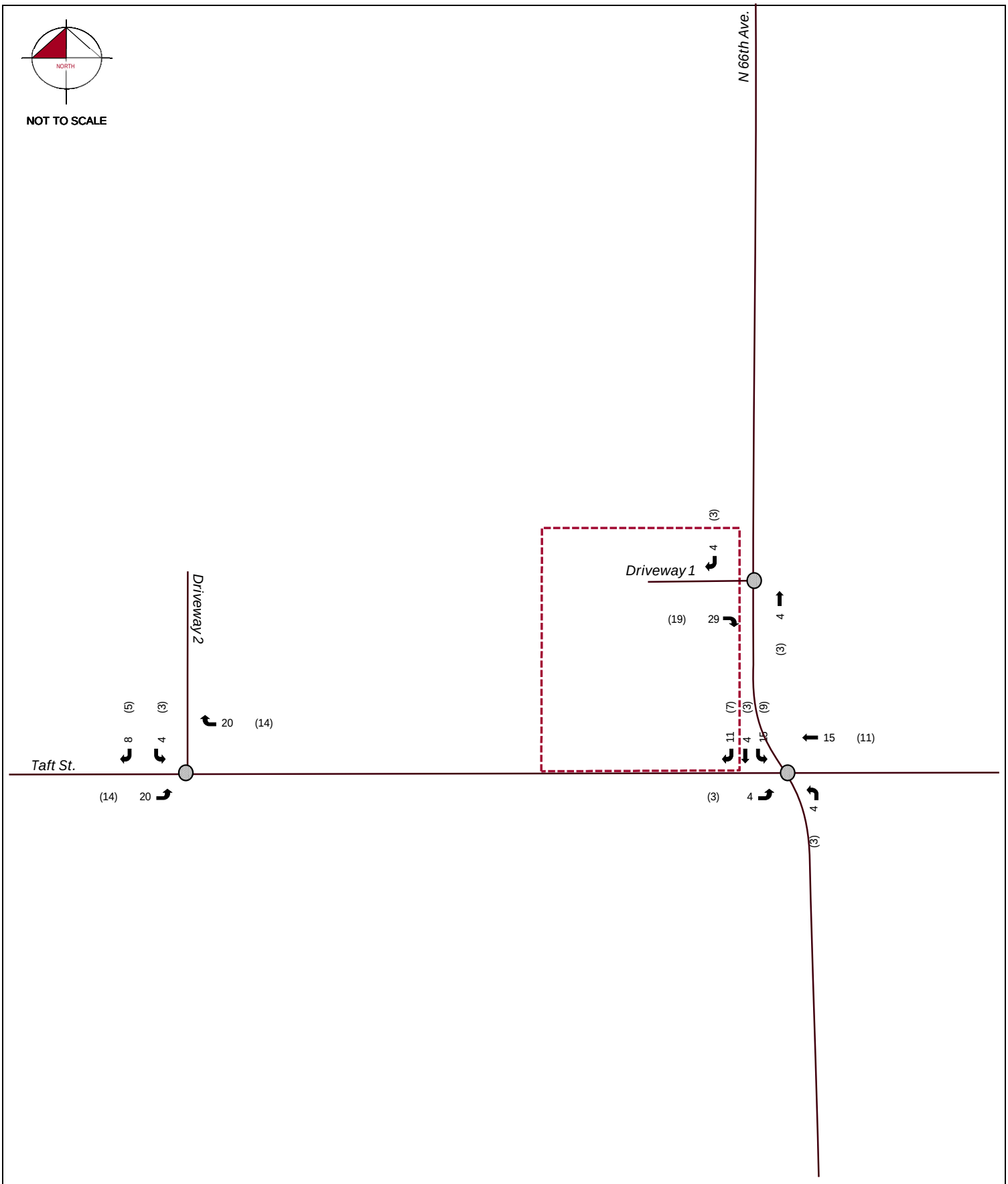


Legend

	Study Roadway
	Study Intersection
XX	A.M. Peak Hour Traffic
(XX)	P.M. Peak Hour Traffic

Figure 5
McDonald's Hollywood
KH #144118008
Project Traffic Distribution

© 2025

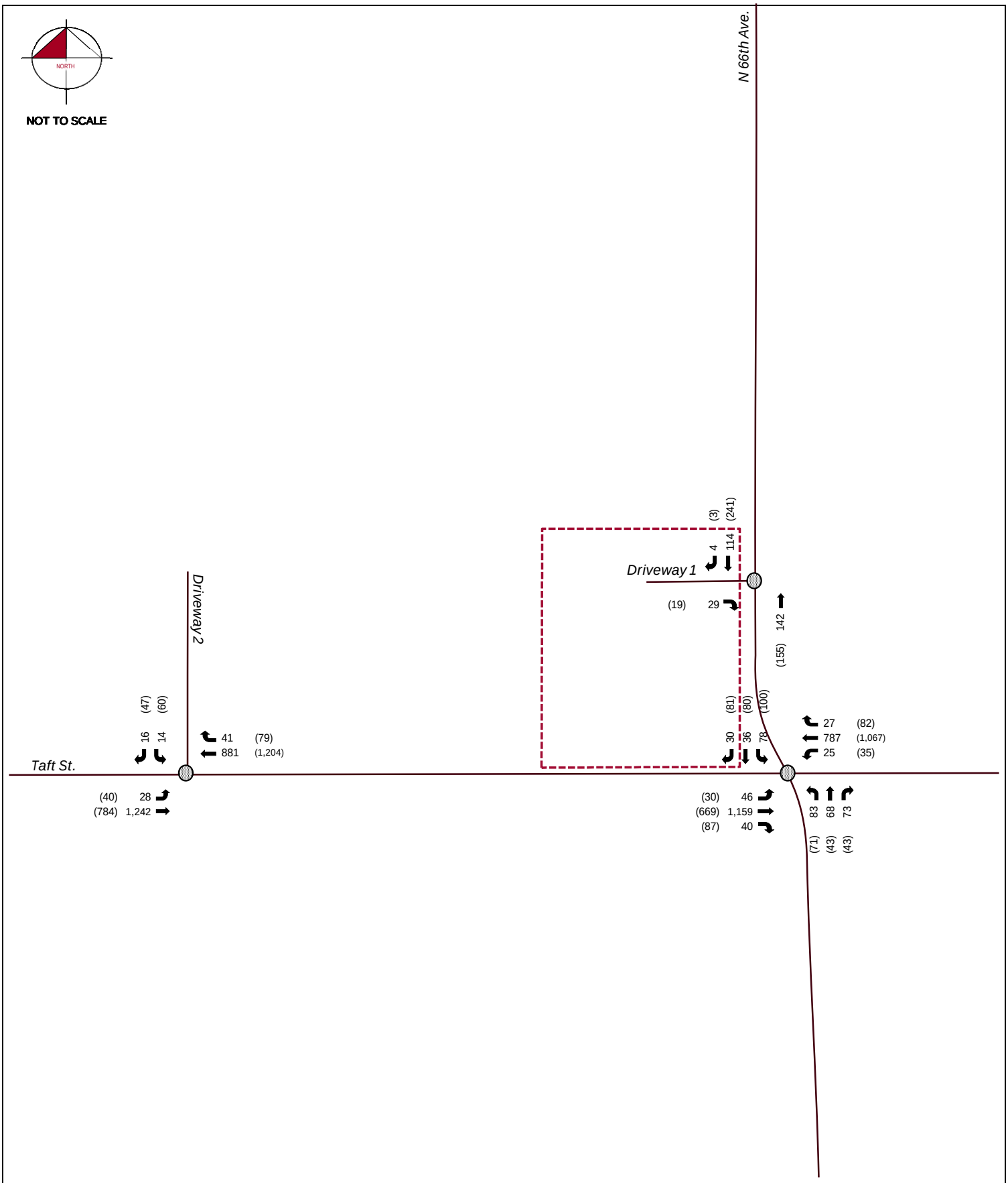


Legend

	Study Roadway
	Study Intersection
XX	A.M. Peak Hour Traffic
(XX)	P.M. Peak Hour Traffic

Figure 6
McDonald's Hollywood
KH #144118008
Project Traffic Volumes

© 2025



Legend

Study Roadway

Study Intersection

XX A.M. Peak Hour Traffic

(XX) P.M. Peak Hour Traffic

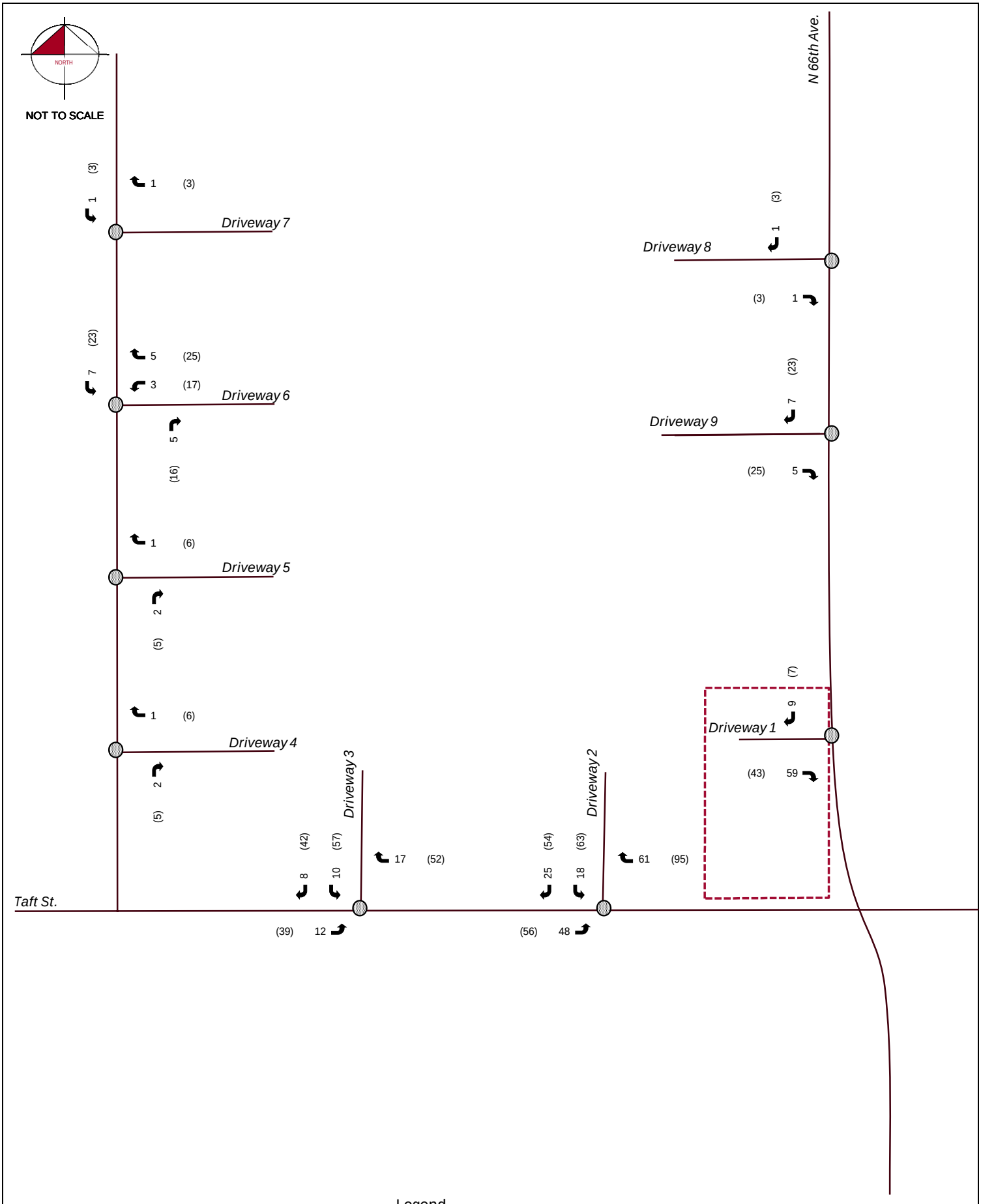
Figure 7
McDonald's Hollywood
KH #144118008
Future Total Volumes

© 2025

DRIVEWAY ANALYSIS

Driveway Access

Access to the existing site is currently provided via eight driveways located around the property. As shown in the site plan, an additional right-in/right-out driveway is proposed on N 66th Avenue, which will primarily serve the proposed McDonald's fast-food restaurant. In addition, an existing full-access driveway on Taft Street is also expected to primarily accommodate traffic to and from McDonald's. As illustrated in Figure 8, driveway volumes are not anticipated to warrant additional turn lanes.



Legend

Study Roadway

Study Intersection

XX A.M. Peak Hour Traffic

(XX) P.M. Peak Hour Traffic

Figure 8
McDonald's Hollywood
KH #144118008
Total Driveway Volumes

Kimley»Horn
© 2025

ROADWAY IMPROVEMENTS

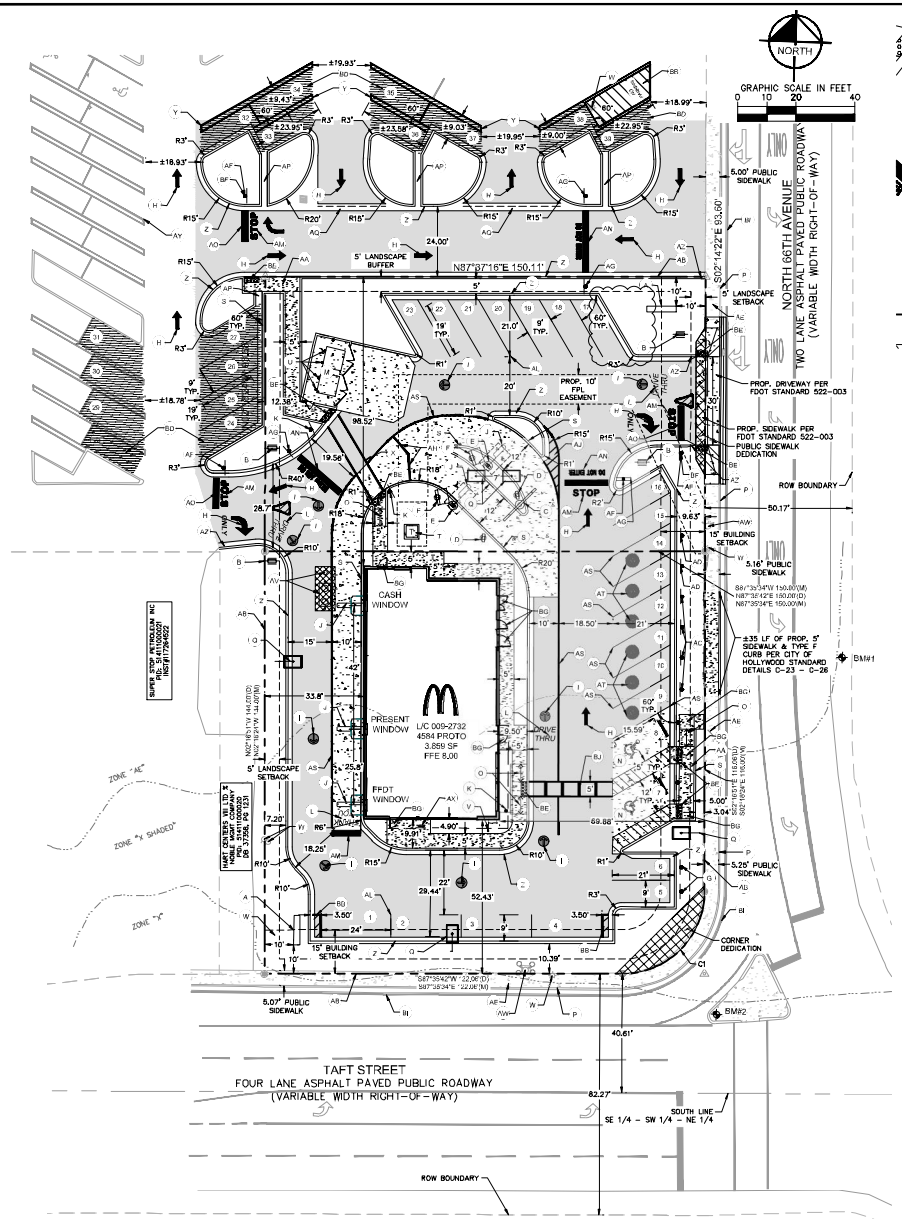
A review was conducted to evaluate mitigation measures and improvements planned within the vicinity of the project site and that would provide direct benefit. No mitigation measures or planned improvements were found that would provide direct benefit to the project.

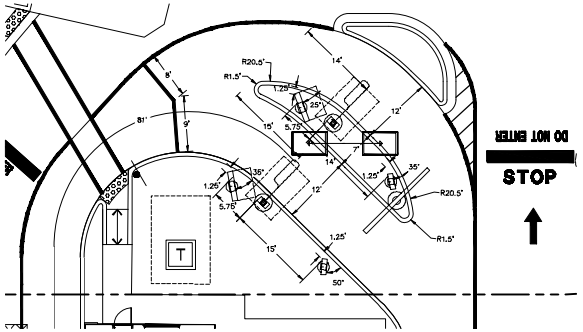
CONCLUSION

Kimley-Horn and Associates, Inc. has prepared this traffic impact analysis to evaluate transportation impacts associated with the proposed development of 3,859 square feet of fast-food restaurant use in Hollywood, Florida. The existing site currently includes 159,858 square feet of general commercial use. The 3,859 square feet of fast-food restaurant use is proposed to be built on a vacation portion on the southeast corner of the existing site.

The intersection analysis indicated that the proposed project has minimal impact on overall operations at the study intersections, when measured in terms of seconds of driver delay and level of service. The intersection of Taft Street and N 66th Avenue is expected to operate at a LOS A during both the AM and PM peak hour with the addition of project traffic.

APPENDIX A: SITE INFORMATION





DRIVE-THRU DETAIL
SCALE: 1" = 10'

SITE DATA

LOCATION:	SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST
PARCEL ID:	PARCEL 1:514111000044 PARCEL 2:514111000020
ADDRESS:	6601 TAFT STREET HOLLYWOOD, FL 33024
ZONING:	C-3 COMMERICAL
LAND USE:	COMMERCIAL
SITE AREA:	35,483 SF 0.815 AC

	EXISTING	PROPOSED
LOT AREA:	35,483 SF (100%)	35,483 SF (100%)
BUILDING AREA:	0 SF (0.0%)	3,859 SF (10.88%)
IMPERVIOUS AREA:	29,728 SF (83.78%)	23,446 SF (66.07%)
PERVIOUS AREA :	5,755 SF (16.22%)	8,178 SF (23.04%)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	15'	52.43'
REAR (NORTH)	0'	98.52'
SIDE (WEST)	0'	33.8'
SIDE (EAST)	15'	69.88'

LANDSCAPE SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	5'	10.39'
REAR (NORTH)	5'	5.58'
SIDE (WEST)	5'	7.2'
SIDE (EAST)	5'	9.63'

	REQUIRED	PROVIDED
STANDARD	37	21
ACCESSIBLE PER ADA	2	2
CROSS PARKING AGREEMENT	–	16
TOTAL PARKING	39	39 (INCLUDING CROSS PARKING)
PARKING RATIO	60% OF GFA, THEN 1 SPACE PER 60SF OF RESULT	
PARKING MEASUREMENTS	9'x19' FOR ALL 60° PARKING SPACES 9'x24' FOR ALL PARALLEL PARKING SPACES	

OVERALL SHOPPING CENTER 506 525
*APPROVED PARKING VARIANCE (RESOLUTION NO. 08--V--24)

	REQUIRED	PROVIDED
VEHICULAR USE OPEN SPACE	5,005 SF	5,206 SF

	REQUIRED	PROVIDED
BIKE PARKING	0	2

MCDONALDS SEAT COUNT: 38
MCDONALDS FULL STAFF COUNT: 14

	MAXIMUM	PROVIDED
BUILDING HEIGHT	60'	18'-9"

BENCHMARK #1
ELEV= 7.16' DESCRIPTION: MAG NAIL SET

BENCHMARK #2
ELEV= 8.33' DESCRIPTION: MAG NAIL SET

FLOOD INFORMATION
FLOOD ZONE "X" AND "AE (EL 6)", BASED ON FLOOD INSURANCE RATE MAP 12011C0563J, COMMUNITY NAME AND NUMBER, BROWARD COUNTY; EFFECTIVE: 7/31/2024

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	43.85'	28.00'	——	S42°34'23"W	39.58'

SITE LEGEND
A. PROPOSED MONUMENT SIGN
B. PROPOSED DIRECTIONAL SIGN
C. PROPOSED GATEWAY DOUBLE ARM
D. PROPOSED PRE-MENSE BOARD
E. PROPOSED DRIVE-THRU CANOPY
F. PROPOSED DIGITAL MENU BOARD
G. PROPOSED DRIVE-THRU PULL FORWARD PARK SIGNS
H. PROPOSED DIRECTIONAL ARROW, (WHITE)
I. PROPOSED McDONALD'S GOLD STANDARD TRAFFIC ARROW
J. PROPOSED LOOP DETECTOR
K. PROPOSED PEDESTRIAN CROSSING SIGN (W11-2)
L. PROPOSED PAVEMENT MARKING (PMS 123 YELLOW)
M. PROPOSED TRASH ENCLOSURE WITH STUCCO ON ENCLOSURE TO MATCH THE BUILDING FACADE (SEE ARCHITECTURAL PLANS FOR DETAILS)
N. PROPOSED ADA PARKING SPACE AND SIGNAGE (VAN ACCESSIBLE)
O. PROPOSED ADA CURB RAMP (PER FDOT INDEX 522-002)
P. EXISTING TYPE "F" CURB
Q. PROPOSED LIGHT POLE
R. NONE
S. PROPOSED TYPE "F" CURB
T. PROPOSED TRANSFORMER PRIOR TO CONSTRUCTION COMMENCEMENT CONTRACTOR TO COORDINATE WITH FPAL
U. PROPOSED 6" BOLLARD (TYP)
V. PROPOSED 60" H. FLAG-POLE
W. EXISTING UTILITY POLE
X. PROPOSED CROSSWALK
Y. PROPOSED PARKING STRIPING TO MATCH EXISTING CONDITIONS
Z. PROPOSED TYPE "F" CURB
AA. PROPOSED FLUSH SIDEWALK
AB. EXISTING RIGHT OF WAY / PROPERTY LINE
AC. PROPOSED MOBILE ORDERING PARKING SIGN
AD. PROPOSED MCDELIVERY AND MOBILE ORDERING COMBINATION PARKING STALL SIGN
AE. EXISTING SIDEWALK
AF. PROPOSED STOP SIGN (R1-1)
AG. PROPOSED "DO NOT ENTER" SIGN (R5-1)
AH. PROPOSED 6" STRIPE (PMS 123 YELLOW)
AI. PROPOSED 6" DASHED GOLD STRIPE (PMS 123 YELLOW)
AJ. PROPOSED 6" GOLD (PMS 123 GOLD) STRIPE AT 60° 2 OC
AK. NONE
AL. PROPOSED 4" WHITE STRIPE
AM. PROPOSED 36" H. WHITE "STOP" PAVEMENT MARKING
AN. PROPOSED 24" H. WHITE "DO NOT ENTER" PAVEMENT MARKING
AO. PROPOSED 24" WIDE STOP BAR
AP. PROPOSED 2' CONCRETE FLUME (SEE DETAIL SHEET C-103)
AQ. VALLEY GUTTER (SEE DETAIL SHEET C-103)
AR. NONE
AS. PROPOSED 6" GOLD STRIPE (PMS 123 GOLD)
AT. PROPOSED MOBILE PICK UP PAVEMENT MARKING (SEE DETAIL SHEET C-104)
AU. NONE
AV. PROPOSED SHOEER GBJ-30 GREASE INTERCEPTOR AND SCHIER SAMPLING BOX (SEE DETAIL SHEET C-307 & C-303)
AW. EXISTING FIRE HYDRANT
AX. BICYCLE RACK (SEE DETAIL SHEET C-103)
AY. EXISTING PARKING STRIPING
AZ. 3' CURB TRANSITION (FDOT INDEX 520-001)
BA. NO LEFT TURN SIGN (R3-2)
BB. 8" WHITE STRIPE AT 60° 3 OC
BC. NONE
BD. CROSS PARKING AGREEMENT SPACES
BE. PROPOSED FDOT DETECTABLE WARNING (SEE DETAIL SHEET C-104)
BF. PROPOSED RIGHT TURN ONLY SIGN (R3-5)
BG. 5'-0" SIDEWALK CLEAR SPACE. SIDEWALK NOT TO EXCEED 2% CROSS SLOPE IN ANY DIRECTION
DH. PROPOSED CONCRETE WHEEL STOP (SEE DETAIL SHEET C-103)
BI. EX. PAVEMENT MARKINGS
DJ. FDOT SPECIAL EMPHASIS SIDEWALK PER FDOT INDEX 711-001

GENERAL CONSTRUCTION NOTES
1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK. AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME, IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCT ON INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
14. ALL PAVEMENT MARKINGS AND STRIPING MUST BE PER FDOT STANDARD PLANS INDEX 711-001.

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL SIDEWALKS SHALL HAVE A 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE.
3. ALL SIDEWALK RAMPS SHALL HAVE A 6" RISE AT 1:12 MAX.
4. REFER TO GRADING PLAN AND UTILITY PLAN FOR UNDERGROUND UTILITIES.
5. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
6. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
7. ALL SIGNS, WHICH ARE ELECTRONICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
8. ANY LIP FROM 1" BUT NOT GREATER THAN 2" WILL BE LEVELED TO MEET ADA REQUIREMENTS.

HATCH LEGEND
- HEAVY DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD DUTY ASPHALT
- REINFORCED CONCRETE
- CROSS PARKING SPACES

SIGN LEGEND
- ACCESSIBLE PARKING (FTP-20-06)
- PENALTY (FTP-22-06)
- STOP SIGN (R1-1) (30"X30")
- DO NOT ENTER (R5-1) (30"X30")
- NO LEFT TURN (R3-2) (24"X24")
- PEDESTRIAN CROSSING (W11-2)

PROJECT DATUM: NAVD88

CITY FILE NUMBER: 25-DP-47

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

No	REVISIONS	DATE	BY
1	CITY OF HOLLYWOOD COMMENTS	6/26/25	N.A.

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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I HEREBY CERTIFY THAT THIS PLAN, PLAT, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF FLORIDA, LICENSE NUMBER 86161. DANIEL A. BLASCO, P.E. ON THE DATE ADJACENT TO THE SEAL.
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

KHA PROJECT	147208526
DATE	6/3/2025
SCALE	AS SHOWN
DESIGNED BY	DAB
DRAWN BY	DBT
CHECKED BY	PWR

HOLLYWOOD FESTIVAL
L/C #009-2732
PREPARED FOR
MCDONALD'S USA, LLC
HOLLYWOOD FL

SITE PLAN

SHEET NUMBER
C-100

Plotted By: Blanco, Daniel Sheet Set: Hollywood Layout: C-100 SITE PLAN June 23, 2025 - 12:58:20pm K:\VRB_LDEV\147208526 - McDonalds\C56 - 009-2732 - Hollywood\CAD Files\Sheets\C-100 SITE.dwg
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MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025

Property ID: 514111000020

Property Owner(s):HART CENTERS VIII LTD % NOBLE MGMT COMPANY

Mailing Address:4280 PROFESSIONAL CENTER DR #100 PALM BEACH GARDENS, FL 33410

Physical Address:6603 - 6795 TAFT STREET HOLLYWOOD, 33024

Property Use: 16-02 Shopping Center - Neighborhood

Millage Code: 0513

Adj. Bldg. S.F: 145478

Bldg Under Air S.F:

Effective Year: 1977

Year Built: 1967

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT

Abbr. Legal Des.: 11-51-41 S1/2 OF SW1/4 OF NE1/4 LESS E 165 & LESS S 25 EXCEPT E 165 &LESS W 175 OF N 290 OF S 315 & LESS E 100 OF N 165 OF S 190 OF W1/2 OF SE1/4 OF SW1/4 OF NE1/4 & LESS W 120 OF E 285 OF N 100 & LESS N 165 OF S 190 OF W 150 OF E 315 & LESS OR 3179 PGS 392,396,400 & 404 & LESS TAFT ST R/W,LESS P/P/A 141-28 B & LESS P/P/A 178-44 B

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$5,398,770	$11,819,170	0	$17,217,940	$17,217,940	
2024	$5,398,770	$11,782,430	0	$17,181,200	$17,181,200	$446,430.48
2023	$5,398,770	$11,782,430	0	$17,181,200	$17,181,200	$446,126.52

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$17,217,940	$17,217,940	$17,217,940	$17,217,940
Portability	0	0	0	0
Assessed / SOH	$17,217,940	$17,217,940	$17,217,940	$17,217,940
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$17,217,940	$17,217,940	$17,217,940	$17,217,940

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/30/2004	Multi Special Warranty Deed	$9,000,000	37358 / 1231
08/31/2001	Multi Special Warranty Deed	$5,268,400	32169 / 520

LAND CALCULATIONS



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025

Property ID: 514111310010

Property Owner(s):NOBLE NET LEASE FL E LLC

Mailing Address:4280 PROFESSIONAL CENTER DR #100 PALM BEACH GARDENS, FL 33410

Physical Address:6661 TAFT STREET HOLLYWOOD, 33024

Property Use: 11-01 Retail Store - 1 unit

Millage Code: 0513

Adj. Bldg. S.F: 4303

Bldg Under Air S.F:

Effective Year: 2020

Year Built: 2009

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT

Abbr. Legal Des.: HOLLYWOOD FESTIVAL OUTPARCELS 178-44 B PARCEL 1

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$574,160	$1,338,220	0	$1,912,380	$1,912,380	
2024	$574,160	$1,338,220	0	$1,912,380	$1,912,380	$42,179.00
2023	$574,160	$1,164,860	0	$1,739,020	$1,739,020	$38,838.12

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,912,380	$1,912,380	$1,912,380	$1,912,380
Portability	0	0	0	0
Assessed / SOH	$1,912,380	$1,912,380	$1,912,380	$1,912,380
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$1,912,380	$1,912,380	$1,912,380	$1,912,380

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
03/22/2013	Rerecorded Deed Correction Non-Sale Title Change	$100	111429855
06/30/2012	Special Warranty Deed Non-Sale Title Change	$100	48883 / 431
04/30/2004	Multi Special Warranty Deed	$9,000,000	37358 / 1231

LAND CALCULATIONS

Unit Price	Units	Type
$15.00	38,277 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025

Property ID: 514111000023

Property Owner(s):ABRAMOWITZ,AARON

Mailing Address:7602 WATERLILLY LN PEARLAND, TX 77581

Physical Address:1751 N 68 AVENUE HOLLYWOOD, 33024

Property Use: 11-01 Retail Store - 1 unit

Millage Code: 0513

Adj. Bldg. S.F: 6078

Bldg Under Air S.F:

Effective Year: 1964

Year Built: 1963

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT

Abbr. Legal Des.: 11-51-41 E 135 OF W 175 OF N 150 OF S 315 OF SW1/4 OF SW1/4 OF NE1/4

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$303,750	$905,760	0	$1,209,510	$922,690	
2024	$303,750	$905,760	0	$1,209,510	$838,810	$23,441.01
2023	$303,750	$788,790	0	$1,092,540	$762,560	$21,638.38

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$1,209,510	$1,209,510	$1,209,510	$1,209,510
Portability	0	0	0	0
Assessed / SOH	$922,690	$922,690	$922,690	$922,690
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$922,690	$1,209,510	$922,690	$922,690

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
11/15/2013	Trustee's Deed Non-Sale Title Change	$100	111958894
11/01/1989	Personal Representatives Deed	$100	16987 / 305
05/01/1978	Warranty Deed	$163,000	
05/01/1976	Warranty Deed	$90,000	

LAND CALCULATIONS

Unit Price	Units	Type
$15.00	20,250 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025

Property ID: 514111000021

Property Owner(s):ZAS INVESTMENT & MANAGEMENT LLC

Mailing Address:8510 NW 10 ST PEMBROKE PINES, FL 33024

Physical Address:6621 TAFT STREET HOLLYWOOD, 33024

Property Use: 11-12 Convenience Store with drive-thru

Millage Code: 0513

Adj. Bldg. S.F: 788

Bldg Under Air S.F:

Effective Year: 1972

Year Built: 1961

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT

Abbr. Legal Des.: 11-51-41 N 150 OF S 190 OF W 100 OF E 415 OF SE1/4 OF SW1/4 OF NE1/4, LESSBEG AT SE COR OF SAID N 150,WLY 81.93,NELY 54.88,ELY 27.39 TO P/I WITH E/L OF SAID N 150,SLY 6 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$220,020	$139,720	0	$359,740	$359,740	
2024	$220,020	$63,490	0	$283,510	$283,510	$6,955.91
2023	$220,020	$39,700	0	$259,720	$259,720	$6,468.40

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$359,740	$359,740	$359,740	$359,740
Portability	0	0	0	0
Assessed / SOH	$359,740	$359,740	$359,740	$359,740
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$359,740	$359,740	$359,740	$359,740

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
12/17/2024	Warranty Deed Qualified Sale	$400,000	119966693
04/14/2021	Rerecorded Deed Correction Non-Sale Title Change		117264522
06/01/2020	Warranty Deed Disqualified Sale	$258,500	116561106

LAND CALCULATIONS

Unit Price	Units	Type
$15.00	14,668	Square Foot
	SqFt	



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025
Property ID: 514111310020
Property Owner(s):NOBLE NET LEASE FL F LLC
Mailing Address:4280 PROFESSIONAL CENTER DR #100 PALM BEACH GARDENS, FL 33410
Physical Address:6655 TAFT STREET HOLLYWOOD, 33024

Property Use: 28-01 Parking lot
Millage Code: 0513
Adj. Bldg. S.F: 0
Bldg Under Air S.F:
Effective Year: 1999
Year Built: 1998
Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce
Appraisers Number: 954-357-6835
Email: commercialtrim@bcpa.net
Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT
Abbr. Legal Des.: HOLLYWOOD FESTIVAL OUTPARCELS 178-44 B PARCEL 2

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$488,380	$42,500	0	$530,880	$530,880	
2024	$488,380	$42,500	0	$530,880	$507,840	$11,163.34
2023	$488,380	$42,500	0	$530,880	$461,680	$10,554.13

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$530,880	$530,880	$530,880	$530,880
Portability	0	0	0	0
Assessed / SOH	$530,880	$530,880	$530,880	$530,880
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$530,880	$530,880	$530,880	$530,880

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/29/2012	Special Warranty Deed Non-Sale Title Change	$100	48883 / 437
04/30/2004	Multi Special Warranty Deed	$9,000,000	37358 / 1231

LAND CALCULATIONS

Unit Price	Units	Type
$20.00	24,419 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

159

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025

Property ID: 514111000044

Property Owner(s):6601 TAFT HOLLYWOOD FL LLC

Mailing Address:4280 PROFESSIONAL CENTR DR #100 PALM BEACH GARDENS, FL 33410

Physical Address:6601 TAFT STREET HOLLYWOOD, 33024

Property Use: 28-01 Parking lot

Millage Code: 0513

Adj. Bldg. S.F: 0

Bldg Under Air S.F:

Effective Year: 1997

Year Built: 1996

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT

Abbr. Legal Des.: 11-51-41 S 190 OF E 315 OF SE1/4 OF SW1/4 OF NE1/4 LESS E 165 & LESSBEG AT SE COR OF SAID S 190,W 150,N 46,ELY 122.06 TO P/C,ELY, NELY & NLY 43.92,S 73.94 TO POB

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$428,660	$30,000	0	$458,660	$458,660	
2024	$428,660	$30,000	0	$458,660	$432,810	$9,559.34
2023	$428,660	$30,000	0	$458,660	$393,470	$9,040.29

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$458,660	$458,660	$458,660	$458,660
Portability	0	0	0	0
Assessed / SOH	$458,660	$458,660	$458,660	$458,660
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$458,660	$458,660	$458,660	$458,660

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
02/20/2013	Special Warranty Deed Disqualified Sale	$200,000	111375080
12/01/1987	Warranty Deed	$205,000	15085 / 981
09/01/1987	Warranty Deed	$220,000	
08/01/1985	Special Warranty Deed	$250,000	
07/01/1980	Quit Claim Deed	$100	

LAND CALCULATIONS

Unit Price	Units	Type
$20.00	21,433 SqFt	Square Foot



MARTY KIAR
BROWARD COUNTY
PROPERTY APPRAISER

PROPERTY SUMMARY

Tax Year: 2025

Property ID: 514111290010

Property Owner(s):NOBLE NET LEASE FL D LLC

Mailing Address:4280 PROFESSIONAL CENTER DR #100 PALM BEACH GARDENS, FL 33410

Physical Address:6779 TAFT STREET HOLLYWOOD, 33024

Property Use: 19-10 Medical - Doctor / Dentist office

Millage Code: 0513

Adj. Bldg. S.F: 3211

Bldg Under Air S.F:

Effective Year: 2000

Year Built: 1989

Units/Beds/Baths: 0 / /

Deputy Appraiser: Damon Pierce

Appraisers Number: 954-357-6835

Email: commercialtrim@bcpa.net

Zoning : C-3 - MEDIUM INTENSITY COMMERCIAL DISTRICT

Abbr. Legal Des.: VOLUME SHOE 141-28 B PARCEL A

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2025	$127,200	$710,090	0	$837,290	$818,330	
2024	$127,200	$616,740	0	$743,940	$743,940	$17,345.75
2023	$63,600	$616,740	0	$680,340	$680,340	$16,037.19

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	$837,290	$837,290	$837,290	$837,290
Portability	0	0	0	0
Assessed / SOH	$818,330	$818,330	$818,330	$818,330
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	0	0	0	0
Affordable Housing	0	0	0	0
Taxable	$818,330	$837,290	$818,330	$818,330

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
06/30/2012	Special Warranty Deed Non-Sale Title Change	$100	48883 / 434
04/30/2004	Multi Special Warranty Deed	$9,000,000	37358 / 1231
08/31/2001	Multi Special Warranty Deed	$5,268,400	32169 / 520
01/12/1999	Multi Special Warranty Deed	$5,508,000	29165 / 1005
09/23/1992	Quit Claim Deed	$5,000,000	19917 / 802

LAND CALCULATIONS

Unit Price	Units	Type
$30.00	4,240 SqFt	Square Foot

RECENT SALES IN THIS SUBDIVISION

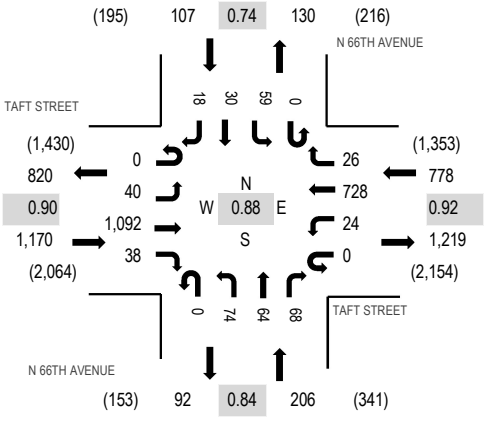
Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address

APPENDIX B: TRAFFIC COUNT DATA

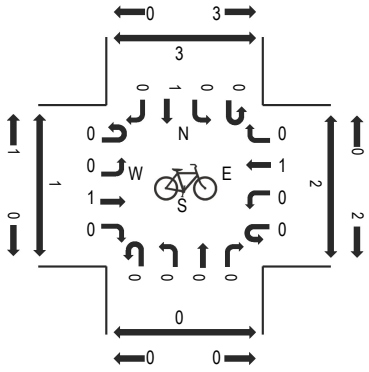
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 N 66TH AVENUE & TAFT STREET AM
Date: Wednesday, April 16, 2025
Peak Hour: 07:30 AM - 08:30 AM
Peak 15-Minutes: 07:45 AM - 08:00 AM

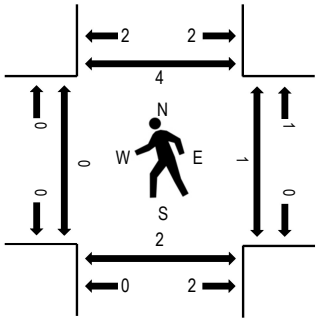
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	TAFT STREET Eastbound				TAFT STREET Westbound				N 66TH AVENUE Northbound				N 66TH AVENUE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
7:00 AM	0	2	198	3	0	1	124	5	0	6	4	10	0	12	2	4	371	2,100	0	0	0	0
7:15 AM	0	6	229	3	0	2	160	9	0	18	12	16	0	9	11	4	479	2,252	0	0	0	1
7:30 AM	0	6	293	5	0	7	210	5	0	21	17	17	0	16	8	3	608	2,261	0	1	1	1
7:45 AM	0	16	298	10	0	6	207	6	0	23	22	17	0	22	10	5	642	2,076	0	0	1	0
8:00 AM	0	9	232	12	0	6	189	9	0	15	16	14	0	11	5	5	523	1,853	0	0	0	1
8:15 AM	0	9	269	11	0	5	122	6	0	15	9	20	0	10	7	5	488		0	0	0	2
8:30 AM	0	7	218	8	0	5	120	4	0	19	9	12	0	11	9	1	423		0	0	2	0
8:45 AM	0	8	204	8	0	4	133	8	0	10	12	7	0	9	5	11	419		0	0	0	2

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	0	0	1	2	0	0	0	0	0	0	0	0	0	5
Lights	0	39	1,084	38	0	22	714	26	0	73	64	66	0	59	29	17	2,231
Mediums	0	1	6	0	0	1	12	0	0	1	0	2	0	0	1	1	25
Total	0	40	1,092	38	0	24	728	26	0	74	64	68	0	59	30	18	2,261

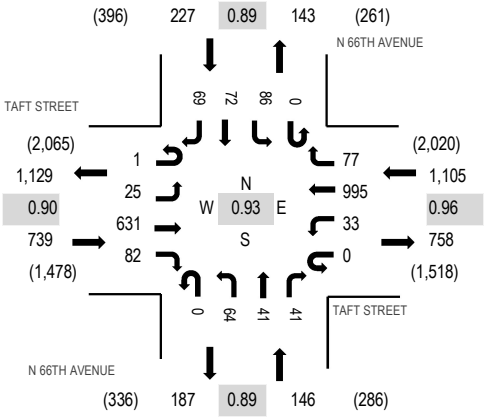
Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.8%				2.1%				1.5%				1.9%			1.3%
Heavy Vehicle %	0.0%	2.5%	0.7%	0.0%	0.0%	8.3%	1.9%	0.0%	0.0%	1.4%	0.0%	2.9%	0.0%	0.0%	3.3%	5.6%	1.3%
Peak Hour Factor		0.90				0.92				0.84				0.74			0.88
Peak Hour Factor	0.00	0.64	0.92	0.85	0.00	0.86	0.91	0.81	0.00	0.84	0.76	0.85	0.00	0.67	0.77	0.50	0.88

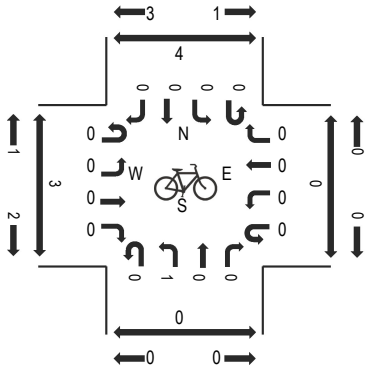
ALL TRAFFIC DATA SERVICES
(303) 216-2439
www.alltrafficdata.net

Location: 1 N 66TH AVENUE & TAFT STREET PM
Date: Wednesday, April 16, 2025
Peak Hour: 05:00 PM - 06:00 PM
Peak 15-Minutes: 05:00 PM - 05:15 PM

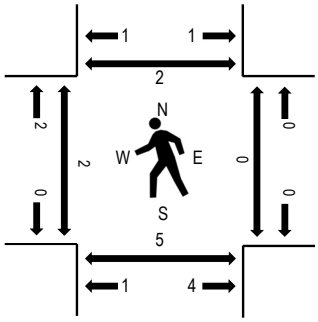
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	TAFT STREET Eastbound				TAFT STREET Westbound				N 66TH AVENUE Northbound				N 66TH AVENUE Southbound					Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Total		West	East	South	North
4:00 PM	0	2	169	19	0	15	183	11	0	13	13	17	0	11	10	12	475	1,963	0	0	0	0
4:15 PM	0	5	159	16	0	9	213	15	0	16	10	10	0	14	10	15	492	2,083	0	0	1	1
4:30 PM	1	4	177	26	0	5	200	20	0	12	9	13	0	22	6	19	514	2,129	0	1	0	0
4:45 PM	0	7	138	16	0	2	223	19	0	13	3	11	0	19	15	16	482	2,149	1	1	3	0
5:00 PM	0	11	179	21	0	10	255	23	0	20	11	10	0	23	12	20	595	2,217	0	0	0	1
5:15 PM	0	2	141	20	0	7	265	17	0	15	13	9	0	20	16	13	538		0	0	2	0
5:30 PM	1	3	144	21	0	8	241	20	0	18	4	10	0	26	20	18	534		0	0	2	0
5:45 PM	0	9	167	20	0	8	234	17	0	11	13	12	0	17	24	18	550		2	0	1	1

Peak Rolling Hour Flow Rates

Vehicle Type	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Articulated Trucks	0	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	4
Lights	1	25	625	82	0	33	987	76	0	64	41	39	0	85	72	68	2,198
Mediums	0	0	4	0	0	0	6	1	0	0	0	2	0	1	0	1	15
Total	1	25	631	82	0	33	995	77	0	64	41	41	0	86	72	69	2,217

Heavy Vehicle Percentage and Peak Hour Factor

	Eastbound				Westbound				Northbound				Southbound				Total
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	
Heavy Vehicle %		0.8%				0.8%				1.4%				0.9%			0.9%
Heavy Vehicle %	0.0%	0.0%	1.0%	0.0%	0.0%	0.0%	0.8%	1.3%	0.0%	0.0%	0.0%	4.9%	0.0%	1.2%	0.0%	1.4%	0.9%
Peak Hour Factor		0.90				0.96				0.89				0.89			0.93
Peak Hour Factor	0.25	0.61	0.91	0.80	0.00	0.83	0.94	0.86	0.00	0.83	0.79	0.75	0.00	0.85	0.75	0.88	0.93

APPENDIX C: SIGNAL TIMING AND VOLUME DEVELOPMENT WORKSHEETS

Station : 3197 - Taft St & N 66 Ave (Standard File)

Phase	1	2 (WT)	3	4 (NT)	5	6 (ET)	7	8 (ST)	9	10	11	12	13	14	15	16
Walk		7		7		7		7								
Ped Clearance		10		11		10		11								
Min Green		12		6		12		6								
Gap Ext		3		2		3		2								
Max1		50		25		50		25								
Max2																
Yellow Clr	4	4	4	4	4	4	4	4	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5
Red Clr		2		2		2		2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Red Revert																
Added Initial																
Max Initial																
Time Before Reduce																
Cars Before Reduce																
Time To Reduce																
Reduce By																
Min Gap																
Dynamic Max Limit																
Dynamic Max Step																
Enable		ON		ON		ON		ON								
Auto Flash Entry				ON				ON								
Auto Flash Exit		ON				ON										
Non-Actuated 1																
Non-Actuated 2																
Lock Call									ON	ON	ON	ON	ON	ON	ON	ON
Min Recall		ON				ON										
Max Recall		ON		ON		ON		ON								
Ped Recall		ON		ON		ON		ON								
Soft Recall																
Dual Entry				ON				ON								
Sim Gap Enable				ON				ON	ON	ON	ON	ON	ON	ON	ON	ON
Guar Passage																
Rest In Walk		ON				ON										
Cond Service																
Add Init Calc																

Preemption

Channel	1	2	3	4	5	6
Lock Input	ON	ON	ON	ON	ON	ON
Override Auto Flash						
Override Higher Preempt						
Flash in Dwell						
Link to Preempt						
Delay						
Min Duration						
Min Green	6	6	6	6	6	6
Min Walk						
Ped Clear						
Track Green						
Min Dwell	8	8	8	8	8	8
Max Presence	180	180	180	180	180	180
Track Veh 1						
Track Veh 2						
Track Veh 3						
Track Veh 4						
Dwell Cyc Veh 1						
Dwell Cyc Veh 2						
Dwell Cyc Veh 3						
Dwell Cyc Veh 4						
Dwell Cyc Veh 5						
Dwell Cyc Veh 6						
Dwell Cyc Veh 7						
Dwell Cyc Veh 8						
Dwell Cyc Veh 9						
Dwell Cyc Veh 10						
Dwell Cyc Veh 11						
Dwell Cyc Veh 12						
Dwell Cyc Ped1						
Dwell Cyc Ped2						
Dwell Cyc Ped3						

Preempt LP

Channel	1	2	3	4
Min				
Max				
Enable				
Lock Mode	MAX	MAX	MAX	MAX
Coord in Preempt				
No Skip				
Priority P1				
Priority P2				
Priority P3				
Priority P4				
Lock				
Headway				
Group Lock				

Dwell Cyc Ped4						
Dwell Cyc Ped5						
Dwell Cyc Ped6						
Dwell vPed7						
Dwell Cyc Ped8						
Exit 1						
Exit 2						
Exit 3						
Exit 4						

Queue Jump				
Free Mode				
Alt Table				

Prepared By	Date Implemented
Reviewed By	Traffic Engineer

Station : 3197 - Taft St & N 66 Ave (Standard File)

Coordination

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 1											**Easy**															
		100	254																							
6		2	2	80	59	2	1	10	50			60		20		60		20								
9		3	3	80	12	3	1	10	50			61		19		61		19								
15		4	4	80	62	4	1	10	50			61		19		61		19								
20		3	3	80	12	3	1	10	50			61		19		61		19								
Day Plan 2											**Easy**															
		3	3	80	12	3	1	10	50			61		19		61		19								
1		100	254																							
6	30	3	3	80	12	3	1	10	50			61		19		61		19								
Day Plan 3											**Easy**															
		3	3	80	12	3	1	10	50			61		19		61		19								
1		100	254																							
6	30	3	3	80	12	3	1	10	50			61		19		61		19								
23		100	254																							

Station : 3197 - Taft St & N 66 Ave (Standard File)

Hour	Minute	Action	Pattern	Cycle	Offset	Split	seqnc	Short	Long	Dwell	Split 1	Split 2	Split 3	Split 4	Split 5	Split 6	Split 7	Split 8	Split 9	Split 10	Split 11	Split 12	Split 13	Split 14	Split 15	Split 16
Day Plan 4											**Easy**															

Scheduler

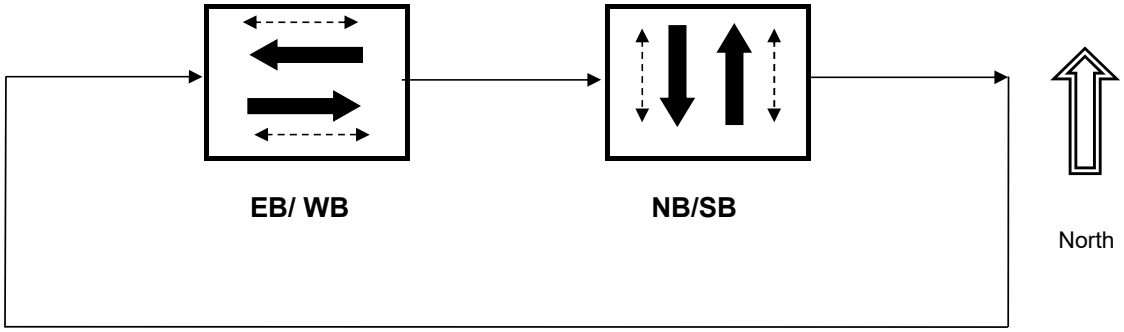
| | Month | | | | | | | | | | | | Day of Weekk | | | | | | | Day of Month | | | | | | | | | | | | | | | | | | |

Sequence of Operation

Taft Street and N 66 Avenue (3197)

Hollywood

Modification #5 and higher



BROWARD COUNTY TRAFFIC ENGINEERING
ACTUATED TRAFFIC SIGNAL TIMING SHEET

Intersection Number	3197	**Initial Operation Date**	7/60
Controller Type	2070 LN	**System Number**	3197
Modification Number	12	**Modification Date**	08/11/2020
Drawing/Project No	GRP 4	**FPL Grid Number**	87173150207
Intersection	TAFT STREET and N 66 AVENUE		
Municipality	HOLLYWOOD		

Controller Phase	1	2	3	4	5	6	7	8
Face Number		2		4		6		8
Direction		WB		NB		EB		SB
Initial Green(MIN)		12		6		12		6
Vehicle Ext.(GAP)		3.0		2.0		3.0		2.0
Maximum Green I		50		25		50		25
Maximum Green II								
Yellow Clearance		4.0		4.0		4.0		4.0
All Red Clearance		2.0		2.0		2.0		2.0
Phase Recall		MIN		OFF		MIN		OFF
Detector Delay								
Walk		7		7		7		7
Pedestrian Clearance		10		11		10		11
Permissive								
Flash Operation		YELLOW		RED		YELLOW		RED

Attachment

NOTES:

1. DUAL ENTRY HARDWIRED NORTH/SOUTH.
2. MOD. 12 UPDATES ALL RED CLEARANCE.

Submitted By _____ **Approved By** _____

VOLUME DEVELOPMENT SHEET

The Project

Taft St. & N 66th Ave.

EXISTING GEOMETRY

COUNT DATE: April 16, 2025
AM PEAK HOUR FACTOR: 0.88

AM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
AM Raw Turning Movements		40	1,092	38		24	728	26		74	64	68		59	30	18
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
AM Peak Season Volume		40	1,103	38		24	735	26		75	65	69		60	30	18
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
AM BACKGROUND TRAFFIC GROWTH		2	56	2		1	37	1		4	3	4		3	2	1
Background Traffic Volumes		42	1,159	40		25	772	27		79	68	73		63	32	19

AM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering							35.0%			10.0%						
							15			4						
Exiting		10.0%												35.0%	10.0%	25.0%
		4												15	4	11
AM TOTAL PROJECT TRAFFIC	0	4	0	0	0	0	15	0	0	4	0	0	0	15	4	11
Future Total AM Volumes	0	46	1,159	40	0	25	787	27	0	83	68	73	0	78	36	30

VOLUME DEVELOPMENT SHEET

The Project

Taft St. & N 66th Ave.

EXISTING GEOMETRY

COUNT DATE: April 16, 2025
PM PEAK HOUR FACTOR: 0.93

PM Peak Hour

	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
PM Raw Turning Movements		26	631	82		33	995	77		64	41	41		86	72	69
Peak Season Correction Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
PM Peak Season Volume		26	637	83		33	1,005	78		65	41	41		87	73	70
Vested Projects	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
TOTAL "VESTED" TRAFFIC		0	0	0		0	0	0		0	0	0		0	0	0
Years To Buildout	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Yearly Growth Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
PM BACKGROUND TRAFFIC GROWTH		1	32	4		2	51	4		3	2	2		4	4	4
Background Traffic Volumes		27	669	87		35	1,056	82		68	43	43		91	77	74

PM PROJECT DISTRIBUTION

TYPE	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR
Entering							35.0%			10.0%						
							11			3						
Exiting		10.0%												35.0%	10.0%	25.0%
		3												9	3	7
PM TOTAL PROJECT TRAFFIC	0	3	0	0	0	0	11	0	0	3	0	0	0	9	3	7
Future Total PM Volumes	0	30	669	87	0	35	1,067	82	0	71	43	43	0	100	80	81

APPENDIX D: SYNCHRO OUTPUT

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	40	1103	24	735	75	65	69	60	30	18
Future Volume (vph)	40	1103	24	735	75	65	69	60	30	18
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		2		4			8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	6	6	2	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	23.0	23.0	23.0	23.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	60.0	60.0	60.0	60.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (%)	75.0%	75.0%	75.0%	75.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	Min	Min	C-Min	C-Min	None	None	None	None	None	None
Act Effct Green (s)	61.5	61.5	61.5	61.5	10.1	10.1	10.1	10.1	10.1	10.1
Actuated g/C Ratio	0.77	0.77	0.77	0.77	0.13	0.13	0.13	0.13	0.13	0.13
v/c Ratio	0.09	0.46	0.09	0.31	0.47	0.30	0.28	0.39	0.14	0.08
Control Delay (s/veh)	4.6	5.3	5.0	4.3	40.5	33.8	10.6	37.7	30.7	4.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	4.6	5.3	5.0	4.3	40.5	33.8	10.6	37.7	30.7	4.6
LOS	A	A	A	A	D	C	B	D	C	A
Approach Delay (s/veh)		5.3		4.3		28.6			30.1	
Approach LOS		A		A		C			C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 80	
Offset: 59 (74%), Referenced to phase 2:WBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.47	
Intersection Signal Delay (s/veh): 8.3	Intersection LOS: A
Intersection Capacity Utilization 56.7%	ICU Level of Service B
Analysis Period (min) 15	

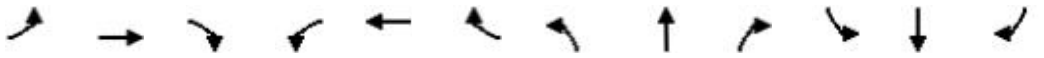
Splits and Phases: 1: N 66th Ave. & Taft St.





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	43	1240	26	827	82	71	75	65	33	20
v/c Ratio	0.09	0.46	0.09	0.31	0.47	0.30	0.28	0.39	0.14	0.08
Control Delay (s/veh)	4.6	5.3	5.0	4.3	40.5	33.8	10.6	37.7	30.7	4.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	4.6	5.3	5.0	4.3	40.5	33.8	10.6	37.7	30.7	4.6
Queue Length 50th (ft)	5	112	3	62	39	33	0	30	15	0
Queue Length 95th (ft)	18	185	13	107	77	67	34	64	37	9
Internal Link Dist (ft)		585		632		480			542	
Turn Bay Length (ft)	138							285		
Base Capacity (vph)	481	2711	291	2711	240	328	340	232	328	312
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.46	0.09	0.31	0.34	0.22	0.22	0.28	0.10	0.06

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	40	1103	38	24	735	26	75	65	69	60	30	18
Future Volume (veh/h)	40	1103	38	24	735	26	75	65	69	60	30	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	1199	41	26	799	28	82	71	0	65	33	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	531	2599	89	362	2596	91	218	203		188	203	
Arrive On Green	0.74	0.74	0.74	0.74	0.74	0.74	0.11	0.11	0.00	0.11	0.11	0.00
Sat Flow, veh/h	663	3506	120	449	3502	123	1376	1870	1585	1329	1870	1585
Grp Volume(v), veh/h	43	607	633	26	405	422	82	71	0	65	33	0
Grp Sat Flow(s),veh/h/ln	663	1777	1849	449	1777	1848	1376	1870	1585	1329	1870	1585
Q Serve(g_s), s	1.9	10.8	10.8	1.9	6.1	6.1	4.6	2.8	0.0	3.8	1.3	0.0
Cycle Q Clear(g_c), s	8.0	10.8	10.8	12.7	6.1	6.1	5.9	2.8	0.0	6.6	1.3	0.0
Prop In Lane	1.00		0.06	1.00		0.07	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	531	1317	1370	362	1317	1370	218	203		188	203	
V/C Ratio(X)	0.08	0.46	0.46	0.07	0.31	0.31	0.38	0.35		0.35	0.16	
Avail Cap(c_a), veh/h	531	1317	1370	362	1317	1370	309	327		276	327	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	4.8	4.1	4.1	6.6	3.5	3.5	35.0	33.0	0.0	36.1	32.3	0.0
Incr Delay (d2), s/veh	0.1	0.3	0.2	0.4	0.6	0.6	1.1	1.0	0.0	1.1	0.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	2.8	2.9	0.2	1.7	1.8	1.6	1.3	0.0	1.3	0.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	4.9	4.3	4.3	7.0	4.1	4.1	36.1	34.0	0.0	37.2	32.7	0.0
LnGrp LOS	A	A	A	A	A	A	D	C		D	C	
Approach Vol, veh/h		1283			853			153			98	
Approach Delay, s/veh		4.3			4.2			35.1			35.7	
Approach LOS		A			A			D			D	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		65.3		14.7		65.3		14.7				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		54.0		14.0		54.0		14.0				
Max Q Clear Time (g_c+I1), s		14.7		7.9		12.8		8.6				
Green Ext Time (p_c), s		6.7		0.3		12.0		0.1				

Intersection Summary												
HCM 7th Control Delay, s/veh			7.5									
HCM 7th LOS			A									

Notes

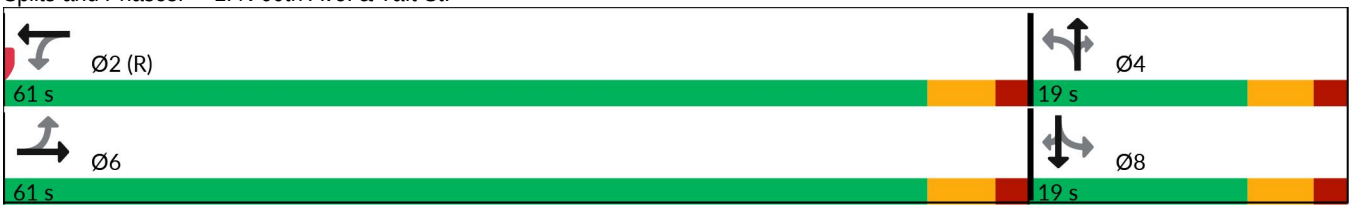
User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	26	637	33	1005	65	41	41	87	73	70
Future Volume (vph)	26	637	33	1005	65	41	41	87	73	70
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		2		4			8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	6	6	2	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	23.0	23.0	23.0	23.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	61.0	61.0	61.0	61.0	19.0	19.0	19.0	19.0	19.0	19.0
Total Split (%)	76.3%	76.3%	76.3%	76.3%	23.8%	23.8%	23.8%	23.8%	23.8%	23.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	Min	Min	C-Min	C-Min	None	None	None	None	None	None
Act Effct Green (s)	60.6	60.6	60.6	60.6	11.0	11.0	11.0	11.0	11.0	11.0
Actuated g/C Ratio	0.76	0.76	0.76	0.76	0.14	0.14	0.14	0.14	0.14	0.14
v/c Ratio	0.09	0.30	0.07	0.44	0.39	0.18	0.18	0.51	0.31	0.27
Control Delay (s/veh)	5.5	4.5	5.0	5.6	36.4	30.2	10.8	40.6	32.7	9.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.5	4.5	5.0	5.6	36.4	30.2	10.8	40.6	32.7	9.9
LOS	A	A	A	A	D	C	B	D	C	A
Approach Delay (s/veh)		4.5		5.6		27.5			28.8	
Approach LOS		A		A		C			C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 80	
Offset: 62 (78%), Referenced to phase 2:WBTL, Start of Green	
Natural Cycle: 50	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.51	
Intersection Signal Delay (s/veh): 9.1	Intersection LOS: A
Intersection Capacity Utilization 55.3%	ICU Level of Service B
Analysis Period (min) 15	

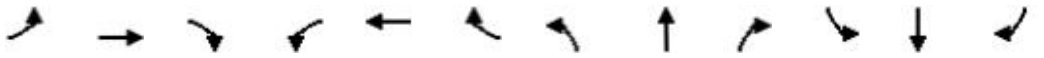
Splits and Phases: 1: N 66th Ave. & Taft St.





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	28	782	36	1177	71	45	45	95	79	76
v/c Ratio	0.09	0.30	0.07	0.44	0.39	0.18	0.18	0.51	0.31	0.27
Control Delay (s/veh)	5.5	4.5	5.0	5.6	36.4	30.2	10.8	40.6	32.7	9.9
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.5	4.5	5.0	5.6	36.4	30.2	10.8	40.6	32.7	9.9
Queue Length 50th (ft)	4	58	5	106	33	20	0	45	36	0
Queue Length 95th (ft)	15	106	17	187	67	45	26	85	70	33
Internal Link Dist (ft)		585		632		480			542	
Turn Bay Length (ft)	138							285		
Base Capacity (vph)	311	2674	504	2686	224	318	307	231	318	333
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.09	0.29	0.07	0.44	0.32	0.14	0.15	0.41	0.25	0.23

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	637	83	33	1005	78	65	41	41	87	73	70
Future Volume (veh/h)	26	637	83	33	1005	78	65	41	41	87	73	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	28	692	90	36	1092	85	71	45	0	95	79	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	377	2316	301	544	2447	190	194	220		220	220	
Arrive On Green	0.73	0.73	0.73	0.73	0.73	0.73	0.12	0.12	0.00	0.12	0.12	0.00
Sat Flow, veh/h	476	3162	411	691	3341	260	1320	1870	1585	1361	1870	1585
Grp Volume(v), veh/h	28	389	393	36	581	596	71	45	0	95	79	0
Grp Sat Flow(s),veh/h/ln	476	1777	1796	691	1777	1824	1320	1870	1585	1361	1870	1585
Q Serve(g_s), s	2.0	6.0	6.0	1.5	10.4	10.4	4.2	1.7	0.0	5.4	3.1	0.0
Cycle Q Clear(g_c), s	12.4	6.0	6.0	7.5	10.4	10.4	7.3	1.7	0.0	7.2	3.1	0.0
Prop In Lane	1.00		0.23	1.00		0.14	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	377	1302	1316	544	1302	1336	194	220		220	220	
V/C Ratio(X)	0.07	0.30	0.30	0.07	0.45	0.45	0.37	0.20		0.43	0.36	
Avail Cap(c_a), veh/h	377	1302	1316	544	1302	1336	253	304		282	304	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	6.7	3.7	3.7	4.9	4.3	4.3	35.9	31.9	0.0	35.2	32.5	0.0
Incr Delay (d2), s/veh	0.1	0.1	0.1	0.2	1.1	1.1	1.2	0.5	0.0	1.3	1.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.6	1.6	0.2	3.0	3.1	1.4	0.8	0.0	1.8	1.4	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	6.8	3.8	3.8	5.2	5.4	5.3	37.0	32.4	0.0	36.5	33.5	0.0
LnGrp LOS	A	A	A	A	A	A	D	C		D	C	
Approach Vol, veh/h		810			1213			116			174	
Approach Delay, s/veh		3.9			5.3			35.2			35.1	
Approach LOS		A			A			D			D	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		64.6		15.4		64.6		15.4				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		55.0		13.0		55.0		13.0				
Max Q Clear Time (g_c+I1), s		12.4		9.3		14.4		9.2				
Green Ext Time (p_c), s		11.0		0.1		6.3		0.2				

Intersection Summary												
HCM 7th Control Delay, s/veh			8.6									
HCM 7th LOS			A									

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	42	1159	25	772	79	68	73	63	32	19
Future Volume (vph)	42	1159	25	772	79	68	73	63	32	19
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		2		4			8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	6	6	2	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	23.0	23.0	23.0	23.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	60.0	60.0	60.0	60.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (%)	75.0%	75.0%	75.0%	75.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	Min	Min	C-Min	C-Min	None	None	None	None	None	None
Act Effct Green (s)	61.1	61.1	61.1	61.1	10.5	10.5	10.5	10.5	10.5	10.5
Actuated g/C Ratio	0.76	0.76	0.76	0.76	0.13	0.13	0.13	0.13	0.13	0.13
v/c Ratio	0.10	0.48	0.10	0.32	0.48	0.30	0.29	0.39	0.14	0.09
Control Delay (s/veh)	5.0	5.8	5.6	4.6	40.0	33.2	10.1	37.1	30.2	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.0	5.8	5.6	4.6	40.0	33.2	10.1	37.1	30.2	4.7
LOS	A	A	A	A	D	C	B	D	C	A
Approach Delay (s/veh)		5.8		4.7		28.0			29.6	
Approach LOS		A		A		C			C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 80	
Offset: 59 (74%), Referenced to phase 2:WBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.48	
Intersection Signal Delay (s/veh): 8.6	Intersection LOS: A
Intersection Capacity Utilization 58.3%	ICU Level of Service B
Analysis Period (min) 15	

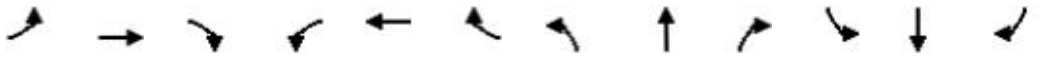
Splits and Phases: 1: N 66th Ave. & Taft St.





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	46	1303	27	868	86	74	79	68	35	21
v/c Ratio	0.10	0.48	0.10	0.32	0.48	0.30	0.29	0.39	0.14	0.09
Control Delay (s/veh)	5.0	5.8	5.6	4.6	40.0	33.2	10.1	37.1	30.2	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.0	5.8	5.6	4.6	40.0	33.2	10.1	37.1	30.2	4.7
Queue Length 50th (ft)	6	122	3	67	41	34	0	32	16	0
Queue Length 95th (ft)	20	213	15	121	78	67	34	65	38	10
Internal Link Dist (ft)		585		632		480			542	
Turn Bay Length (ft)	138							285		
Base Capacity (vph)	457	2706	265	2706	245	334	348	237	334	317
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.48	0.10	0.32	0.35	0.22	0.23	0.29	0.10	0.07

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	1159	40	25	772	27	79	68	73	63	32	19
Future Volume (veh/h)	42	1159	40	25	772	27	79	68	73	63	32	19
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	46	1260	43	27	839	29	86	74	0	68	35	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	508	2585	88	339	2584	89	221	211		191	211	
Arrive On Green	0.74	0.74	0.74	0.74	0.74	0.74	0.11	0.11	0.00	0.11	0.11	0.00
Sat Flow, veh/h	638	3506	120	423	3504	121	1373	1870	1585	1326	1870	1585
Grp Volume(v), veh/h	46	638	665	27	425	443	86	74	0	68	35	0
Grp Sat Flow(s),veh/h/ln	638	1777	1849	423	1777	1849	1373	1870	1585	1326	1870	1585
Q Serve(g_s), s	2.1	11.8	11.8	2.2	6.6	6.6	4.8	2.9	0.0	4.0	1.4	0.0
Cycle Q Clear(g_c), s	8.8	11.8	11.8	14.0	6.6	6.6	6.2	2.9	0.0	6.9	1.4	0.0
Prop In Lane	1.00		0.06	1.00		0.07	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	508	1310	1363	339	1310	1363	221	211		191	211	
V/C Ratio(X)	0.09	0.49	0.49	0.08	0.32	0.32	0.39	0.35		0.36	0.17	
Avail Cap(c_a), veh/h	508	1310	1363	339	1310	1363	307	327		274	327	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	5.1	4.3	4.3	7.2	3.6	3.6	34.9	32.8	0.0	36.0	32.1	0.0
Incr Delay (d2), s/veh	0.1	0.3	0.3	0.5	0.7	0.6	1.1	1.0	0.0	1.1	0.4	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	3.0	3.2	0.2	1.9	2.0	1.6	1.4	0.0	1.3	0.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	5.2	4.6	4.6	7.6	4.3	4.3	36.0	33.8	0.0	37.1	32.5	0.0
LnGrp LOS	A	A	A	A	A	A	D	C		D	C	
Approach Vol, veh/h		1349			895			160			103	
Approach Delay, s/veh		4.6			4.4			35.0			35.5	
Approach LOS		A			A			C			D	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		65.0		15.0		65.0		15.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		54.0		14.0		54.0		14.0				
Max Q Clear Time (g_c+I1), s		16.0		8.2		13.8		8.9				
Green Ext Time (p_c), s		7.2		0.3		13.0		0.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	7.7
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	27	669	35	1056	68	43	43	91	77	74
Future Volume (vph)	27	669	35	1056	68	43	43	91	77	74
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		2		4			8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	6	6	2	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	23.0	23.0	23.0	23.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	61.0	61.0	61.0	61.0	19.0	19.0	19.0	19.0	19.0	19.0
Total Split (%)	76.3%	76.3%	76.3%	76.3%	23.8%	23.8%	23.8%	23.8%	23.8%	23.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	Min	Min	C-Min	C-Min	None	None	None	None	None	None
Act Effct Green (s)	60.4	60.4	60.4	60.4	11.2	11.2	11.2	11.3	11.3	11.3
Actuated g/C Ratio	0.76	0.76	0.76	0.76	0.14	0.14	0.14	0.14	0.14	0.14
v/c Ratio	0.10	0.31	0.08	0.47	0.40	0.18	0.18	0.52	0.32	0.27
Control Delay (s/veh)	5.9	4.7	5.2	5.9	36.5	30.0	10.4	40.7	32.7	9.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.9	4.7	5.2	5.9	36.5	30.0	10.4	40.7	32.7	9.6
LOS	A	A	A	A	D	C	B	D	C	A
Approach Delay (s/veh)		4.7		5.9		27.4			28.7	
Approach LOS		A		A		C			C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 80	
Offset: 62 (78%), Referenced to phase 2:WBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.52	
Intersection Signal Delay (s/veh): 9.3	Intersection LOS: A
Intersection Capacity Utilization 56.8%	ICU Level of Service B
Analysis Period (min) 15	

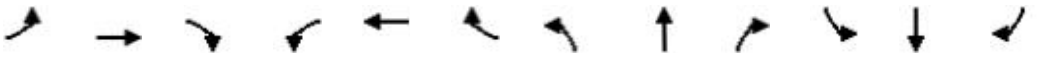
Splits and Phases: 1: N 66th Ave. & Taft St.





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	29	822	38	1237	74	47	47	99	84	80
v/c Ratio	0.10	0.31	0.08	0.47	0.40	0.18	0.18	0.52	0.32	0.27
Control Delay (s/veh)	5.9	4.7	5.2	5.9	36.5	30.0	10.4	40.7	32.7	9.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.9	4.7	5.2	5.9	36.5	30.0	10.4	40.7	32.7	9.6
Queue Length 50th (ft)	4	63	5	116	34	21	0	47	38	0
Queue Length 95th (ft)	16	115	18	205	68	47	27	87	73	34
Internal Link Dist (ft)		585		632		480			542	
Turn Bay Length (ft)	138							285		
Base Capacity (vph)	286	2669	478	2681	225	320	311	232	320	339
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.31	0.08	0.46	0.33	0.15	0.15	0.43	0.26	0.24

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	27	669	87	35	1056	82	68	43	43	91	77	74
Future Volume (veh/h)	27	669	87	35	1056	82	68	43	43	91	77	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	29	727	95	38	1148	89	74	47	0	99	84	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	353	2300	300	520	2432	188	196	229		225	229	
Arrive On Green	0.73	0.73	0.73	0.73	0.73	0.73	0.12	0.12	0.00	0.12	0.12	0.00
Sat Flow, veh/h	450	3160	413	666	3342	259	1314	1870	1585	1359	1870	1585
Grp Volume(v), veh/h	29	409	413	38	610	627	74	47	0	99	84	0
Grp Sat Flow(s),veh/h/ln	450	1777	1796	666	1777	1824	1314	1870	1585	1359	1870	1585
Q Serve(g_s), s	2.3	6.5	6.5	1.7	11.4	11.4	4.4	1.8	0.0	5.7	3.3	0.0
Cycle Q Clear(g_c), s	13.7	6.5	6.5	8.2	11.4	11.4	7.7	1.8	0.0	7.5	3.3	0.0
Prop In Lane	1.00		0.23	1.00		0.14	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	353	1293	1307	520	1293	1327	196	229		225	229	
V/C Ratio(X)	0.08	0.32	0.32	0.07	0.47	0.47	0.38	0.21		0.44	0.37	
Avail Cap(c_a), veh/h	353	1293	1307	520	1293	1327	249	304		280	304	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	7.4	3.9	3.9	5.3	4.5	4.5	35.8	31.6	0.0	35.0	32.3	0.0
Incr Delay (d2), s/veh	0.1	0.1	0.1	0.3	1.2	1.2	1.2	0.4	0.0	1.3	1.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.7	1.7	0.2	3.4	3.5	1.4	0.8	0.0	1.9	1.5	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	7.5	4.0	4.0	5.6	5.8	5.7	37.0	32.0	0.0	36.3	33.2	0.0
LnGrp LOS	A	A	A	A	A	A	D	C		D	C	
Approach Vol, veh/h		851			1275			121			183	
Approach Delay, s/veh		4.1			5.7			35.1			34.9	
Approach LOS		A			A			D			C	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	64.2	15.8	64.2	15.8
Change Period (Y+Rc), s	6.0	6.0	6.0	6.0
Max Green Setting (Gmax), s	55.0	13.0	55.0	13.0
Max Q Clear Time (g_c+I1), s	13.4	9.7	15.7	9.5
Green Ext Time (p_c), s	11.9	0.1	6.8	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	8.8
HCM 7th LOS	A

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	46	1159	25	787	83	68	73	78	36	30
Future Volume (vph)	46	1159	25	787	83	68	73	78	36	30
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		2		4			8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	6	6	2	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	23.0	23.0	23.0	23.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	60.0	60.0	60.0	60.0	20.0	20.0	20.0	20.0	20.0	20.0
Total Split (%)	75.0%	75.0%	75.0%	75.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	Min	Min	C-Min	C-Min	None	None	None	None	None	None
Act Effct Green (s)	60.9	60.9	60.9	60.9	10.7	10.7	10.7	10.7	10.7	10.7
Actuated g/C Ratio	0.76	0.76	0.76	0.76	0.13	0.13	0.13	0.13	0.13	0.13
v/c Ratio	0.11	0.49	0.10	0.33	0.49	0.30	0.28	0.48	0.16	0.13
Control Delay (s/veh)	5.2	5.9	5.7	4.8	40.2	32.8	10.0	40.0	30.1	9.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.2	5.9	5.7	4.8	40.2	32.8	10.0	40.0	30.1	9.0
LOS	A	A	A	A	D	C	A	D	C	A
Approach Delay (s/veh)		5.9		4.8		28.1			31.0	
Approach LOS		A		A		C			C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 80	
Offset: 59 (74%), Referenced to phase 2:WBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.49	
Intersection Signal Delay (s/veh): 9.0	Intersection LOS: A
Intersection Capacity Utilization 59.5%	ICU Level of Service B
Analysis Period (min) 15	

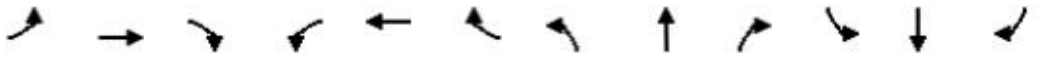
Splits and Phases: 1: N 66th Ave. & Taft St.





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	50	1303	27	884	90	74	79	85	39	33
v/c Ratio	0.11	0.49	0.10	0.33	0.49	0.30	0.28	0.48	0.16	0.13
Control Delay (s/veh)	5.2	5.9	5.7	4.8	40.2	32.8	10.0	40.0	30.1	9.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.2	5.9	5.7	4.8	40.2	32.8	10.0	40.0	30.1	9.0
Queue Length 50th (ft)	6	124	3	70	42	34	0	40	18	0
Queue Length 95th (ft)	22	216	15	125	81	67	34	78	41	19
Internal Link Dist (ft)		585		632		480			542	
Turn Bay Length (ft)	138							285		
Base Capacity (vph)	446	2699	264	2699	245	335	349	238	335	318
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.11	0.48	0.10	0.33	0.37	0.22	0.23	0.36	0.12	0.10

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	46	1159	40	25	787	27	83	68	73	78	36	30
Future Volume (veh/h)	46	1159	40	25	787	27	83	68	73	78	36	30
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	50	1260	43	27	855	29	90	74	0	85	39	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	490	2542	87	331	2543	86	235	234		208	234	
Arrive On Green	0.73	0.73	0.73	0.73	0.73	0.73	0.12	0.12	0.00	0.12	0.12	0.00
Sat Flow, veh/h	628	3506	120	423	3507	119	1368	1870	1585	1326	1870	1585
Grp Volume(v), veh/h	50	638	665	27	433	451	90	74	0	85	39	0
Grp Sat Flow(s),veh/h/ln	628	1777	1849	423	1777	1849	1368	1870	1585	1326	1870	1585
Q Serve(g_s), s	2.5	12.3	12.3	2.3	7.1	7.1	5.0	2.9	0.0	5.0	1.5	0.0
Cycle Q Clear(g_c), s	9.6	12.3	12.3	14.7	7.1	7.1	6.5	2.9	0.0	7.9	1.5	0.0
Prop In Lane	1.00		0.06	1.00		0.06	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	490	1288	1341	331	1288	1341	235	234		208	234	
V/C Ratio(X)	0.10	0.50	0.50	0.08	0.34	0.34	0.38	0.32		0.41	0.17	
Avail Cap(c_a), veh/h	490	1288	1341	331	1288	1341	304	327		274	327	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	5.7	4.7	4.7	7.9	4.0	4.0	34.2	31.9	0.0	35.5	31.3	0.0
Incr Delay (d2), s/veh	0.1	0.3	0.3	0.5	0.7	0.7	1.0	0.8	0.0	1.3	0.3	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	3.3	3.4	0.2	2.1	2.2	1.7	1.3	0.0	1.6	0.7	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	5.8	5.0	5.0	8.4	4.7	4.7	35.2	32.7	0.0	36.8	31.6	0.0
LnGrp LOS	A	A	A	A	A	A	D	C		D	C	
Approach Vol, veh/h		1353			911			164			124	
Approach Delay, s/veh		5.0			4.8			34.1			35.2	
Approach LOS		A			A			C			D	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		64.0		16.0		64.0		16.0				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		54.0		14.0		54.0		14.0				
Max Q Clear Time (g_c+I1), s		16.7		8.5		14.3		9.9				
Green Ext Time (p_c), s		7.3		0.3		13.0		0.1				

Intersection Summary												
HCM 7th Control Delay, s/veh			8.3									
HCM 7th LOS			A									

Notes

User approved pedestrian interval to be less than phase max green.

Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations										
Traffic Volume (vph)	30	669	35	1067	71	43	43	100	80	81
Future Volume (vph)	30	669	35	1067	71	43	43	100	80	81
Turn Type	Perm	NA	Perm	NA	Perm	NA	Perm	Perm	NA	Perm
Protected Phases		6		2		4			8	
Permitted Phases	6		2		4		4	8		8
Detector Phase	6	6	2	2	4	4	4	8	8	8
Switch Phase										
Minimum Initial (s)	12.0	12.0	12.0	12.0	6.0	6.0	6.0	6.0	6.0	6.0
Minimum Split (s)	23.0	23.0	23.0	23.0	24.0	24.0	24.0	24.0	24.0	24.0
Total Split (s)	61.0	61.0	61.0	61.0	19.0	19.0	19.0	19.0	19.0	19.0
Total Split (%)	76.3%	76.3%	76.3%	76.3%	23.8%	23.8%	23.8%	23.8%	23.8%	23.8%
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Lead/Lag										
Lead-Lag Optimize?										
Recall Mode	Min	Min	C-Min	C-Min	None	None	None	None	None	None
Act Effct Green (s)	56.2	56.2	56.2	56.2	11.8	11.8	11.8	11.8	11.8	11.8
Actuated g/C Ratio	0.70	0.70	0.70	0.70	0.15	0.15	0.15	0.15	0.15	0.15
v/c Ratio	0.13	0.33	0.09	0.51	0.40	0.17	0.17	0.55	0.32	0.29
Control Delay (s/veh)	6.6	5.3	5.5	6.8	35.6	29.2	10.1	40.9	32.0	9.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.6	5.3	5.5	6.8	35.6	29.2	10.1	40.9	32.0	9.2
LOS	A	A	A	A	D	C	B	D	C	A
Approach Delay (s/veh)		5.4		6.8		26.8			28.3	
Approach LOS		A		A		C			C	

Intersection Summary	
Cycle Length: 80	
Actuated Cycle Length: 80	
Offset: 62 (78%), Referenced to phase 2:WBTL, Start of Green	
Natural Cycle: 55	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.55	
Intersection Signal Delay (s/veh): 10.0	Intersection LOS: A
Intersection Capacity Utilization 57.1%	ICU Level of Service B
Analysis Period (min) 15	

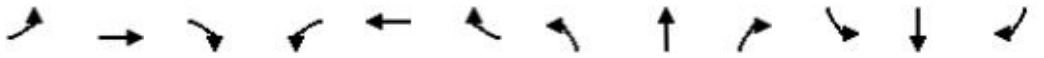
Splits and Phases: 1: N 66th Ave. & Taft St.





Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	33	822	38	1249	77	47	47	109	87	88
v/c Ratio	0.13	0.33	0.09	0.51	0.40	0.17	0.17	0.55	0.32	0.29
Control Delay (s/veh)	6.6	5.3	5.5	6.8	35.6	29.2	10.1	40.9	32.0	9.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	6.6	5.3	5.5	6.8	35.6	29.2	10.1	40.9	32.0	9.2
Queue Length 50th (ft)	4	65	5	122	35	21	0	51	40	0
Queue Length 95th (ft)	18	118	18	215	70	46	26	93	74	35
Internal Link Dist (ft)		585		632		480			542	
Turn Bay Length (ft)	138							285		
Base Capacity (vph)	257	2500	443	2510	229	327	316	237	327	350
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.13	0.33	0.09	0.50	0.34	0.14	0.15	0.46	0.27	0.25

Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	30	669	87	35	1067	82	71	43	43	100	80	81
Future Volume (veh/h)	30	669	87	35	1067	82	71	43	43	100	80	81
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	33	727	95	38	1160	89	77	47	0	109	87	0
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	346	2282	298	516	2415	185	202	239		233	239	
Arrive On Green	0.72	0.72	0.72	0.72	0.72	0.72	0.13	0.13	0.00	0.13	0.13	0.00
Sat Flow, veh/h	445	3160	413	666	3345	256	1310	1870	1585	1359	1870	1585
Grp Volume(v), veh/h	33	409	413	38	616	633	77	47	0	109	87	0
Grp Sat Flow(s),veh/h/ln	445	1777	1796	666	1777	1824	1310	1870	1585	1359	1870	1585
Q Serve(g_s), s	2.7	6.6	6.6	1.7	11.8	11.8	4.6	1.8	0.0	6.2	3.4	0.0
Cycle Q Clear(g_c), s	14.5	6.6	6.6	8.4	11.8	11.8	8.0	1.8	0.0	8.0	3.4	0.0
Prop In Lane	1.00		0.23	1.00		0.14	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	346	1283	1297	516	1283	1317	202	239		233	239	
V/C Ratio(X)	0.10	0.32	0.32	0.07	0.48	0.48	0.38	0.20		0.47	0.36	
Avail Cap(c_a), veh/h	346	1283	1297	516	1283	1317	247	304		280	304	
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	7.8	4.0	4.0	5.5	4.7	4.7	35.6	31.2	0.0	34.8	31.9	0.0
Incr Delay (d2), s/veh	0.1	0.1	0.1	0.3	1.3	1.3	1.2	0.4	0.0	1.5	0.9	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.2	1.8	1.8	0.2	3.6	3.7	1.5	0.8	0.0	2.1	1.6	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	7.9	4.2	4.2	5.8	6.0	6.0	36.7	31.6	0.0	36.3	32.8	0.0
LnGrp LOS	A	A	A	A	A	A	D	C		D	C	
Approach Vol, veh/h		855			1287			124			196	
Approach Delay, s/veh		4.3			6.0			34.8			34.7	
Approach LOS		A			A			C			C	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		63.8		16.2		63.8		16.2				
Change Period (Y+Rc), s		6.0		6.0		6.0		6.0				
Max Green Setting (Gmax), s		55.0		13.0		55.0		13.0				
Max Q Clear Time (g_c+I1), s		13.8		10.0		16.5		10.0				
Green Ext Time (p_c), s		12.1		0.1		6.9		0.2				

Intersection Summary												
HCM 7th Control Delay, s/veh			9.1									
HCM 7th LOS			A									

Notes

User approved pedestrian interval to be less than phase max green.
Unsignalized Delay for [NBR, SBR] is excluded from calculations of the approach delay and intersection delay.

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 8/4/2025

To: Technical Advisory Committee

Title: FILE NO.: 25-DP-34
APPLICANT: AAA Florida Holding LLC.
LOCATION: 1040 South Federal Highway
REQUEST: Design and Site Plan Review for a 3-story pre-school building of approximately 27,200 square feet in the FH-2 zoning district within the Regional Activity Center (RAC).

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☑ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☐ Variance
- ☐ Planning and Development Board
- ☐ Historic Preservation Board
- ☑ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1040 SOUTH FEDERAL HWY. HOLLYWOOD, FL 33020

Lot(s): 12,15 Block(s): 11 Subdivision: _____

Folio Number(s): 514222102090, 514222102081

Zoning Classification: FH-2 Land Use Classification: RAC

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): NOT APPLICABLE (N/A)

DEVELOPMENT PROPOSAL

Explanation of Request: NEW CONSTRUCTION 3 STORY PRESCHOOL (PRE-K)

Phased Project: Yes ☐ No ☑ Number of Phases: ____

Project	Proposal
Units/rooms (# of units)	# UNITS: N/A #Rooms N/A
Proposed Non-Residential Uses	24 CLASSROOMS S.F.)
Open Space (% and SQ.FT.)	Required %: 0 (Area: NOT REQ. S.F.)
Parking (# of spaces)	PARK. SPACES: (# 46)
Height (# of stories)	(# STORIES) 3 (38'-8" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (+/- 35,000 SF FT.)

Name of Current Property Owner: AAA FLORIDA HOLDING LLC

Address of Property Owner: 1040 SOUTH FEDERAL HWY. HOLLYWOOD, FL 33020

Telephone: N/A Email Address: N/A

Applicant JOSEPH B. KALLER Consultant ☐ Representative ☑ Tenant ☐

Address: 2417 HOLLYWOOD BLVD. HOLLYWOOD, FL 33020 Telephone: 954.920.5746

Email Address: JOSEPH@KALLERARCHITECTS.COM

Email Address #2: _____

Date of Purchase: TBD Is there an option to purchase the Property? Yes ☑ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : TBD

E-mail Address: TBD

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: S. Izgarsheva Date: 04/07/2025

PRINT NAME: Svetlana Izgarsheva Date: 04/07/2025

Signature of Consultant/Representative: Joseph B. Keller Date: 4-7-2025

PRINT NAME: JOSEPH B. KELLER Date: 4-7-2025

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 _____ to my property, which is hereby made by me or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 7th day of April, 2025

S. Izgarsheva
Signature of Current Owner

Notary Public
State of Florida

SHIRIN BALYSHOVA
MY COMMISSION #HH192608
EXPIRES: OCT 31, 2025
Bonded through 1st State Insurance

Svetlana Izgarsheva
Print Name

My Commission Expires: 10/31/25 (Check One) [X] Personally known to me; OR [ ] Produced Identification _____

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

TECHNICAL ADVISORY COMMITTEE REPORT

May 19, 2025

AAA Florida Holding LLC.
1040 S. Federal Highway
Hollywood, Florida 33020

FILE NUMBER: 25-DP-34

SUBJECT: Preliminary Site Plan review for a 3-story pre-school

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SITE DATA

Owner/Applicant:	AAA Florida Holding LLC.
Address/Location:	1040 S. Federal Highway and 1817 Funston Street
Net Size of Property:	26,627 sq. ft. (0.61 acres)
Land Use:	Regional Activity Center (RAC)
Zoning:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
Present Use of Land:	Office building/Single Family House
Year Built:	1936/1960 (Broward County Property Appraiser)

ADJACENT LAND USE

North:	Regional Activity Center (RAC)
South:	Regional Activity Center (RAC)
East:	Regional Activity Center (RAC)
West:	Regional Activity Center (RAC)

ADJACENT ZONING

North:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
South:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
East:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)
West:	Federal Highway Medium-High Intensity Mixed-Use District (FH-2)

APPLICANTS MUST ADDRESS ALL COMMENTS AND FINDINGS AS IDENTIFIED BY MEMBERS OF THE TECHNICAL ADVISORY COMMITTEE BOTH IN WRITING (IDENTIFY PAGE NUMBER OF THE CORRECTION) AND ON THE SITE PLAN (ALL CHANGES MUST BE IDENTIFIED, I.E. BUBBLED).

A. APPLICATION SUBMITTAL

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.

   R:/ Provided. See in "Documents" folder.

2. The application shall list all addresses and owners. There are two addresses 1040 S. Federal Highway and 1817 Funston Street. Provide the Sunbiz for both properties.

   R:/ Response from Owner/Client: Both properties are being combined into the same owner after purchase.

3. Svetlana Izgarsheva is the authorized person to sign for the property at 1040 S. Federal Highway, however she is not an authorized person for the property Great Ocean Properties LLC.
   R:/ Response from Owner/Client: What must be done in this case? Does she need to be added to the application?

4. Ownership and Encumbrance Report:

   a. Indicate it was searched from time of platting or 1953 (earliest of the two).

   R:/ Noted. To be provided on next Submittal.

5. Alta Survey

   b. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.

   R:/ Acknowledged.

6. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:
   https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf

   R:/ This is a preschool, not residential use. Do we still need a school board impact?

7. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.

   R:/ Provided on Cover Sheet A-00.

8. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sign-in sheet, presentation material and general summary of the discussion,

including comments expressed during the meeting(s).

The following Civic Association is located within 500 feet project site.

a. Parkside Civic Association

b. Downtown Parkside Royal Poinciana Civic Association

c. Hollywood Lakes Civic Association

Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information.

R:/ Acknowledged. To be provided.

9. More comments may be forthcoming.

B. ZONING

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Site Plan:

   a. The site area shall match the survey net site area.
   R:/ Revised A-00 to match surveys net lot area of 26,627 SF.

   b. Show the active liner on the Site Plan and on the Elevation. Also include this on the Site Data. Active liner shall be provided in linear feet and percentage.
   R:/ Revised A-00 to include active liner compliance at 73% frontage along Federal Hwy.

   c. What is the width of the front façade facing N. Federal Highway? Then provide the active liner.
   R:/ The overall width is 117' (dimension shown on A-03), the Active Liner is 86' (Dimension shown on A-03)

   d. Do not include the second-floor playground area in the landscape calculations. Artificial turf shall not be considered towards the landscape calculations.
   R:/ Acknowledged. This area was removed from landscape calculations on A-00.

   e. On the Business Plan explain, how much time does it take for a parent to drop off a kid, if the parent has to park?
   R:/ 3-5 Minutes based on developer's experience. This was added to A-01.

   f. Will there be a car line?
   R:/ Pick-up and Drop-off Times Utilize a Staggered Arrival System:
   All Children's Land schools operate Monday through Friday from 7:00 AM to 6:00 PM. The schools remain open year-round, closing only in observance of national holidays. Typical drop-off times are between 7:00 AM and 9:00 AM, aligning with parents' morning commutes, while pick-up times generally fall between 4:00 PM and 6:00 PM, depending on work schedules. The daycare offers various program options, including half-day programs, where students leave by 1:00 PM, and after-school care. None of the locations experience congestion or traffic issues, as parents have the flexibility to drop off and pick up their children at their convenience. Additionally, most schools have a designated teacher stationed at the entrance to assist with curbside drop-off and pick-up.

2. On the Pick-up and Drop-off times information on sheet A-01 says on the second line: "where elementary students arrive by school bus." This school is a pre-school, and not elementary grades are part of this proposed school. Will a school bus service the school? Revise accordingly.
   R:/ This preschool/Day Care Facility will not have a school bus service. Removed from business plan on A-01.

C. ARCHITECTURE AND URBAN DESIGN

Nicole Moyo, Urban Designer - Planner III (nmoyo@hollywoodfl.org)

1. The North and West elevations show blank walls, provide some architectural treatment, different materials or stucco framing, or stucco scoring, or extend pattern as highlighted below and shown in the render (red square).

   R:/ The blank areas serve to be staircase enclosures without an option to include windows in those areas. The blank walls were intentional and pertinent to the overall brutalist architectural design with

natural features of Raw Concrete that is committed natural look of materials and exposing structure. Our design team feels very strong about the current design aesthetic and if it were to be changed then would impact the overall design intention of the building. Thank you for your recommendation.

2.



R:/ This was revised to include round windows visible from both street fronts for both function and aesthetic, refer to new renderings.

3. The South and North elevations show a garage door but the Site Plan does not show it.
   R:/ Both garage doors were shown and provided on the site plan sheet with a note that says "AUTOMATED GARAGE DOOR MEETING CPTED STANDARDS"

4. Provide tree planting on the site plan as shown in renders.
   R:/ Refer to landscape plans for tree panting.

5. Specify the exterior finishes on the elevation sheets.
   R:/ Provided. Refer to elevation sheets A-06/A-07

6. The city's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:

   - In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of $5,000.00.
   - Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than $5,000.00.

- Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee, totals 1% of the cost of the proposed development project, which shall not be less than $5,000.00.

R:/ The applicant opted into the public art program. A sculpture will be under a separate permit however the art location is shown on the site plan A-03 fronting Federal Hwy.

D. SIGNAGE

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Indicate if there will be any signage.

   R:/ Signage to be under a separate building permit.

2. Provide the following note: All signage shall be in compliance with the Zoning and Land Development regulations.

   R:/ Provided on A-00 under Site Plan Notes, line item A.

E. LIGHTING

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide note on site plan: Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential.

   R:/ Provided on A-00 under Site Plan Notes, line item B.

F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02).

   R:/ Provided. See sheet A-03 with designated EV charging for parking spaces #26 and #28. Equipment to be mounted to the face of column as indicated.

2. New construction of, and a major renovation to, a stand-alone building (other than a single-family detached dwelling or duplex) with more than 20,000 square feet of total floor area shall be certified under the latest applicable version of the LEED Green Building Rating System of the USGBC, certified by the FGBC or under another recognized certification program approved by the City Manager or his or her designee and shall comply with the Florida Building Code.

   R:/ Acknowledged.

G. ENGINEERING

Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. No comments received yet.

H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3997

Survey submitted shows existing trees/palms on site.
No landscape plans provided for review.

1. Provide a Tree Disposition plan and landscape plan set. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition and disposition (to remain, to be relocated, to be removed). Show all canopies including crowns of trees from an adjacent lot located within 10' from the property line. For new construction, the Disposition plan must be superimposed on the proposed Site Plan.
   R:/ See Landscape Plans.

2. The landscape plan shall provide the location of all underground and overhead utilities. Show all underground lines/utilities on landscape. There shall be no conflict with proposed underground work and

existing trees to remain or proposed. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
R:/ See Landscape Plans.

3. Provide SOD species on plant list.
R:/ See Landscape Plans.

4. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criteria may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.
R:/ See Landscape Plans.

5. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)
R:/ See Landscape Plans.

6. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4
R:/ See Landscape Plans.

7. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening. Provide minimum of 36" ht. Add note: Contractor to provide screening hedge for any additional equipment not shown on plan.
R:/ See Landscape Plans.

8. Add note: All landscaping shall be warranted for 1 year after final inspection.
R:/ See Landscape Plans.

9. Provide site requirements as per project zoning requirements.
R:/ See Landscape Plans.

10. Add note: 100% irrigation coverage shall be provided.
R:/ See Landscape Plans.

11. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
R:/ See Landscape Plans.

More comments may follow upon review of the requested information.

I. UTILITIES

Alicia Verea-Feria, Utilities Permit Review Manager (averea-feria@hollywoodfl.org) 954-921-3302

1. Submit civil engineering plans for initial review. Provide a Paving, Grading, and Drainage Plan showing existing and proposed site elevations and drainage and also provide a Utilities Plan indicating existing and proposed water and sewer connections.

   R:/ Civil Plans provided on this submittal.

2. Utilities Plan shall include the City's latest applicable standard Water and Sewer details. The details are available on the City's website via the following link: http://www.hollywoodfl.org/1169/Standard-Details-and-Public-Notices

   R:/ Civil Plans provided on this submittal.

3. Show Water and Sewer demand calculations on proposed Utilities Plan.

   R:/ Civil Plans provided on this submittal.

4. This property resides within FEMA Flood Zone AE with Base Flood Elevation (BFE) = 7' NAVD88. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable. The proposed FFE of 10.50' is above the required Broward County Future Conditions Elevation of 9.50' NAVD.

   R:/ Revised to show FFE to 9.50'

5. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor.

   R:/ Provided. See Site Plan sheet A-03.

6. Include perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.

   R:/ Civil Plans provided on this submittal.

7. Note how roof drainage will be collected and connected to the on-site drainage system.
   R:/ Civil Plans provided on this submittal.

8. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.
   R:/ Civil Plans provided on this submittal.

9. Ensure bottom of mechanical and electrical equipment is elevated to match existing finished floor elevation, at a minimum.
   R:/ Civil Plans provided on this submittal.

10. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.
    R:/ See landscape and Civil Plans provided on this submittal.

11. Submit Erosion Control Plan.
    R:/ Civil Plans provided on this submittal.

12. Show existing water and sewer mains. Contact Mr. Juan Picon via email at jpicon@hollywoodfl.org to request the Utilities Atlas.
    R:/ Civil Plans provided on this submittal.

13. Permit approval from outside agencies will be required
    R:/ Acknowledged.
    .

    Additional comments may follow upon further review of requested items.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490
James McGuiness, Assistant Building Official (jmcguinness@hollywoodfl.org) 954-921-3335

1. No comments received yet.

K. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Deputy Fire Marshal (mhofle@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.
   R:/ Civil Plans provided on this submittal.

2. Provide the code editions on Architectural plans to reflect the currently adopted editions.
   Florida Fire Prevention Code (8th Ed.)
   NFPA 1 (2021 Ed.)
   NFPA 101 (2021 Ed.)
   R:/ Provided. See cover sheet A-00 under "Applicable Codes"

3. Show Fire Department access compliance on plans. It does not appear you are using or will need inside the site to be Fire Department access roads. Show that Federal and Funston comply with the below codes.

   - Per NFPA 1:18.2.3.2.2- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.
   -Per NFPA 1:18.2.3.2.2.1- When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft. (137 m).
   R:/ Fire access within the property isn't necessary for this project.

4. Provide civil drawings for the underground fire main and hydrants --- Provide such including the location of the fire department connection, DDCV, and size and type of the fire line from the water supply. --- Check with our water department for city requirements in addition to fire. --- Ensure on the plans that there is a fire hydrant within 100 feet of fire department connections a required by NFPA 14 (2019 Ed.) Section 6.4.5.4 --- "Fire department connections shall be located not more than 100 ft (30.5 m) from the nearest fire hydrant connected to an approved water supply."

   Provide a note on civil drawing all underground fire main work must be completed by fire protection contractor holding a Class I, II, or V license per FS 633.102.

   R:/ Civil Plans provided on this submittal.

5. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org

   After the results are completed, the civil engineer shall provide calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.

   For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.

   R:/ Fire Flow attached in submittal.

6. Keep in mind the egress requirements for preschool and kindergarten per NFPA 101 14.2.1.2 (only occupy the ground level) and for 2nd graders per 14.2.1.3 (only occupy ground level and one level above) unless 14.2.1.4 (which allows these ages to be on the floors above with exceptions). As you do not have separate stairs, the school can only ever go up to 2nd grade unless you change the egress to comply with 14.2.1.4.

Fire Flow Calculations
(sample of format to be used)

As per NFPA 1 (2021 Ed.) Section 18.4.4.2 --- "The fire flow area of a building constructed of Type I (443), Type I (332), and Type II (222) construction shall be the area of the three largest successive floors."

The total area of the three largest successive floors is 24,228 square feet, and as per NFPA 1 (2021 Ed.) Table 18.4.5.2.1, the fire flow required is 1,750 gpm for a duration of 2 hours.

As per NFPA 1 (2021 Ed.) Section 18.4.5.3.2, the required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system. The resulting fire flow shall not be less than 1000 gpm.

1,750 gpm x 75% = 1,312.5 gpm (Fire Flow Credit)

1,750 gpm - 1,312.5 gpm = 437.5 gpm

As per NFPA 1 (2018 Ed.) Section 18.4.5.3.2, the fire flow shall not be less than 1,000 gpm.

Fire Flow Required = 1,000 gpm

L. PUBLIC WORKS

Joseph Kroll, Public Works Director (jkroll@hollywoodfl.org) 954-967-4207
Rosendo Prieto, Assistant Director (rprieto@hollywoodfl.org) 954-967-4526

1. No comments received yet.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Not applicable.

N. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Division Manager (rcoote@hollywoodfl.org) 954-921-2923
Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received yet.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Director (jhussey@hollywoodfl.org) 954-924-2922
Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. The development of a large-scale early childhood education facility is a positive investment in our infrastructure. Quality preschool options are essential to attracting and retaining working families and employers.

2. What is the estimated total capital investment for this project?
   RESPONSE FROM OWNER/CLIENT:
   Land $5,050,000
   Development and Construction up to $8,000,0000

3. What is the projected economic impact of the facility?

   RESPONSE FROM OWNER/CLIENT: There will be up to 200 students as well at the support staff consisting of 20 direct jobs and many other form of subcontractor employment.

4. The planned capacity of 200 children is substantial. Will enrollment prioritize Hollywood residents? Are there any scholarships, subsidized care, or income-based tuition programs planned?
   RESPONSE FROM OWNER/CLIENT: This has not been fully figured out at this time.

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371
Chantel Magrino, Police (cmagrino@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

ISSUE:
Crime Prevention Through Environmental Design Blueprint Review/Recommendations.

EXPLANATION:
The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for 1040 S. Federal Highway- PRELIMINARY

***Note: Application is substantially compliant

Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.

CPTED Strategies

Provide clear border definition of controlled space. Examples of border definition may include fences, shrubbery, signs in exterior areas.

1. External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:

-Parking Lots	3-5	foot candles
-Walking Surfaces	3	foot candles
-Recreational Areas	2-3	foot candles
-Building Entryways	5	foot candles

- These levels may be subject to reduction in specific circumstances where after hours use is restricted.
- Research types of Security Lighting, such as LED, Metal Halide, etc.
- Light fixtures should be protected against casual vandalism by means of vandal resistant materials and design.
- Lighting should be uniformly spread to reduce contrast between shadows and illuminated areas.
- All entrance/exit ways should be well-lit, well-defined and visible.
- Fully illuminate the exterior of the property and grounds at night.
- A system of lighting fixture identification should be developed.
- The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
- Exterior lighting should be controlled by automatic devices (preferably by photocell).
- Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
- Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
- Light fixtures below 10' in grade should be designed to make access to internal parts difficult (i.e. security screws, locked access panels).
- If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.

<u>Natural Surveillance</u>

- Public entrances should be clearly defined by walkways and signage.
- Use a single, clearly identifiable, point of entry/exit.
- Illuminate and define all entrance/exits points so they are visible to Fire/Police Emergency Personnel and to the public.
- Maintain clear visibility from the interior/exterior of all areas of the property.
- Pedestrian walkways should be clearly defined with curbs, sidewalks, or raised or striped walkways.
- Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
- Have an Emergency Plan in place for employees/staff and have periodic training to ensure they know the plan in the event of an emergency.
- Ensure that all POLICE/FIRE emergency entries/exits are clearly marked and clear of obstruction.
- Parking garage should only be accessible to authorized staff and staff can grant visitors access via gate code or call system.
- Designate visitor parking.
- Glass elevators should be used for natural surveillance. Those inside can see out, those outside can see in.

<u>Natural Access Control</u>

- Site entrances should be easily securable.
- Entrances to parking areas should be controlled by a fence or gate.
- Access to one area of the building should clearly define public, private and semi-private areas, using access restrictions.
- Delivery entrances should be separate, well-marked and monitored.
- If deliveries are made, they should be made during the daytime hours.

- Install a “peephole” on exterior doors to allow employees to verify deliveries.
- All offices should be kept locked when not in use.
- All stairs and elevators should be well monitored.
- Elevators and stairwells should be centrally located where they can be easily observed.
- Do not install permanent stop buttons in elevators.
- All elevators should be equipped with a panic button.
- Limit access to the building to only one or two points.
- Roof access should be limited to staff only.

Landscaping:

- Make sure all landscaping is trimmed and well maintained.
- Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
- Plants/Shrubbery should not be more than 2ft in height.
- Tree canopies should not be lower than 6ft in height.

Internal Circulation and Control

- Convex mirrors should be used in corners and in stairwells.
- Stairwells should have closed area at first level, to prevent someone from hiding beneath stairs.
- Classrooms should remain locked when in use
- The Playground should be enclosed
- School should be enclosed
- Main entrance to school should remain locked, all visitors enter thru front office and check in with staff for assistance.
- A/C Room should be kept locked

Corridors

- Corridors should be well-lighted with no dark areas.
- Increased light, reflective paint colors, and graphics on hallway wall surfaces should be used to increase the perception of openness and constant movement.
- There should not be recessed areas in corridors that could be used for hiding or loitering.

CCTV

- CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, space between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.

Non-Pedestrian Building Entry Points

- Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
- Locations where gas and electric utilities enter buildings should be well lit.
- Electrical service disconnects and gas valves should be equipped with locking devices.
- Fire command center should be kept locked and free of clutter.
- The electrical room should be kept locked
- Dumpster and recycling should be kept behind a locked fence

Building(s) Perimeter Doors

- Exterior doors, not used as designated entry points, should be locked to prevent entry from the exterior.
- Ideally, exterior doors should be equipped with electronic propped door alarms, which are announced either locally and/or at the security office.

- Perimeter doors should be designed for “heavy duty” (ANSI Grade III) applications.

General locations

- Mechanical, electrical, HVAC, dumpsters, or other equipment located outside the building should be surrounded by a protective enclosure.

Freezers and Coolers

- May serve as safe rooms
- Should be capable of being unlocked from the inside
- Should have an alarm or communication device inside the freezer and cooler

Fencing

- (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

Signage

- Please make sure the areas of the premises are identified with proper signage.

Notes

Please contact Broward County School Board Security for more school safety info.

The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Q. DOWNTOWN AND BEACH CRA

Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980
Christopher Crocitto, Project Manager (ccrocitto@hollywoodfl.org)

2. Not Applicable.

R. PARKING

Jovan Douglas, Division Director, Parking and Code Compliance (jdouglas@hollywoodfl.org) 954-921-3548
Natnael Jowhar, Parking Operations Manager (NJowhar@hollywoodfl.org) 954-921-3335

1. No comments received yet.

S. ADDITIONAL COMMENTS

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

The Technical Advisory Committee finds this application substantially compliant with the requirements of Preliminary Review; therefore, the Applicant should submit for Final TAC review.

Please be advised, in the future any additional review by the TAC may result in the payment of additional review fees.

If these comments have not been addressed within 120 days of this dated report the application will expire. As a result, a new application and fee will be required for additional review by the TAC.

Note that any use proposed for the site shall be consistent with Zoning and Land Development Regulations.

Should you have any questions, please do not hesitate to contact your Project Planner at 954-921-3471.

Sincerely,

Carmen Diaz
Planner III

C: Joseph Kaller via email joseph@kallerarchitects.com
Rocky Kaller via email rocky@kallerarchitects.com

DRAFT

CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
INTEROFFICE MEMORANDUM

DATE: June 2, 2025 **FILE NO.:** EN-25-108

TO: Carmen Diaz
Planning and Urban Design Division

FROM: Clarissa Ip / Adam Licht
Engineering, Transportation and Mobility Division

SUBJECT: Preliminary TAC Review
TAC File 25-DP-34
1040 South Federal Highway
Proposed 3-Story Preschool

COMMENTS:

Revision Procedure:
-Any revisions applied to the plans shall be numbered and bubbled/clouded.
-In an 8.5"x11" revision summary, identify each revision by providing the plan sheet number, revision cloud / bubble number and a narrative describing each change or how a comment is being addressed.

Preliminary TAC Reviewer: CIP, ALICHT

1. Provide a plat determination letter from the Broward County Planning Council.
   Response: Provided. See in "Documents" folder.

2. A Unity of Title, or equivalent, will be required.
   Response: To be provided on next submittal.

3. Provide O & E report with all applicable easement documents.
   Response: To be provided from attorney on the next submittal.

4. Please provide FDOT Pre Application Letter.
   Response: A meeting with FDOT has been initiated. Will be provided.

5. Provide an overall site plan and civil plans with the following information:
    a. Label and dimension the existing right-of-way width (centerline and full width) and show limits of the rights-of-way on all streets/alleys adjacent to the site.
    b. Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on both sides of adjacent streets or alleys including any curb cuts, edge of

pavement, swale, sidewalks etc. Label and dimension the adjacent items listed above.

c. All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.

Response: Refer to civil plans for total dimensioned R/W and improvements. Architectural site plan only shows the 80' R/W (Federal) and 50' (Funston) text.

6. The site plan and civil plan sheets shall include the following information:
   a. All features of the ROW shall be labeled and dimensioned, including but not limited to swales, sidewalks, the width of the roadway, adjacent property line, and adjacent driveway/curb cuts.
   b. Provide vehicle turning radii (inside, centerline, and outside) at driveway access locations as well as throughout the parking lot, provide specific auto turns for waste management removal etc.

   Response: Provided on last submittal. Turning radi provided at garage. Waste management removal will be serviced from the alley. Refer to site plan sheet A-03.

7. Site plan is missing ROW features, (i.e. curb gutter, alley swale, existing signage, catch basin, lamp posts traffic way signage detectable warning etc).
   Response: Refer to Civil plans for ROW features/Improvements C-04,C-5, C-06.

8. On the site plan please call out and show all proposed easements/dedications. Ensure the dimensions are called out on the plans.
   Response: They're aren't any proposed easements in this project. There isn't any dedication required. We're compliant with the trafficways plan for both Broward County and City of Hollywood.

9. Please provide a corner dedication at the Northeast corner of the property for the intersection of Federal highway and the alley. A minimum 6'X6' corner dedicaition shall be provided.
   Response: Provided. See A-03.

10. Applicant has existing aprons shown on the survey that will require the swale/curbing and sidewalks to be restored. Please provide a plan showing how the streetscape will be restored to provide swales, sidewalks and curb restoration as needed.
    Response: Provided. See civil..

11. Sidewalk shall be flush and continuous through driveway openings. Provide a callout to label that the sidewalk is flush with the driveway on the site plan and ensure detectable warnings are called out on Site and Civil referencing the FDOT typical detectable warning standard to be included in the plan set.

    Response: Sidewalk to be flushed with driveway opening, flush label shown on site

plan A-03. Refer to civil plans for standard details.

12. All sidewalks abutting the property shall be labeled as to be removed and replaced with new 5 foot wide concrete sidewalks (Coordinate with FDOT regarding improvements to their ROW). Please show the locations for where the new sidewalk to be restored will meet the existing sidewalks to the East/West of this property on Funston Street.
    Response: There aren't any ROW dedications, Funston Street has a total R/W of 50'. The existing 5' concrete sidewalk remains in the same location (as shown on survey/site plan) but will be altered to accommodate for the vehicular drive into the garage. The existing sidewalk to the East/West currently is being met since we're not relocating current sidewalk features. Refer Site Plan A-03.

13. Applicant shall consider providing a more accessible FDOT ADA ramp at the corner of Funston and US-1.
    Response: ADA ramp was removed. ADA lift was added fronting Funtson Street. See Site Plan A-03.

14. Please identify the width of the curb cuts at the property lines. Additionally, please identify the setback to the openings from the east and west property lines for all proposed curb cuts.
    Response: Provided. See Site Plan A-03.

15. Applicant is creating a drive thru/cut through situation from Funston to Alley. This connection shall be eliminated as this is not a desired condition.
Response: Removed connection. Refer to site plan sheet A-03.

16. Fully dimension all features on the Site Plans, such as but not limited to driveway widths, drive aisle widths, parking stalls widths and lengths, bump out measurements, curbing, backout distances, landscape areas/ islands and walk paths.
Response: Provided on last submittal. Refer to site plan sheet A-03.

17. Provide dimensions for all parking stalls. Stalls are to be 8.5'X18'. Please review parking stall 15. Parking stalls with obstruction on one side shall be minimum 9.5' wide. Parking stalls with obstruction on both sides shall be a minimum of 10.5' wide. (please adjust pavement markings for stall 11 to show a 9'-6" stall.)
Response: Revised. Stall 11 is 9'-10". Refer to site plan sheet A-03.

18. Provide dimensions for the column setback from the entrance of the parking stall, a minimum distance of 3' between the face of the column and drive aisle is required.
Response: Provided. Refer to site plan sheet A-03.

19. Applicant shows a loading area, loading zones are to be a minimum of 10 feet wide by 25 feet long with 14 feet vertical clearance. Please clarify in plans and elevations the height of the parking garage. Please state on site plan the height of the garage openings and identify any changes of height within the garage.
Response: Provided. Refer to site plan sheet A-03.

20. Please label and dimension the length and width of all proposed sidewalks, walkways, ramps, slabs, etc.
Response: Provided. Refer to site plan sheet A-03.

21. Applicant is proposing an ADA ramp. Please provide a detail of this ramp to show all Turing radii at all landings and change in direction. Additionally, provide clear interior width between the handrails.
Response: Ramp removed. ADA lift station is provided. Refer to Site Plan A-03.

22. Please clarify what the dark circles along the East side of the building in the main entry area; are these columns?
Response: Those are round structural columns. Note added to site plan sheet A-03.

23. Please identify all setbacks to the building, parking lot, enclosures, walkways, curb cuts etc. Please call out the annotation as a setback dimension. (Please be aware there is a 5 foot minimum front setback for walkways i.e. ADA ramp).
Response: ADA Lift provided instead of ramp.

24. Please dimension and label curb type on site plan and civil plan sheets. Provide curb detail(s).
Response: Provided. See Site Plan Sheer A-03.

25. Please update parking table calculation that includes calculation for guest stalls, ADA and Van ADA compliant stalls, loading, bicycle, and electric charging spaces, etc. The table shall show the amount of each type of parking required and the amount provided. (Loading zone shall not count towards parking total).
Response: This is educational not residential. Guest spaces are not required. We provided an updated parking table on A-00.

26. This is a school, no bike racks are being proposed?

Response: It's a preschool/day care facility that services Children under ages of 5, parents will drop off and pick them up by vehicle. Teachers will be arriving by vehicle however in some cases in which faculty does decide to arrive by bicycle, wall mounted bike racks adjacent trash enclosure were provided. Refer to site plan sheet A-03.

27. Please provide ADA accessible routes. Routes are required between accessibility parking and the building's Lobby/Retail/Units etc. as well as accessible route to the sidewalk in the public rights-of-way. For the accessible route, identify any change in elevation or slopes. If there is no change in elevation, indicate on plans the transition is flush. Please add a note on the site plan and civil plan sheets stating any lip from 1/4" but not greater than ½" will be beveled to meet ADA requirements.
    Response: Provided accessible routes and transitions on site plan A-03. Refer to note on cover sheet A-00 under "Site Plan Notes"

28. Please dimension the clear space from the door swing to the edge of sidewalk and confirm the clear space meets ADA standards.
    Response: We don't see the condition that you're referring too. Can you please make a screenshot, and we'll address on the next submittal.

29. Please identify all apron radius flares.
    Response: Apron Flares identified on Site Plan A-03.

30. Applicant shows a slab to be provided for the dumpster enclosure to the alley. Please identify the dimensions, thickness and setback of this slab.
    Response: Setback dimension, widths and Lengths and thickness show of the concrete slab on A-03.

31. Please confirm how the garbage will be maintained and picked up. Please provide the type of garbage truck used to provide the radii on the plans/auto turn to show the alley can accommodate the required vehicle.
    Response: Trash will be picked up from the 15' alley as shown on plans. We're not proposing garbage trucks entering the site, therefore auto turn analysis is not necessary. Refer to business plan on sheet A-01 on trash plan also attached below.

    Trash and Refuse Plan:
    At all of our locations, we contract with a private waste management company for trash collection. The company services each facility 2 to 3 times per week, depending on the size of the facility and student enrollment. Adjusting service frequency is quick and straightforward, as changes can be made via a simple phone call or online portal. To avoid congestion and ensure children's safety, waste collection typically occurs during operating hours, between 10:00 AM and 3:00 PM.

32. Provide civil plans for the proposed project. Indicate items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking and signage plans and details. Show location of existing water and sewer mains on plans and show the project is planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width asphalt pavement mill and resurface is required for all adjacent road / alley to the parcel. Provide City of Hollywood pavement, sidewalks and swale grading details in plan set.
Response: Provided. See civil..

33. Provide note on civil and site plans for full road width pavement mill and resurfacing and or pavers, will be required for all streets / roadway adjacent to the project site.
Refer to note line item (G) on cover sheet A-00 under “Site Plan Notes”.

34. Please provide a pavement marking and signage plan for all onsite and off-site pavement markings. All pavement marking and signage within City rights-of-way requires review and stamped approved plans by Broward County Traffic Engineering Division. BCTED approval required at the time of permitting.
Response: Provided. See civil..

35. Please include all applicable Standard City of Hollywood details:
https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan
Response: Provided. See civil..

36. Provide separate streetscape plans and details showing existing conditions and proposed public improvements and work along site’s adjacent streets within FDOT and City rights-of-way.
Response: Provided. See civil..

37. Currently, traffic flow on the alley along the north side of the site operates bi-directionally. Proposed egress access opening off of the alley for school pick-up and drop-off is not functional with the current alley traffic flow and would not be permitted.
Response: Removed connection. Refer to site plan sheet A-03.

38. Traffic impact analysis is required, begin process to development an analysis methodology for city review and approval prior to preparing an analysis/study. A) Traffic analysis should include site access locations, trips generated by the project and all committed trips of future projects, trip distribution and impact to the roadway network. B) Provide a review of existing and future multimodal transportation impacts and needs. C) Include a review of existing and future transportation related improvements and amenities such as street and pedestrian lighting, bus shelter, bike facility and/or sidewalks. D) Provide a Site Plan and Traffic Operation Plan with pick-up/drop-off times and locations for review and approval by the City. This Plan shall include items such as but not limited to number of students in each grade level, pick-up and drop-off area vehicular queue lengths and any safety officer or personnel. The City of Hollywood maintains the right, in perpetuity, to have the property owner/developer modify the Traffic Operations Plan as deemed necessary on an ongoing basis to address any unforeseen operational or safety problems created by site generated traffic after the school has opened. E) Please clarify, will school buses be servicing the site to pick/drop off students? Will these buses enter the property? F) Queuing space, applicant has a parking lot with gate access. This requires queuing spaces to ensure no vehicles are waiting in the ROW. Please show the exit and entry queuing space. No ADA aisle, or parking stalls may back up into the required queuing space.

Traffic study reviews are done on a cost recovery basis by a City's traffic engineering consultant.
Response: Traffic Methodology provided on this resubmittal.

CONSULTANT COST RECOVERY FEE TABLE

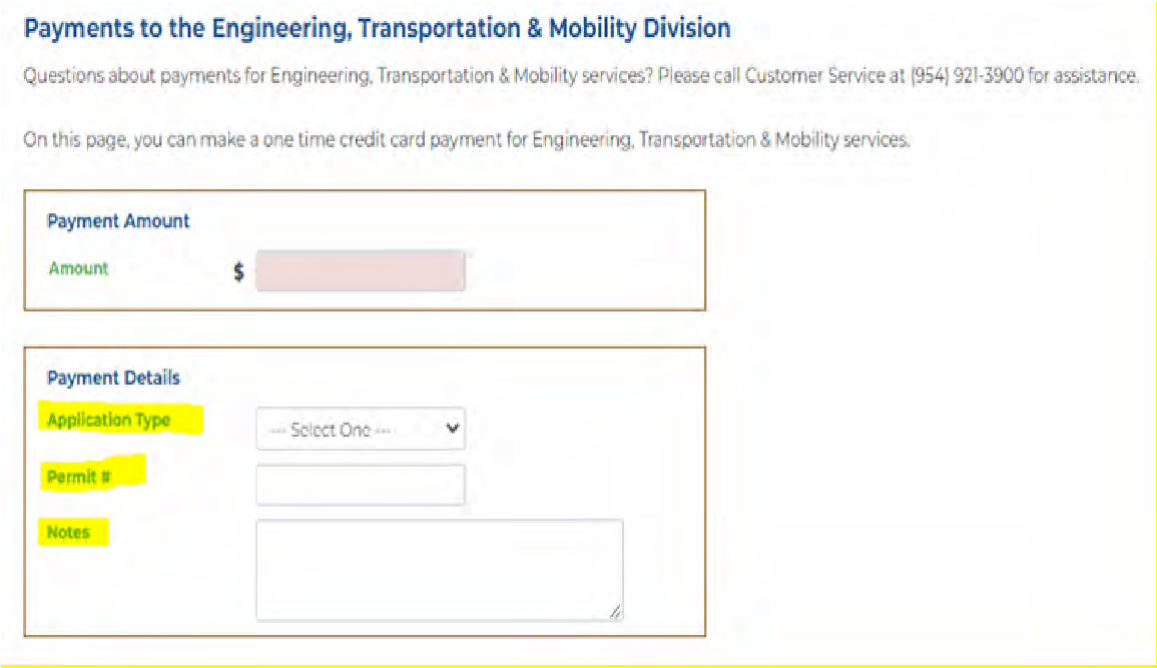
Traffic Transportation Related Cost Recovery Fees Table			
a) Administrative Processing Fee: 5% of Initial Deposit			
b) Initial Deposit and Minimum Balance:			
Project Size	Initial Deposit	Minimum Account Balance	Administrative Fee
Less than 10 Acres	$5,000	$1,000	$250
10 Acres to Less than 30 Acres	$8,000	$1,600	$400
30 Acres & Over	$12,000	$2,400	$600

*Resolution R-2015-209.

A minimum payment of $5,250 can be made to begin the review upon receipt of the study. Payments can be made online via link at https://apps.hollywoodfl.org/PaymentCenter/EngineeringPayment.aspx.

Here is information to be inputted when an online payment is made.
Application Type = Others

Permit # = Site Address
Notes = Traffic Review Cost Recovery Fee



Response: Traffic Methodology provided on this resubmittal.

39. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.
    Response: Acknowledged.

40. MOT plans required at the time of City Building Permit review.
    Response: Acknowledged.

41. All outside agency permits are required at the time of City building permit review.
    Response: Acknowledged.

42. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.
    Response: Acknowledged.

Additional comments may originate upon resubmittal.

cc: Rick Mitinger, P.E., Transportation Engineer
File

BROWARD COUNTY Planning Council

May 13, 2025

Joseph B. Kaller, AIA, LEED AP BD+C, President
Kaller Architecture
2417 Hollywood Boulevard
Hollywood, Florida 33020

Via Email Only

Dear Mr. Kaller:

Re: Platting requirements for a parcel legally described as Lots 11-15, Block 11, "Hollywood South Side Addition No. 2," according to the Plat thereof, as recorded in Plat Book 3, Page 17, of the Public Records of Broward County, Florida; less a portion of Lot 15 for right-of-way purposes. This parcel is generally located on the northwest corner of Federal Highway/U.S. 1 and Funston Street, 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 replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP). As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
b. A majority of 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 is less than 10 acres (approximately 0.64 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above. It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirement.

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. 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 State or local vehicular access provisions, 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 BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Huda Ashwas at your convenience.

Respectfully,

Barbara Blake Boy
Executive Director

BBB:HHA

cc/email: George R. Keller, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

Hydrant Flow Test Procedure

Procedure For One & Two Flow Hydrant Test:

- Establish hydrants closest to location and associated water main(s).
- Static/Residual hydrant (**P**) should be located close to location (preferably off same main as to provide future water source).
- Flow hydrant(s) (**F**) should be located off same main up and down stream from mid-point test (static/residual) hydrant.
- Note static system pressure off **P** hydrant before opening any other (note any unusual or remarkable anomalies such as high demand sources, construction, etc.)
- Flow **F1** hydrant and record GPM and residual off **P** hydrant.
- Flow **F2** hydrant and record GPM and residual off **P** hydrant.
- Flow **F1** & **F2** simultaneously and record GPM separately from **F1** and **F2** and record **P** hydrant residual.

Legend:

F1 & F2	**Designation shall represent first and second flowed hydrants respectively**
P	**Designation shall represent test hydrant for static and residual distribution system pressures.**

KALLER ARCHITECTURE

Date: 5-20-2025	Time: 2:15 PM	Static Pressure - 57

Residual/Static Hydrant	Address/Location	Residual Pressures	
		F-1 Only	F-2 Only
P - Hydrant FH004371	1754 S. FEDERAL HWY	55	57
		F-1& F-2	55

Flow Hydrants	Address/Location	Flow Rate
F-1 Hydrant (Individual) FH004370	1201 S. FEDERAL HWY	GPM: 1160
F-2 Hydrant (Individual) FH004372	1011 S. FEDERAL HWY	GPM: 1060
F-1 Hydrant (Both Flowing)		GPM: 1130
F-2 Hydrant (Both Flowing)		GPM: 1030

MEMORANDUM

To: Rick Mitinger, P.E.

From: Karl Peterson, P.E.

Date: June 14, 2025

Subject: Preschool – 1040 S. Federal Highway
Traffic Impact Study Methodology

A preschool is proposed to be located in the northwest quadrant of the intersection at Funston Street and S. Federal Highway (US 1) in Hollywood, Broward County, Florida. The existing development on the site consists of a 7,896 square foot office building complex. The proposed development program consists of 200-student preschool. Vehicular access to the site will be provided by one (1) full access driveway on Funston Street. The buildout year is projected to be 2027. The preliminary site plan is presented in Attachment A and the applicant's business plan is presented in Attachment B. The following is the traffic study methodology for this proposed development.

- The trip generation analysis will be based upon the Institute of Transportation Engineers (ITE) *Trip Generation Manual (11th Edition)*. A preliminary estimate of project traffic is presented below:

Table 1
Preschool - 1040 S. Federal Highway
Trip Generation Summary
Hollywood, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Small Office Building	7,896 SF	114	11	2	13	6	11	17
Sub-Total:		**114**	**11**	**2**	**13**	**6**	**11**	**17**
Proposed								
Day Care Center	200 Students	759	74	66	140	63	71	134
Sub-Total:		**759**	**74**	**66**	**140**	**63**	**71**	**134**
Difference (Proposed - Existing)		**645**	**63**	**64**	**127**	**57**	**60**	**117**

Source: KBP Consulting, Inc., June 2025.
Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition).

- The trip distribution will be based upon the existing nearby land uses, the prevailing traffic patterns within the study area, and transportation network in the vicinity of the project site.

- The subject traffic study will evaluate the following intersections during the AM peak period (7:00 – 9:00) and PM peak period (4:00 – 6:00):

    - S. Federal Highway and Washington Street (signalized)
    - S. Federal Highway and Funston Street (unsignalized)
    - S. Federal Highway and Wiley Street (signalized)
    - Funston Street and S. 19th Avenue (unsignalized)
    - Funston Street and Future Driveway Location

  These intersection locations are presented graphically in Attachment C.

- Traffic counts will be performed at the study intersections on a typical weekday during the AM peak period (7:00 AM to 9:00 AM) and the PM peak period (4:00 PM to 6:00 PM). All traffic counts will be conducted while Broward County Public Schools are in session.

- Traffic counts will be adjusted to reflect average peak season conditions based upon the most recent available FDOT adjustment factors.

- A growth factor will be applied to the traffic counts to reflect future traffic conditions at project build-out. The growth factor will be based upon historical traffic data available for the area near the project site. A minimum annual growth rate of 1.0% will be applied.

- Committed development (i.e. approved but unbuilt projects) will be considered in this analysis. We will contact City staff to identify committed development projects within the study area and we will request the traffic studies for these projects to be included in this analysis.

- Traffic analysis figures will be prepared for the following trip scenarios for each of the intersections analyzed:

    - Existing traffic
    - Proposed project traffic distribution
    - Future background (w/out project traffic) conditions for buildout year
    - Future total (with project traffic) conditions for buildout year

- Intersection analyses will be conducted using the Synchro software for existing conditions, future conditions without the project, and future conditions with the proposed project in place. We will include Level of Service (LOS), delay, and queuing characteristics in a tabular format. For the intersection analysis, we will include the Level of Service, Delay, and Queue for all movements, approaches, and overall intersection for all locations, including driveway connections.

DRAFT

- Potential roadway, sidewalk and lighting improvements will be explored and, if warranted, will be discussed within the traffic impact study.

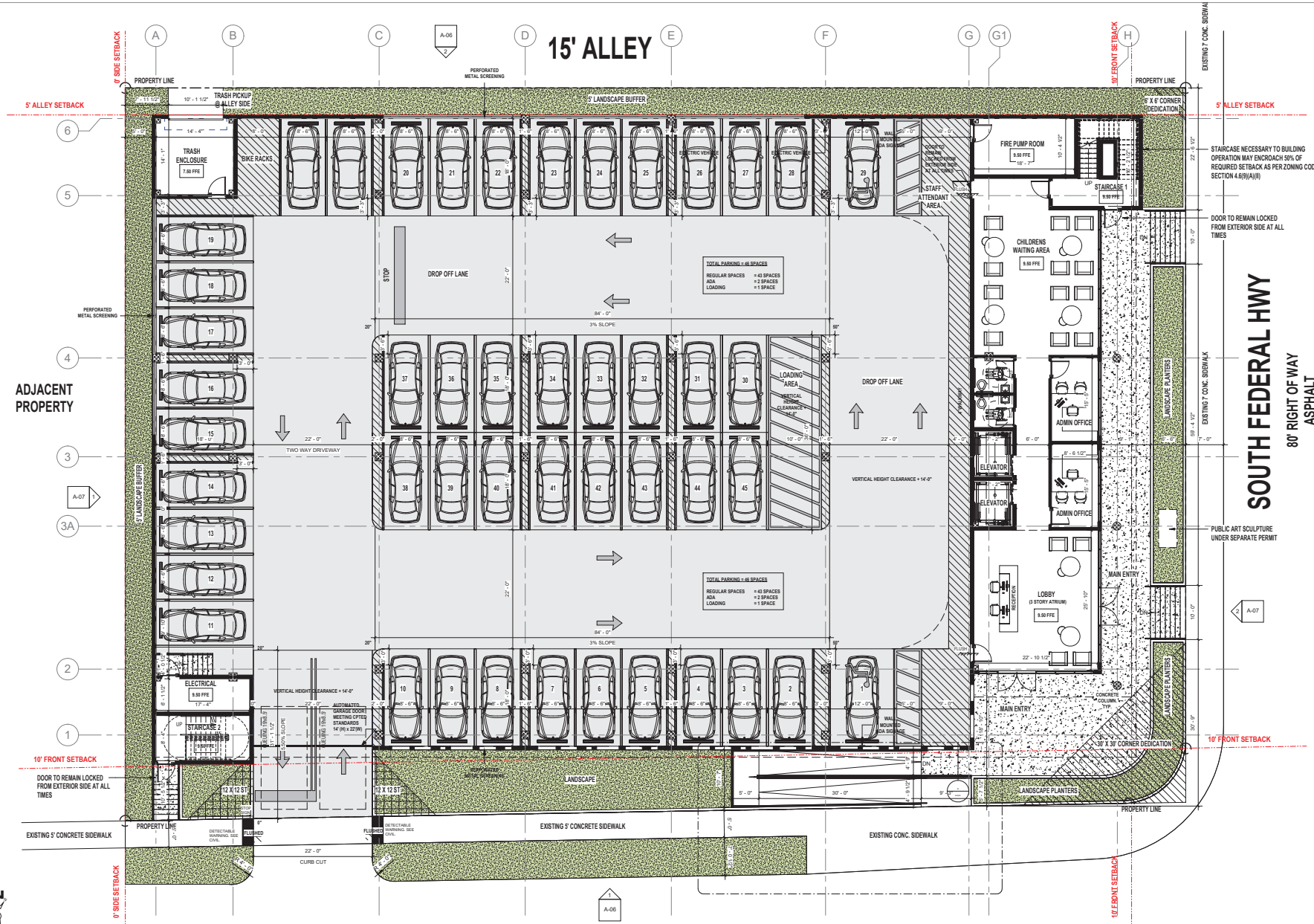
- All traffic data obtained and supporting traffic analysis information for this project will be included in the Appendix of the traffic study.

- The project team will coordinate with the applicant / operator and City staff concerning the development of a Traffic Operations Plan (TOP) for the drop-off and pick-up process. Based upon data provided by the applicant / operator we will assess the adequacy of the parking supply and drive aisles to accommodate the anticipated vehicular demand associated with the drop-off / pick-up process.

DRAFT

Attachment A

Preliminary Site Plan



1 PROPOSED SITE PLAN
1/8" = 1'-0"

SITE PLAN TABULAR DATA SHOWN ON COVER SHEET A-00

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
PRESCHOOL (PRE-K)
1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

SHEET TITLE
SITE PLAN

REVISIONS

No.	Description	Date

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SHEET
A-03

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Attachment B

Business Plan

PRESCHOOL (PRE-K) BUSINESS PLAN AND EXPERIENCE

Owners Experience and Number of Current Pre K Schools:
Children's Land has been operating as a childcare company since 2005. The company has grown organically and currently operates 11 schools, with one additional location set to open in Q3 2025. Additionally, two new schools are planned for ground-up development, with construction expected to begin by the end of Q2 2025.

Current Schools (11) - Chicago & Suburbs
- 400 Higgins Rd. Park Ridge, IL 60068
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- 1175 Milwaukee Ave. Glenview, IL 60025
- 1293 N. Rand Rd. Palatine, IL 60074
- 850 McHenry Rd. Wheeling, IL 60090
- 621 N Main Street Mount Prospect, IL 60056
- 400 Marriot Drive Lincolnshire, IL 60069
- 130 S. Atkinson Rd. Grayslake, IL 60030
- 1631 Milwaukee Ave. Glenview, IL 60025
- 222 Greenwood Rd. Glenview, IL 60025
- 6818 W. Belmont Avenue Chicago, IL 60634

Upcoming Schools:
- Opening Q3 2025: 2 E Philip Rd. Vernon Hills, IL 60061
  Under Development (Expected Completion: Q2 2027

Pick-up and Drop-off Times Utilize a Staggered Arrival System:
All Children's Land schools operate Monday through Friday from 7:00 AM to 6:00 PM. The schools remain open year-round, closing only in observance of national holidays. Typical drop-off times are between 7:00 AM and 9:00 AM, aligning with parents ' morning commutes, while pick-up times generally fall between 4:00 PM and 6:00 PM, depending on work schedules. The daycare offers various program options, including half-day programs, where students leave by 1:00 PM, and after-school care. None of the locations experience congestion or traffic issues, as parents have the flexibility to drop off and pick up their children at their convenience. Additionally, most schools have a designated teacher stationed at the entrance to assist with curbside drop-off and pick-up.

TIME IT TAKES TO DROP OFF A CHILD:
3-5 Minutes based on developers experience.

Standard School Facility Student-to-staff Numbers:
- Department of Children and Family Services have set to following standards:
- Infants (6 weeks to 14 months): 1 staff member to 4 children, maximum group size for 12
- Toddlers (15 to 23 months): 1 staff member to 5 children, with a maximum group size of 15
- 2 years old: 1 staff member to 8 children, with a maximum group size of 16
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General Staff Count:
- The school is to operate with 29 faculty members at maximum capacity. To operate a school with a proposed plan of having 200 students will require 26 teachers / assistants, 2 administration staff (director + assistant), 1 kitchen staff.

Plan Regarding Events or Graduations:
- Each school hosts two performances per year: a Winter Show and a Spring Show. The Spring Show includes a graduation ceremony; however, since the schools do not offer a kindergarten program, the graduation is not applicable. To prevent overcrowding and minimize disruptions to daily activities and education, the shows are spread out over the course of a full week, allowing families to attend without interfering with regular school operations.

Parking-to-Student Ratios for Other School Operations:
- There is no parking-to-student ratio, as parking requirements are determined by the local village regulations. Each of our schools fully complies with the parking requirements set by the respective villages; however, the designated parking is rarely at full capacity. Some teachers drive to work, while others commute using public transportation. During the day, aside from staff vehicles, the parking lot may be occupied by a couple of prospective parents visiting for tours. Otherwise, parents typically spend only brief moments in the building during drop-off and pick-up, ensuring a steady flow of traffic without congestion.

Information on Feeding, Catering and Warming-Kitchen:
- Children's Land from the start has catered food from professional food providers. Most daycares opt for catering rather than on-site cooking due to safety concerns and the significant requirements of an industrial kitchen, including additional staff and storage needed to prepare meals for 200+ children multiple times per day. A catering company delivers meals once daily, typically around 10:00 AM, providing lunch, an afternoon snack, and breakfast for the following day. To ensure efficiency and minimize disruptions, the catering company 's worker is greeted at the entry door by kitchen staff and brings food directly to the kitchen, allowing teachers to remain focused on educating the children. We follow CACFP (Child and Adult Care Food Program) guidelines to ensure that all meals provided to students meet the necessary nutritional requirements. Meals are prepared and delivered to our locations in accordance with food safety regulations and best practices.
- Food is transported in a standard white van (see below) equipped with warming capabilities to maintain proper food temperatures during delivery.

Each school is equipped with a warming kitchen, which is designed specifically for maintaining food at serving temperatures. These kitchens include:
- Steam tables and countertop warmers for food storage
- Commercial refrigerators for milk and snack storage
- A dishwasher for cleaning meal utensils
- Shelving for cleaning supplies and additional snacks



LOADING TRUCK EXAMPLE

Trash and Refuse Plan:
At all of our locations, we contract with a private waste management company for trash collection. The company services each facility 2 to 3 times per week, depending on the size of the facility and student enrollment. Adjusting service frequency is quick and straightforward, as changes can be made via a simple phone call or online portal. To avoid congestion and ensure children's safety, waste collection typically occurs during operating hours, between 10:00 AM and 3:00 PM.

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE
PRESCHOOL (PRE-K)
1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

SHEET TITLE
BUSINESS PLAN & EXPERIENCE

REVISIONS

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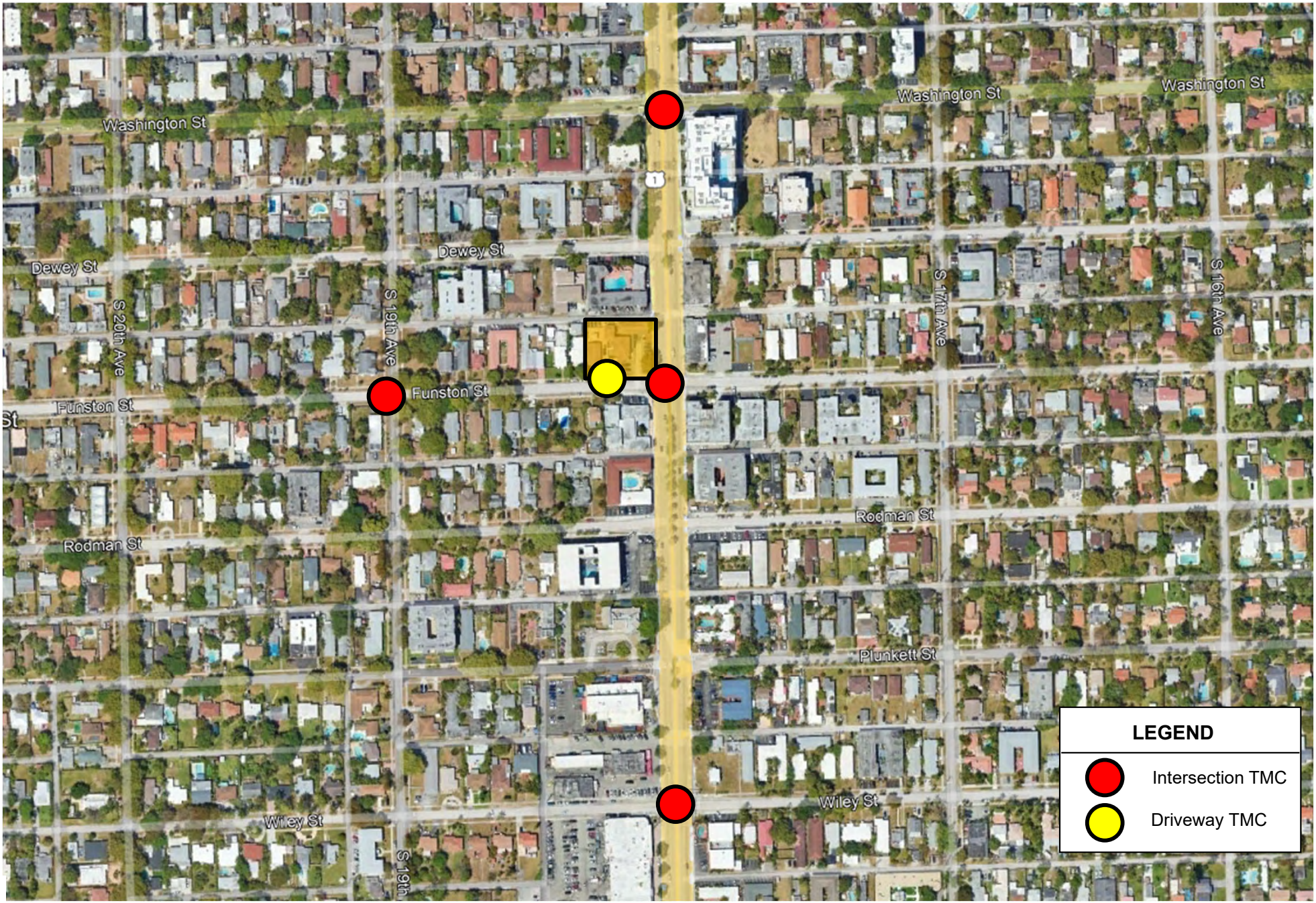
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A-01

Attachment C

Traffic Count Locations

Attachment C

Preschool 1040 S. Federal Highway – Data Collection Sites



PRESCHOOL (PRE-K)

1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

OWNER

GEORGE TYCHALSKI

CHILDRENS LAND LEARNING CENTER

ARCHITECT

JOSEPH KALLER

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PHONE: (561) 716-0159
JSZAUER@SZAUERENG.COM

LANDSCAPE

THOMAS WHITE, ASLA-ISA
AKA LAND ART PLANNING & DESIGN, LLC
LANDSCAPE ARCHITECT, CERTIFIED ARBORIST,
LEED GREEN ASSOC.
TCAWHITE@BELLSOUTH.NET
954-253-2265

SITE MAP





VIEWING NORTHWEST AT THE CORNER OF FEDERAL HWY AND FUNSTON STREET

1. PROPERTY INFORMATION

ADDRESS

1040 S FEDERAL HWY HOLLYWOOD, FL 33020

FOLIO

514222102090, 514222102081

LEGAL DESCRIPTION

HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B LOT 12 TO 14,15 LESS E 7 & LESSPT INC IN EXT AREA FORMED BY 15 FT RAD
ARC WHICH IS TANG TO S/L LOT 15 & TANG TO LINE WHICH IS 7 FT W OF E/L OF LOT 15 BLK 11

2. SITE INFORMATION

	EXISTING	PROPOSED
ZONING	FH-2	FH-2
SUB- DISTRICT	N/A	N/A
BUILDING USE	COMMERCIAL	EDUCATION (PRE K)
NET LOT AREA	26,627 SF	EXISTING
100 YEAR FEMA		9.5' NAVD (FFE)

3. BUILDING INTENSITY

	ALLOWED	PROPOSED
FLOOR AREA RATIO:	3.00 (79,788 SF)	27,271 SF
NUMBER OF STORIES:	14	3
BUILDING HEIGHT:	140 FEET	38' - 8"
ACTIVE LINER:	70 FEET (60%)	85'-8" (73%)
CONSTRUCTION TYPE:		TYPE IIIB

2. APPLICABLE CODES

FLORIDA BUILDING CODE BUILDING	2023, 8th Edition
FLORIDA BUILDING CODE MECHANICAL	2023, 8th Edition
FLORIDA BUILDING CODE ELECTRICAL	2023, 8th Edition
FLORIDA BUILDING CODE PLUMBING	2023, 8th Edition
NFPA 101	2021, Edition
FLORIDA FIRE PREVENTION CODE	8th Edition
NFPA 1	2021, Edition
FLORIDA BUILDING CODE ACCESSIBILITY	2023, 8th Edition

4. CITY OF HOLLYWOOD MEETING DATES

PACO:	MARCH 17TH, 2025
PRELIMINARY TAC:	MAY 19TH, 2025
FINAL TAC:	JULY 7TH, 2025
SIGN OFF:	TBD

3. GENERAL PRESCHOOL INFORMATION

	PROPOSED
CLASSROOMS:	22
MULTI PURPOSE ROOM:	2
OUTSIDE AREA SF:	7,800 SF
FACULTY BREAK AREA:	2
ADMINISTRATION OFFICE:	2
WARMING KITCHEN:	2

NOTE: LUNCH WILL BE CATERED FROM A CONTRACTED THIRD PARTY. THERE WILL NOT BE ANY INTERNAL COOKING ON SITE UNLESS FOR WARMING ONLY (I.E MICROWAVE).

4. SETBACKS

	REQUIRED	PROPOSED
FRONTAGE (S FEDERAL HWY) (EAST)	10' 00"	10' 00"
SECONDARY FRONTAGE (FUNSTON) (SOUTH)	10' 00"	10' 00"
SIDE INTERIOR (WEST)	0' 00"	5' 00"
ALLEY (NORTH)	5' 00"	5' 00"

5. LANDSCAPE

	REQUIRED	PROPOSED
PERVIOUS AREA	0%	12% (3,104 SF) (EXCLUDES PLAYGROUND ON 2ND FLOOR)
LANDSCAPE AREA		

6. PARKING CALCULATION

	REQUIRED	PROPOSED
REGULAR SPACES:	29 FACULTY MEMBERS = 29 SPACES	45 SPACES
ADA:	2 SPACES	2 SPACES
TOTAL	31 SPACES	47 SPACES
LOADING	1 SPACE	1 SPACE
ELECTRIC VEHICLE	2 SPACES	2 SPACES
BICYCLE		8 SPACES

NOTE: LOADING VEHICLE SIZE ON SHEET A-01. THE ONLY LOADING FOR THIS PROJECT WILL BE WHEN DELIVERING LUNCHES.

7. SITE PLAN NOTES

A) ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
B) ALL SIGNAGE TO BE UNDER A SEPARATE PERMIT.
C) PUBLIC ART TO BE UNDER A SEPARATE PERMIT.
D) MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
E) ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
F) ALL SIGNAGE SHALL COMPLY WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
G) FULL ROAD WIDTH PAVEMENT MILL AND RESURFACING WILL BE REQUIRED FOR ALL STREETS/ROADWAY.
H) ANY LIP 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
I) THIS BUILDING WILL BE PROTECTED BY A SUPERVISED, AUTOMATIC FIRE SPRINKLER SYSTEM.
J) LOADING VEHICLE SIZE ON SHEET A-01. THE ONLY LOADING FOR THIS PROJECT WILL BE WHEN DELIVERING LUNCHES.
K) OWNERS BUSINESS PLAN AND EXPERIENCE ON SHEET A-01.
L) LUNCH WILL BE CATERED FROM A CONTRACTED THIRD PARTY. THERE WILL NOT BE ANY INTERNAL COOKING ON SITE UNLESS FOR WARMING ONLY (I.E MICROWAVE).

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Hollywood Florida 33020

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SEAL

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SHEET TITLE
BUSINESS PLAN & EXPERIENCE

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A-01



VIEWING NORTH AT FUNSTON STREET

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SEAL

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PROJECT TITLE

PRESCHOOL (PRE-K)

1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

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SHEET TITLE

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A-02.0

Visitors shall not commence work and Existing Documents shall not be relied upon for construction purposes until the Contract Documents have been completed, signed and issued for construction purposes by the Owner and Architect. Discrepancies must be reported to the Architect immediately. The owner of the Contract Documents is to include all items necessary for the proper assessment and completion of the project. Contractor shall be responsible for all dimensions and conditions on the job and this office must be advised of any variations between the drawings and actual conditions before proceeding with the work. Any variations made from the Contract Documents or discrepancies found between the Contract Documents and site conditions or dimensions without informing the Architect will render the Contractor responsible for any corrections that may be required. Do not scale drawings. Figured dimensions are to be taken in preference to scaled dimensions. Contractor shall check and verify all dimensions and report any discrepancies to the Architect before commencing work or preparing shop drawings. Shop drawings are to be submitted to the Architect for review before fabrication. Review of shop drawings by the Architect is for conformance with the design concept only and does not relieve the Contractor of responsibility for dimensions which are his responsibility to provide or for the satisfactory construction of all work. Contractor shall be responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work.



SECOND FLOOR - OUTDOOR PLAYGROUND AREA (VIEWING EAST)

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SEAL

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FLORIDA R.A. #0009239

PROJECT TITLE
PRESCHOOL (PRE-K)
1040 SOUTH FEDERAL HWY HOLLYWOOD, FL
240

SHEET TITLE
RENDERING

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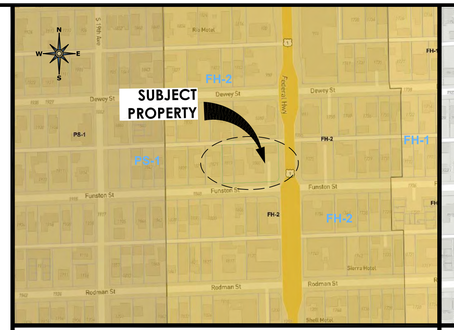
Notice that all contracts and Building Documents are supplementary and shall be required by and shall be a privilege and required by all performers to the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable as to them as being necessary to produce the intended results. The owner of the Contract Documents is the owner of the Project represented by these Documents. The owner of the Contract Documents is the owner of the Project represented by these Documents. The owner of the Contract Documents is the owner of the Project represented by these Documents.

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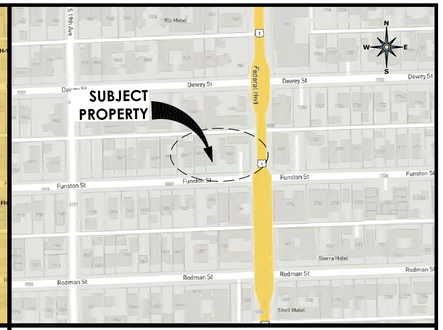
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PH: (239) 540-2660

ALTA/NSPS LAND TITLE SURVEY



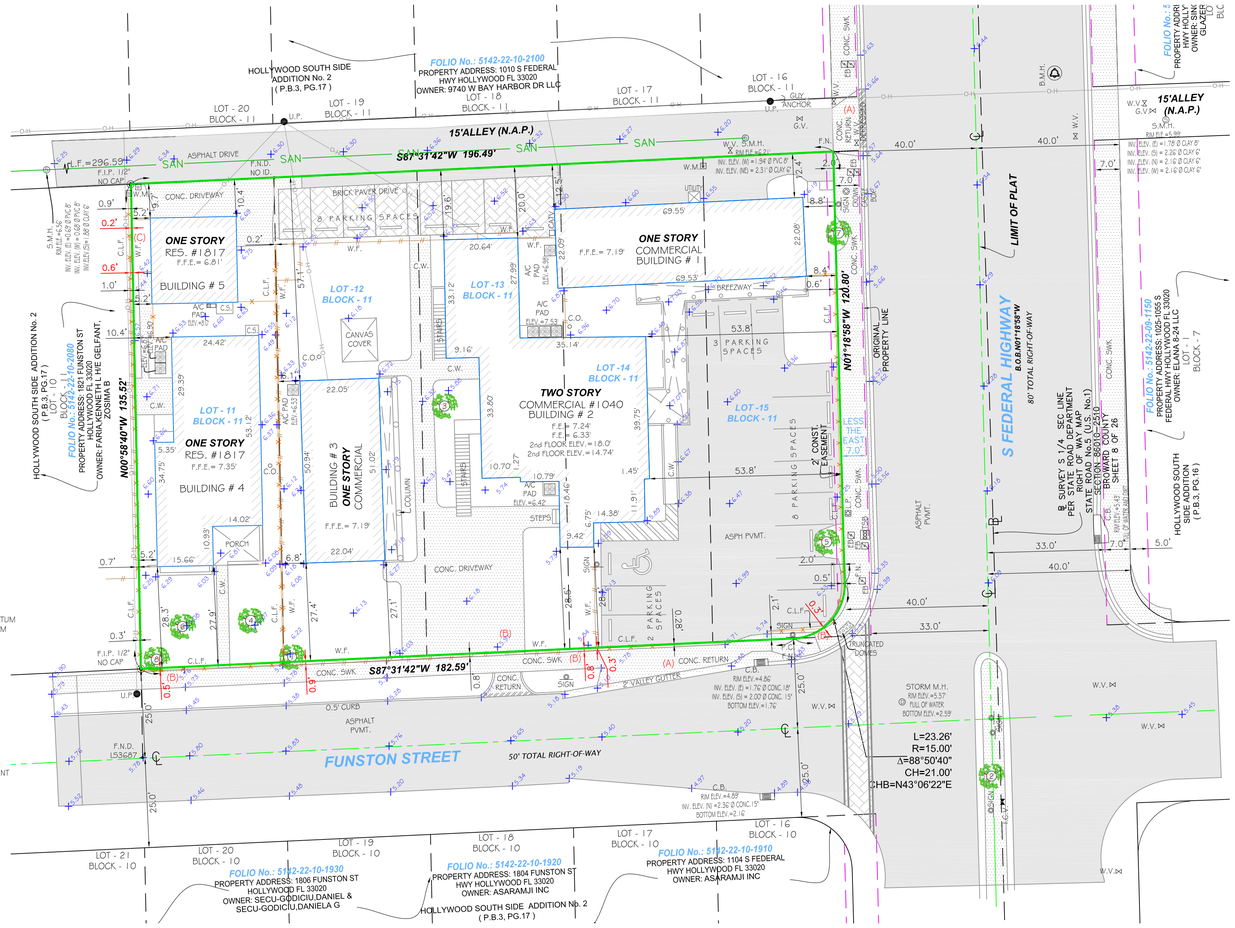
ZONING SKETCH
SCALE = N.T.S.



LOCATION MAP
SCALE = 1" - 300'

N
W E
S

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 INCH = 20 FEET



ABBREVIATIONS

A/C	AIR CONDITIONER PAD
A.E.	ANCHOR EASEMENT
A/R	ALUMINUM ROOF
A/S	ALUMINUM SHED
ASPH.	ASPHALT
B.C.	BLOCK CORNER
B.M.	BENCHMARK
BLDG.	BUILDING
B.O.B.	BASIS OF BEARINGS
B.S.L.	BUILDING SETBACK LINE
(C)	CALCULATED
C.B	CATCH BASIN
C.B.S.	CONCRETE BLOCK STRUCTURE
CBW	CONCRETE BLOCK WALL
CH.	CHORD
CHB	CHORD BEARING
CL	CLEAR
C.L.F.	CHAIN LINK FENCE
C.M.E.	CANAL MAINTENANCE EASEMENTS
CONC.	CONCRETE
C.P.	CONCRETE PORCH
C.S.	CONCRETE SLAB
C.U.P.	CONCRETE UTILITY POLE
C.O.	CLEANOUT
C.W.	CONCRETE WALK
D.E.	DRAINAGE EASEMENT
D.M.H.	DRAINAGE MANHOLE
E	EAST
EB	ELECTRIC BOX
E.T.P.	ELECTRIC TRANSFORMER PAD
ELEV. OR EL.	ELEVATION
ENCR.	ENCROACHMENT
F.D.H.	FOUND DRILL HOLE
F.H.	FIRE HYDRANT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.F.E.	FINISHED FLOOR ELEVATION
F.N.D.	FOUND NAIL ¢ DISK
F.N.	FOUND NAIL
FT.	FEET
I.C.V.	IRRIGATION CONTROL VALVE
I.F.	IRON FENCE
L	LENGTH OF CURVE
LB	LICENSE BUSINESS
L.P.	LIGHT POLE
L.F.	LINEAR FEET
L.F.F.	LOWEST FLOOR ELEVATION
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED DISTANCE
MB	MAIL BOX
MH	MANHOLE
M.F.	METAL FENCE
N.A.P.	NOT A PART OF
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NAVD	NORTH AMERICAN VERTICAL DATUM
N.T.S.	NOT TO SCALE
O.H.	OVERHEAD UTILITY
O.R.B.	OFFICIAL RECORDS BOOK
OVH	OVERHANG
PVMT.	PAVEMENT
PLT.	PLANTER
PL	PROPERTY LINE
P.B.	PLAT BOOK
P.C.	POINT OF CURVE
P.T.	POINT OF TANGENCY
P.O.A.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PG.	PAGE
PWY.	PARKWAY
PRM	PERMANENT REFERENCE MONUMENT
PLS	PROFESSIONAL LAND SURVEYOR
(R)	RECORDED DISTANCE
RAD	RADIAL
R.R.	RAIL ROAD
RES.	RESIDENCE
RW	RIGHT-OF-WAY
RGE.	RANGE
SEC.	SECTION
STY.	STORY
SWK.	SIDEWALK
S.I.R	SET IRON REBAR
S.I.P	SET IRON PIPE
S.P.	SCREENED PORCH
S.M.H.	SANITARY SEWER MANHOLE
S.V.	SEWER VALVE
T	TANGENT
TB	TELEPHONE BOOTH
T.S.B.	TRAFFIC SIGNAL BOX
T.S.P.	TRAFFIC SIGNAL POLE
T.B.M.	TEMPORARY BENCHMARK
TWP.	TOWNSHIP
UTIL.	UTILITY
U.P.	UTILITY POLE
W.M.	WATER METER
W.V.	WATER VALVE
W.F.	WOOD FENCE
Δ	DELTA

SURVEYOR'S NOTE:
A CERTIFIED ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITIONS AND SPECIES, TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITIES.

TREE TABLE

No.	Name	Diameter (feet)	Height (feet)	Spread (feet)
1	PALM	0.35	12	6
2	PALM	0.50	20	6
3	PALM	0.30	20	6
4	MANGO TREE	1.50	22	22
5	MAHOGANY TREE	3.00	37	27
6	LYCHEE TREE	0.40	12	10
7	BLACK OLIVE TREE	1.45	37	30
8	TREE	1.30	13	10

ENCROACHMENT NOTES:
A. NORTHEAST AND SOUTH SIDES OF THE SUBJECT PROPERTY. CONCRETE RETURN IS ENCROACHING INTO THE RIGHT OF WAY OF S FEDERAL HIGHWAY AND FUNSTON STREET.
B. SOUTH SIDE OF THE SUBJECT PROPERTY, CHAIN LINK FENCE AND WOOD FENCE IS ENCROACHING INTO THE RIGHT OF WAY FUNSTON STREET.
C. WEST SIDE OF THE SUBJECT PROPERTY, WOOD FENCE IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY.

SURVEYOR'S CERTIFICATE:

1. 1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

2. ADDRESS(ES) OF THE SURVEYED PROPERTY : 1040 S FEDERAL HIGHWAY AND 1817 FUNSTON HOLLYWOOD, FLORIDA 33020
THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS S FEDERAL HIGHWAY AND FUNSTON STREET .

3. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 125113 PANEL NO. 0569, SUFFIX "J", AND HAVING A BASE FLOOD OF 7 FEET, BEARING AN EFFECTIVE DATE OF 07/31/2024.

4. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ± 26,627 SQUARE FEET OR ± 0.611 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

5. ELEVATIONS ARE REFERRED TO CITY OF BROWARD BENCHMARK BM 1896, ELEVATION 10.932 FEET OF N.G.V.D. OF 1929. LOCATED AT 15-51-42. CONVERTED TO NAVD (88) USING CORPSCON, BY SUBTRACTING 1.60 FEET (10.932' -1.60' = 9.332') RESULTS = 9.33 FEET NAVD 88.

6. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE FH-2, FEDERAL HIGHWAY MEDIUM-HIGH INTENSITY MIXED-USE DISTRICT. SETBACKS ARE AS PER CITY OF HOLLYWOOD:

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF HOLLYWOOD BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

CITY OF HOLLYWOOD FH-2		
FRONTAGE	Base Ground Floor - 55 Feet	Tower Above 55 Feet
ALL FRONTAGES	NONRESIDENTIAL 10 FT, RESIDENTIAL 15 FT,	NONRESIDENTIAL 10 FT, RESIDENTIAL 15 FT,
FRONTING GOLF COURSE	20 ft.	20 ft.
SIDE INTERIOR	0 FT, WHEN ADJACENT TO FH-2; 10 FT.,	0 FT, WHEN ADJACENT TO FH-2; 10 FT.,
ALLEY	5 FT, WHEN ADJACENT TO FH-2; 20 FT.,	5 FT, WHEN ADJACENT TO FH-2; 20 FT.,

CITY OF HOLLYWOOD FH-2		
FRONTAGE	Ground Floor	Above Ground Floor
FEDERAL HIGHWAY	30 FT.	N/A

7. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS =
BUILDING # 1= 1,535.76 SQUARE FEET.
BUILDING # 2= 2,834.87 SQUARE FEET.
BUILDING # 3= 1,124 SQUARE FEET.
BUILDING # 4 = 1,593.64 SQUARE FEET.
BUILDING # 5 = 575.82 SQUARE FEET.

FLOOR ELEVATION OF EXISTING BUILDING IS FEET.
BUILDING # 1= 7.19' FEET
BUILDING # 2= 7.24' FEET
= 6.33' FEET
BUILDING # 3 = 7.19' FEET
BUILDING # 4 = 7.35' FEET
BUILDING # 5 = 6.81' FEET

THE HIGHEST PART OF ROOF HAS AN ELEVATION IN FEET N.A.V.D. 1988.
BUILDING # 1 = 20.7' FEET
BUILDING # 2 = 27.85' FEET
= 33.97' FEET
BUILDING # 3 = 19.86' FEET
BUILDING # 4 = 19.11' FEET
BUILDING # 5 = 18.36' FEET

8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SHOWN ON THE SURVEY.

9. THERE ARE 21 REGULAR PARKING SPACES AND 1 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

10. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.

11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.
MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE.
NOT APPLICABLE.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. SHOWN ON THE SURVEY.

14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.SHOWN ON THE SURVEY.

15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.

16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

FUND FILE NUMBER: 1626354
LOT 11, BLOCK 11, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FUND FILE NUMBER: 1626343
LOTS 12, 13, 14, AND 15 LESS THE EAST 7.00 FEET THEREOF, AND LESS THAT PART OF LOT 15 WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15.00 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 15 AND TANGENT TO A LINE WHICH IS 7.00 FEET WEST OF, AND PARALLEL TO, THE EAST LINE OF SAID LOT 15, ALL OF BLOCK 11, HOLLYWOOD SOUTH SIDE ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

TITLE SEARCH NOTES:

THAT I HAVE REVIEWED THE TITLE SEARCH AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER FILE REFERENCE OF OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT . FILE REFENCE 25-0004TULCHANSK, FUND FILE NUMBER: 1626343 , EFFECTIVE DATED : FROM OCTOBER 25, 2010 AT 11:00 PM TO MARCH 31, 2025 AT 11:00 PM

ITEM No. 1. MORTGAGE TO BRANCH BANKING AND TRUST COMPANY , MORTGAGEE(S), RECORDED IN INSTRUMENT NUMBER 113975230, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE.

ITEM No. 2. ASSIGNMENT OF LEASES AND RENTS TO BRANCH BANKING AND TRUST COMPANY, MORTGAGEE(S), RECORDED IN INSTRUMENT NUMBER 113975231, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE.

ITEM No. 3. MAINTENANCE MAP RECORDED IN MS BOOK 9, PAGE 76, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY, BLANKET IN NATURE.

THAT I HAVE REVIEWED THE TITLE SEARCH AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER FILE REFERENCE OF OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT , AGENT'S FILE REFERENCE: 25-0004TULCHANSKY, FUND FILE NUMBER: 1626354 , EFFECTIVE DATED : FROM FEBRUARY 4, 2021 AT 11:00 PM TO MARCH 14, 2025 AT 11:00 PM

ITEM No. 1. MAINTENANCE MAP RECORDED IN CLERK'S FILE NUMBER 2021 - 7799589, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. AFFECT THE SUBJECT PROPERTY, BLANKET IN NATURE.

LEGEND
- CENTERLINE
- MONUMENT LINE
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- BUILDING SETBACK LINE
- LIMITED ACCESS R/W
- NON-VEHICULAR ACCESS R/W
- x 0.00 EXISTING ELEVATION

OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT
1040 S FEDERAL HIGHWAY AND 1817 FUNSTON HOLLYWOOD, FLORIDA 33020

AGENT FILE REFERENCE 25-0004TULCHANSK, FUND FILE NUMBER: 1626343 ,
EFFECTIVE DATED : FROM OCTOBER 25, 2010 AT 11:00 PM TO MARCH 31, 2025 AT 11:00 PM

AGENT'S FILE REFERENCE: 25-0004TULCHANSKY, FUND FILE NUMBER: 1626354 ,
EFFECTIVE DATED : FROM FEBRUARY 4, 2021 AT 11:00 PM TO MARCH 14, 2025 AT 11:00 PM

SURVEYOR'S CERTIFICATION

TO; OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT, AAA FLORIDA HOLDING, LLC,GREAT OCEAN PROPERTIES LLC , ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,7(A),7(B-1),8,9,13,16,19, OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON APRIL 01, 2025;

04/01/2025
JOHN IBARRA (DATE OF SURVEY)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED SURVEY:

I HEREBY CERTIFY; THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

JOHN IBARRA & ASSOC., INC.
Professional Land Surveyors & Mappers
777 N.W. 72nd AVENUE, SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400

Project Address: 1040 S FEDERAL HIGHWAY / 1817 FUNSTON HOLLYWOOD, FLORIDA 33020

Project Location: BROWARD COUNTY
SECTION 22, TOWNSHIP 51SOUTH, RANGE 42EAST

Folio Number:
5142-22-10-2090 / 5142-22-10-2081

Drawn By: LK

Job Number: 25-00476-1

Sheet: 1 OF 1

LB 7806 *SEAL*

15'ALLEY (N.A.P.)

ROW AT ALLEY 15' - 0"

0' SIDE SETBACK

5' ALLEY SETBACK

PROPERTY LINE

6" CONCRETE SLAB

TRASH PICKUP @ ALLEY SIDE 10' - 1 1/2"

AUTOMATED OVERHEAD ROLLING DOOR MEETING CPTED STANDARDS 10' (H) x 10'(W)

PERFORATED METAL SCREENING

CATCH BASIN. SEE CIVIL.

5' LANDSCAPE BUFFER

TRASH ENCLOSURE 7.50 FFE

BIKE RACKS

ELECTRIC VEHICLE

ELECTRIC VEHICLE

WALL MOUNTED ADA SIGNAGE

DOOR TO REMAIN LOCKED FROM EXTERIOR SIDE AT ALL TIMES

STAFF ATTENDANT AREA

FIRE PUMP ROOM 9.50 FFE

STAIRCASE 1 9.50 FFE

CHILDRENS WAITING AREA 9.50 FFE

ADMIN OFFICE

ADMIN OFFICE

ELEVATOR

ELEVATOR

4" WALKWAY

LOADING AREA

VERTICAL HEIGHT CLEARANCE = 14'-0" (CLEAR)

DROP OFF LANE

STOP

DROP OFF LANE

TOTAL PARKING = 47 SPACES

REGULAR SPACES	= 45 SPACES
ADA	= 2 SPACES
LOADING	= 1 SPACE

84' - 0"

3% SLOPE

22' - 0"

TWO WAY DRIVEWAY

VERTICAL HEIGHT CLEARANCE = 14'-0" (CLEAR)

ADJACENT PROPERTY

PERFORATED METAL SCREENING

5' LANDSCAPE BUFFER

CATCH BASIN. SEE CIVIL.

DRAINAGE MANHOLE. SEE CIVIL.

EXFILTRATION TRENCH. SEE CIVIL

EXFILTRATION TRENCH. SEE CIVIL

CATCH BASIN. SEE CIVIL.

CB-1

TOTAL PARKING = 47 SPACES

REGULAR SPACES	= 45 SPACES
ADA	= 2 SPACES
LOADING	= 1 SPACE

EXFILTRATION TRENCH. SEE CIVIL

84' - 0"

3% SLOPE

ELECTRICAL 9.50 FFE

VERTICAL HEIGHT CLEARANCE = 14'-0" (CLEAR)

STAIRCASE 2 9.50 FFE

QUEUING 19'x8.5'

QUEUING 19'x8.5'

5.50% SLOPE

WALL MOUNTED ADA SIGNAGE

10' FRONT SETBACK

DOOR TO REMAIN LOCKED FROM EXTERIOR SIDE AT ALL TIMES

12 X 12 ST

12 X 12 ST

AUTOMATED OVERHEAD ROLLING DOOR MEETING CPTED STANDARDS 14' (H) x 22'(W)

PERFORATED METAL SCREENING

CATCH BASIN. SEE CIVIL.

LANDSCAPE

DDCV. SEE CIVIL.

FDC. SEE CIVIL.

NEW CONCRETE SIDEWALK 5' - 0"

ADA LIFT

ARCH ELEMENT ABOVE

LANDSCAPE PLANTERS

FIRE HYDRANT. SEE CIVIL

PROPERTY LINE

ADJACENT PROPERTY EXISTING 5' CONCRETE SIDEWALK

PROPERTY LINE

FLUSH

DETECTABLE WARNING. SEE CIVIL.

STOP SIGN

FLUSHED

DETECTABLE WARNING. SEE CIVIL.

FLUSHED

2.6' HIGH CONCRETE KNEE WALL

EXISTING 5' CONCRETE SIDEWALK

2.6' HIGH CONCRETE KNEE WALL

22' - 0"

CURB CUT

EXISTING CATCH BASIN.

10' FRONT SETBACK

W.V.

CENTER OF ROW (FUNSTON)

25' - 0"

U.P.

0' SIDE SETBACK

FUNSTON STREET

50' TOTAL RIGHT-OF-WAY

NOTE: REFER TO CIVIL PLANS (C-04/C-05/C-06) FOR FULL ROW FEATURES/IMPROVEMENTS.

SITE PLAN TABULAR DATA SHOWN ON COVER SHEET A-00

40' - 0"

CENTER OF ROW (FEDERAL HWY)

NOTE: REFER TO CIVIL PLANS (C-04/C-05/C-06) FOR FULL ROW FEATURES/IMPROVEMENTS.

10' FRONT SETBACK

PROPERTY LINE

6' X 6' CORNER DEDICATION

5' ALLEY SETBACK

W.V.

2.6' HIGH CONCRETE KNEE WALL

STAIRCASE NECESSARY TO BUILDING OPERATION MAY ENCROACH 50% OF REQUIRED SETBACK AS PER ZONING CODE SECTION 4.6(9)(A)(II)

DOOR TO REMAIN LOCKED FROM EXTERIOR SIDE AT ALL TIMES

2.6' HIGH CONCRETE KNEE WALL

ARCH ELEMENT ABOVE

EXISTING CONC. SIDEWALK

LANDSCAPE PLANTERS

2.6' HIGH CONCRETE KNEE WALL

PUBLIC ART SCULPTURE UNDER SEPARATE PERMIT

S FEDERAL HIGHWAY

80' TOTAL RIGHT-OF-WAY

MAIN ENTRY

LOBBY (3 STORY ATRIUM) 9.50 FFE

RECEPTION

MAIN ENTRY

CONCRETE COLUMN. TYP.

CANOPY ABOVE

30' X 30' CORNER DEDICATION

10' FRONT SETBACK

ARCH ELEMENT ABOVE

LANDSCAPE PLANTERS

FIRE HYDRANT. SEE CIVIL

PROPERTY LINE

ASPHALT PVMT.

LANDSCAPE PLANTERS

2.6' HIGH CONCRETE KNEE WALL

SIGN

1 PROPOSED SITE PLAN
1/8" = 1'-0"

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. #0009239

PROJECT TITLE

PRESCHOOL (PRE-K)

1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

SHEET TITLE

SITE PLAN

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.:	23-056
DATE:	12/2/22
DRAWN BY:	MF
CHECKED BY:	JBK

SHEET

A-03

242

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ALLEY

195' - 11 1/2"

PROPERTY LINE

0' SIDE SETBACK

10' FRONT SETBACK

5' ALLEY SETBACK

PERFORATED METAL FENCE 6' HIGH

A-06 / 2

A B C D E F G G1 H

1 2 3 3A 4 5 6

LANDSCAPE PLANTERS

PLAY GROUND
TURF AREA
TOTAL OUTSIDE AREA = 7,800 SF

PRIVATE CLASSROOM TERRACE

DRINKING FOUNTAIN

CLASSROOM 666 SF

FACULTY AREA 427 SF

WARMING KITCHEN 268 SF

SHOWER ROOM

STORAGE

STAIRCASE 1

STAIRCASE 2

FACULTY RESTROOM

ELEVATOR

CLASSROOM 539 SF

CLASSROOM 619 SF

CLASSROOM 684 SF

CLASSROOM 521 SF

CLASSROOM 554 SF

CLASSROOM 514 SF

CLASSROOM 518 SF

CLASSROOM 552 SF

CLASSROOM 533 SF

42" (H) GUARDRAIL

THREE STORY ATRIUM
OPEN TO BELOW

STAIRCASE NECESSARY TO BUILDING OPERATION MAY ENCROACH 50% OF REQUIRED SETBACK AS PER ZONING CODE SECTION 4.6(9)(A)(II)

ARCHITECTURAL ELEMENT

PRIVACY LOUVERS. ALUMINUM STEEL TUBES WITH BROWN WOOD STAIN.

ARCHITECTURAL ELEMENT

ADJACENT PROPERTY

A-07 / 1

A-07 / 2

A-06 / 1

SOUTH FEDERAL HWY

80' RIGHT OF WAY
ASPHALT

FUNSTON STREET

50' RIGHT OF WAY
ASPHALT

ROOM LEGEND

- CLASSROOM
- FACULTY AREA
- WARMING KITCHEN

1 SECOND 02
1/8" = 1'-0"

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SEAL

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PROJECT TITLE

PRESCHOOL (PRE-K)

1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

243

SHEET TITLE

SECOND FLOOR

REVISIONS

No.	Description	Date

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PROJECT No.:	23-056
DATE:	12/2/22
DRAWN BY:	MF
CHECKED BY:	JBK

SHEET

A-04



ROOM LEGEND

- CLASSROOM
- FACULTY AREA
- MULTI- PURPOSE
- WARMING KITCHEN

1 THIRD 03
1/8" = 1'-0"

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SEAL

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PROJECT TITLE
PRESCHOOL (PRE-K)
1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

SHEET TITLE
THIRD FLOOR

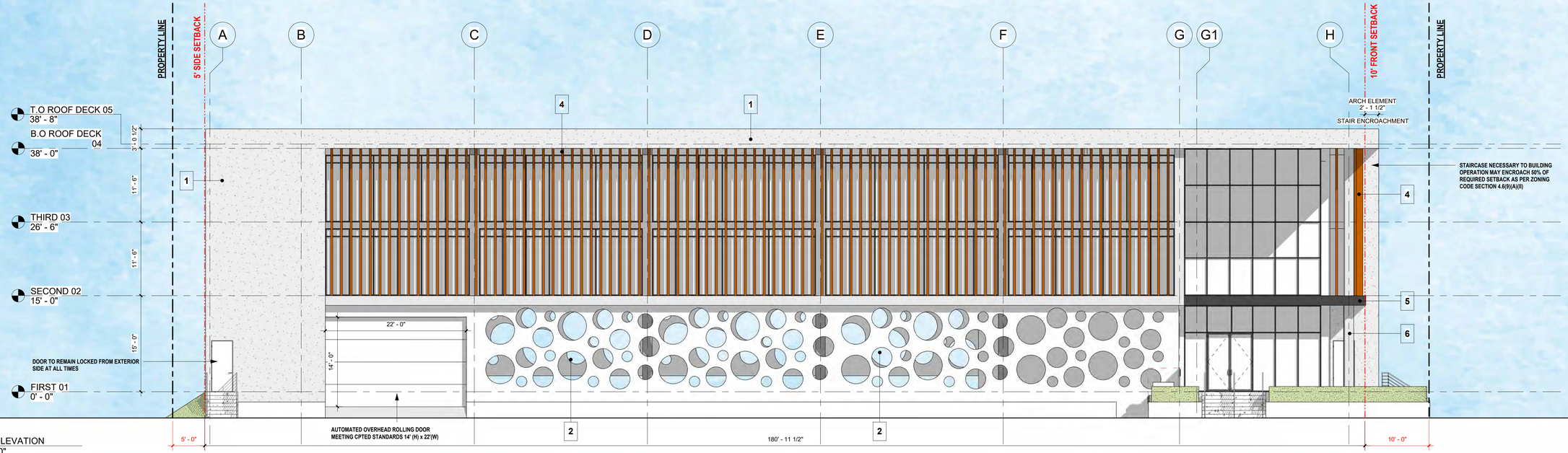
REVISIONS

No.	Description	Date

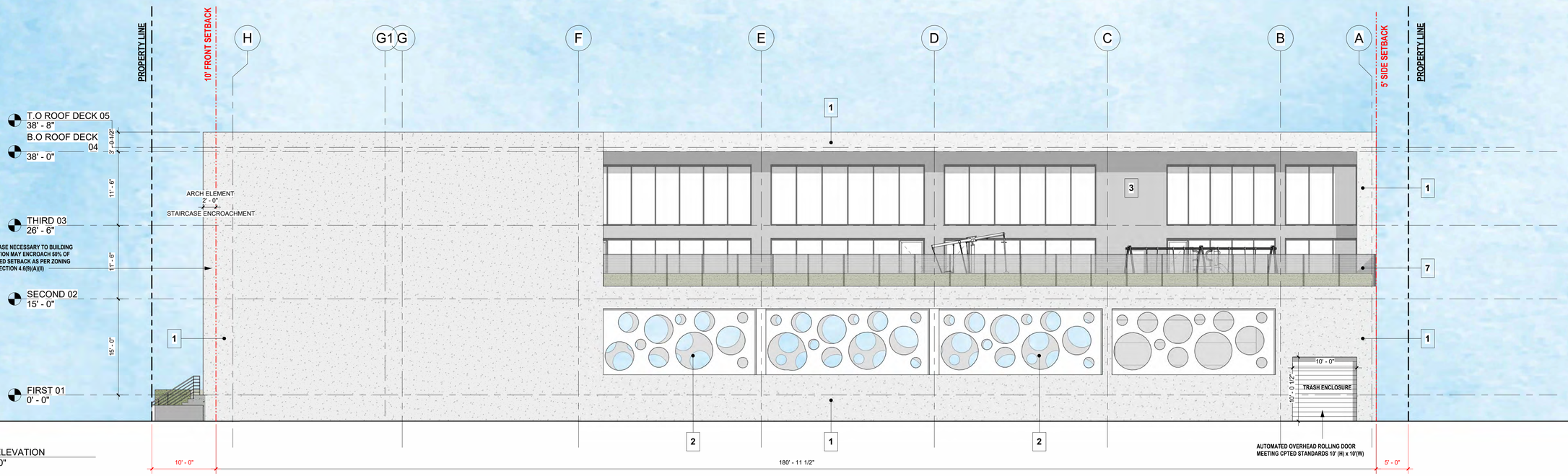
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SHEET
A-05



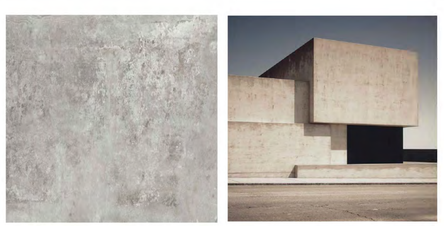
1 SOUTH ELEVATION
1/8" = 1'-0"



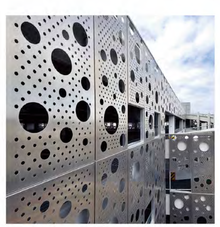
2 NORTH ELEVATION
1/8" = 1'-0"

MATERIAL PALLETE

1 EXPOSED STRUCTURAL CONCRETE (RAW CONCRETE)

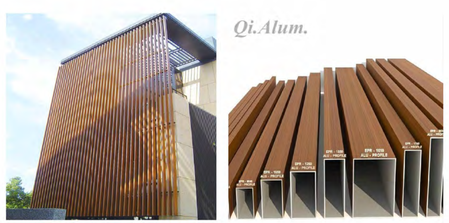


2 PERFORATED METAL PANELS (WHITE)



3 JUBILEE GREY - SW6248

4 BUILDING FACADE - ALUMINUM TUBES WITH WOOD STAIN



5 IRON ORE - SW7069

6 SILVER STRAND - SW7057

7 METAL MESH FENCING (6' HIGH)



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SEAL

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PRESCHOOL (PRE-K)
1040 SOUTH FEDERAL HWY HOLLYWOOD, FL

SHEET TITLE
NORTH & SOUTH ELEVATION

REVISIONS

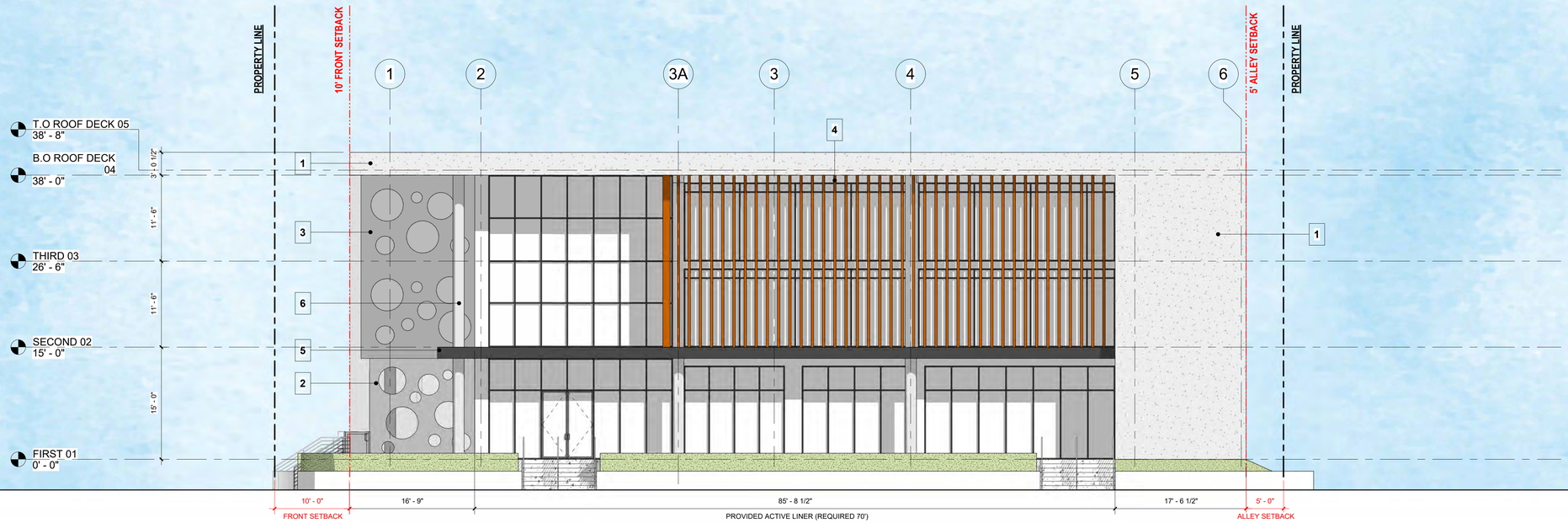
No.	Description	Date

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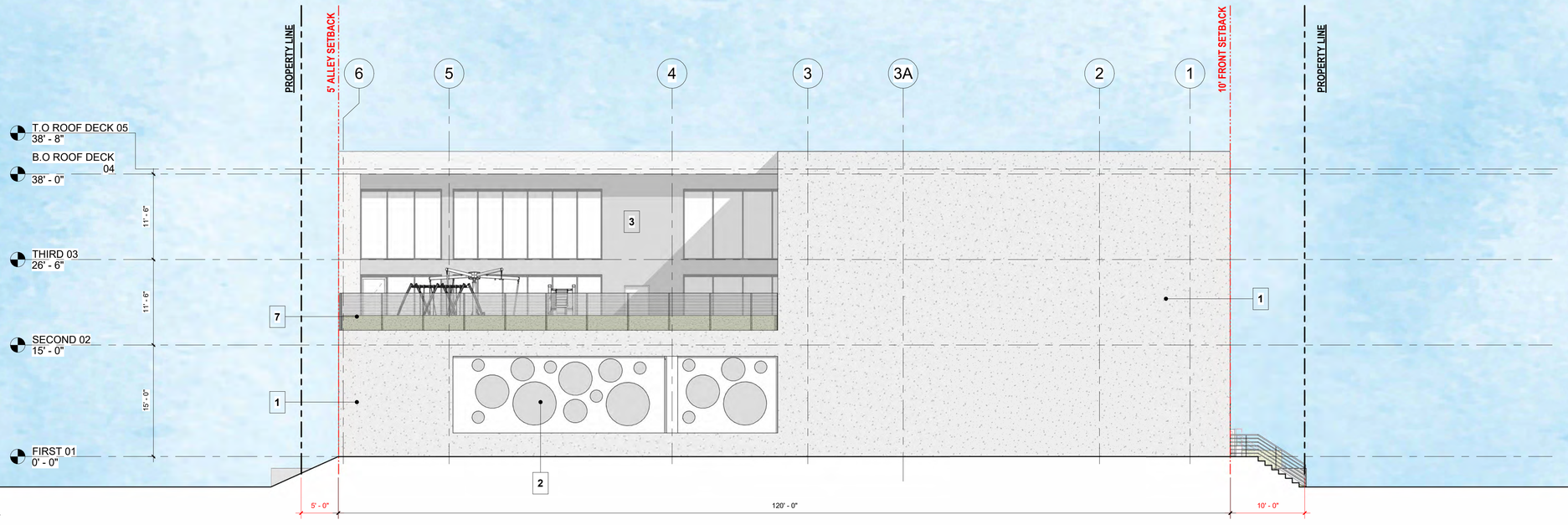
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SHEET
A-06

Unless shall otherwise noted drawings Document are preparatory and shall not be used for construction. The Owner of the project Documents is licensed at time necessary for the proper execution and completion of the work by the Contractor. The Contractor is responsible for the proper execution of drawings Documents



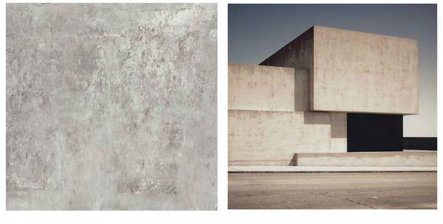
2 EAST ELEVATION
1/8" = 1'-0"



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

MATERIAL PALLETE

1 EXPOSED STRUCTURAL CONCRETE (RAW CONCRETE)

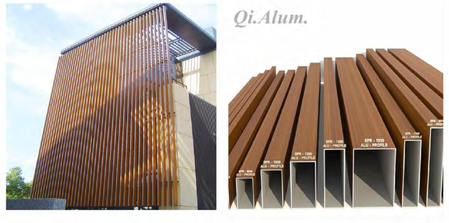


2 PERFORATED METAL PANELS (WHITE)



3 JUBILEE GREY - SW6248

4 BUILDING FACADE - ALUMINUM TUBES WITH WOOD STAIN



5 IRON ORE - SW7069

6 SILVER STRAND - SW7057

7 METAL MESH FENCING (6' HIGH)



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SEAL

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SHEET TITLE
EAST & WEST ELEVATIONS

REVISIONS

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CHECKED BY: JBK

SHEET
A-07

Unless otherwise noted, all Existing Conditions and Dimensions are approximate and shall be verified in the field prior to ordering or performing any work. All discrepancies shall be reported to the Owner's Representative before proceeding with the work. Any deviation from the Contract Documents without the written consent of the Owner's Representative will relieve the Contractor of responsibility for the proper execution of the work. All Drawings, Specifications and Models, whether in hard copy or electronic media, are instruments of service and shall remain the property of the Owner's Representative. The use of the Contract Documents is limited to the original intent, reasonably inferable for the project described herein and shall not be changed or copied in any form or manner whatsoever, nor assigned to any third party without first obtaining the express written permission and consent of the Owner's Representative. Any unauthorized use, without specific written permission and consent of the Owner's Representative, will be at the user's sole risk and without liability to the Owner's Representative and the user shall indemnify and hold harmless the Owner's Representative from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom.

GENERAL PROVISIONS

1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP. COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
7. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED. AS NECESSARY, BY SAME.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPACTION WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED PRACTICES FOR INDEPENDENT LABORATORY QUALIFICATION" PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

UTILITY GENERAL NOTES

1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION.
3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS. PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.
8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTS. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

1. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
   A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT ELEVATIONS.
   B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
   C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
   D. STORM INTERSECTION, STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
   E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
   F. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
   G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
   H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
   I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
   J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET.
   K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
   L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
   M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

EROSION AND SEDIMENT CONTROL

1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.
2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION. AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES. AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.
7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.
8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE, AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

TRAFFIC CONTROL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.
2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.
8. WHEN WORK OCCURS WITHIN 15FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602, FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.
9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

SITE PREPARATION

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
2. STAKE OUT THE CONSTRUCTION. ESTABLISH LINES AND LEVELS. TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.
3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS, WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE.
5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED. FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD
6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS. AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER.
7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 7 IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

GRADING

1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
3. UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND CONFORM TO THE LINES AND GRADES INDICATED.
4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE-ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER.

EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TOTHE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
   A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW. SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE.
   B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.
6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS. EXCEPT AS AUTHORIZED BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS AND VEHICLES, AND TO MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOIL.
11

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN–UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST–GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON–SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE–HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

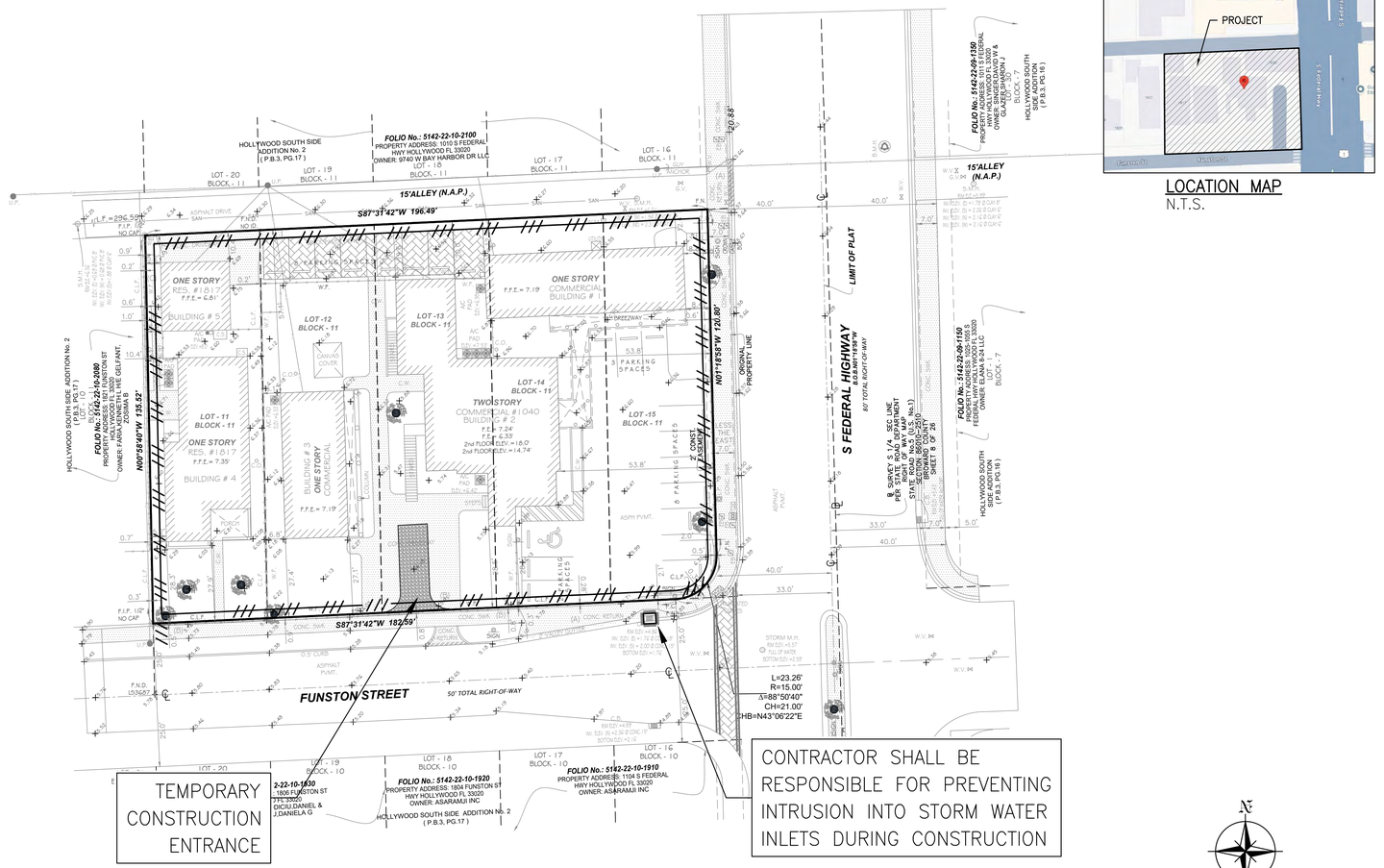
WASHING AREAS

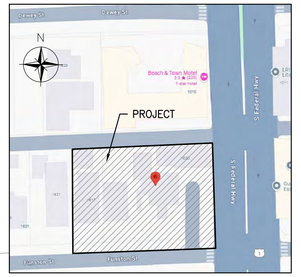
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORMWATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

SYMBOLS LEGEND

PROPERTY LINE/LIMITS OF DISTURBANCE

PROPOSED SILT FENCE

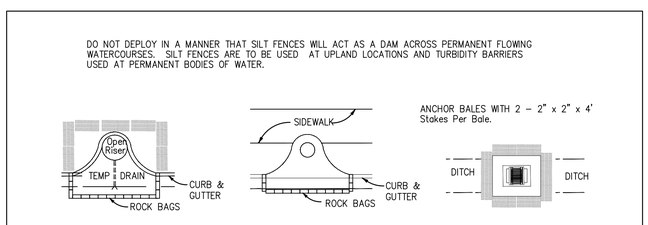




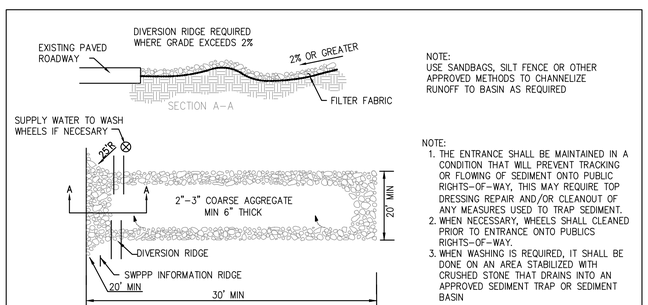
LOCATION MAP
N.T.S.



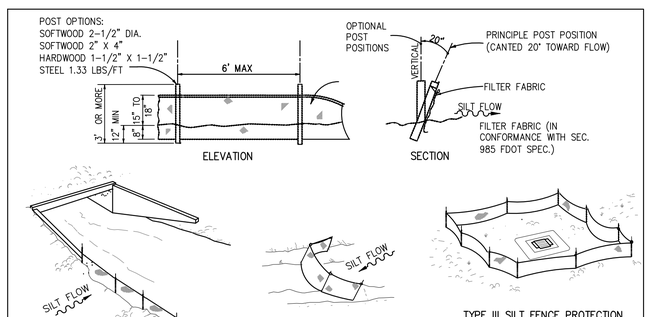
20 10 0 20 40
GRAPHIC SCALE
1" = 20'



GUTTER BUDDY CURB INLET PROTECTION DETAIL N.T.S.



TEMPORARY CONSTRUCTION ENTRANCE DETAIL N.T.S.



SILT FENCE DETAIL
N.T.S.

This item has been digitally signed and sealed by Jorge Szauer, PE. On July 3, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:

Project: PRESCHOOL (PRE-K)
1040 S FEDERAL HWY HOLLYWOOD FL 33020

Plan Description: EROSION CONTROL PLAN

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	JUNE 2025
Scale:	AS SHOWN
Job Nº:	

Sheet: C-02
of Sheets

NOTE:
ROOF DRAIN TO BE CONNECTED TO PROPOSED STORMWATER DRAINAGE SYSTEM

PROP. CATCH BASIN
RIM ELV. 8.05'
INV. ELEV. 3.60'

PROP. CATCH BASIN
RIM ELV. 6.00'
INV. ELEV. 3.70'

15'ALLEY (N.A.P.)

PROPERTY LINE

5' ALLEY SETBACK

5' LANDSCAPE BUFFER

TRASH PICKUP @ ALLEY SIDE

TRASH ENCLOSURE

BIKE RACKS

PERFORATED METAL SCREENING

ELECTRIC VEHICLE

WALL MOUNTED ADA SIGNAGE

DOOR TO REMAIN LOCKED FROM EXTERIOR SIDE AT ALL TIMES

STAFF ATTENDANT AREA

FIRE PUMP ROOM

STAIRCASE 1

CHILDRENS WAITING AREA

DROP OFF LANE

STOP

CB-1 CB-2 CB-3 CB-4 CB-5

LOADING AREA

VERTICAL HEIGHT CLEARANCE = 14'-6"

TWO WAY DRIVEWAY

ELEVATOR

ADMIN OFFICE

FFE 9.50' (NAVD)

LANDSCAPE PLANTERS

EXISTING 7' CONC. SIDEWALK

PUBLIC ART SCULPTURE UNDER SEPARATE PERMIT

MAIN ENTRY

LOBBY (3 STORY ATRIUM)

RECEPTION

CONCRETE COLUMN. TYP.

ADA LIFT

NEW CONCRETE SIDEWALK

30' X 30' CORNER DEDICATION

10' FRONT SETBACK

6' X 6' CORNER DEDICATION

40'-0" CENTERLINE OF R/W

EXISTING SIDEWALK TO REMAIN

S FEDERAL HIGHWAY
80' TOTAL RIGHT-OF-WAY

33'-0"

PROP. DRAINAGE M.H. W/BAFFLE RIM ELV. 8.50' INV. ELEV. 3.55'

INSTALL 10LF OF 18" EXFILTRATION TRENCH W/SAND FILTER

PROP. 6" AREA DRAIN RIM ELV. 6.35' INV. ELEV. 3.60'

EXISTING 5' CONCRETE SIDEWALK

PROP. TRENCH DRAIN RIM ELV. 6.00' INV. ELEV. 3.60

PROP. SIDEWALK TO BE FLUSHED & CONTINUOUS THROUGH DRIVEWAY OPENINGS

INSTALL 35LF OF 18" EXFILTRATION TRENCH W/SAND FILTER

PROP. CATCH BASIN RIM ELV. 6.00' INV. ELEV. 3.60'

PROP. CATCH BASIN RIM ELV. 8.05' INV. ELEV. 3.50'

PROP. CATCH BASIN RIM ELV. 6.35' INV. ELEV. 3.60'

INSTALL 15LF OF 18" EXFILTRATION TRENCH W/SAND FILTER

PROPOSED 5' CONCRETE SIDEWALK

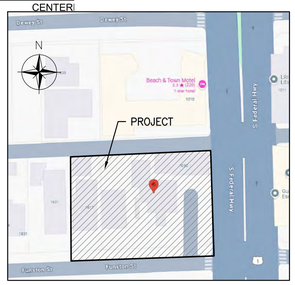
DETECTABLE WARNING, SEE DTL.

CURB CUT

SIDE SETBACK

CL OF R/W

25'-0"

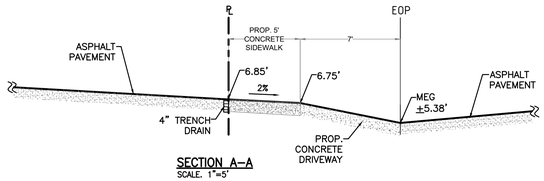


LOCATION MAP
N.T.S.

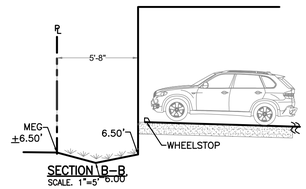
ALL ELEVATIONS ARE RELATIVE TO THE NAVD 88 DATUM

LEGEND

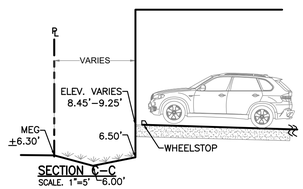
- PROPERTY LINE
- 4.50 EXISTING ELEVATION
- 7.50 PROP. GRADING ELEVATION
- MEG MATCH EXISTING GRADE
- GRASS



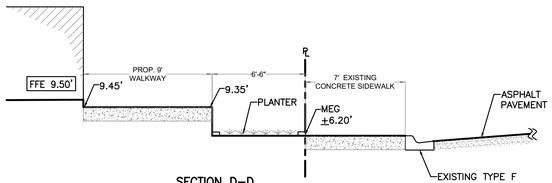
SECTION A–A
SCALE. 1"=5'



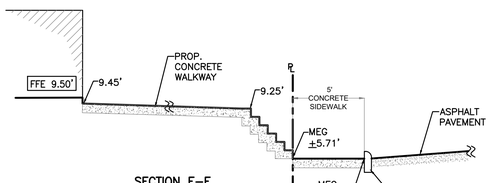
SECTION B–B
SCALE. 1"=5'



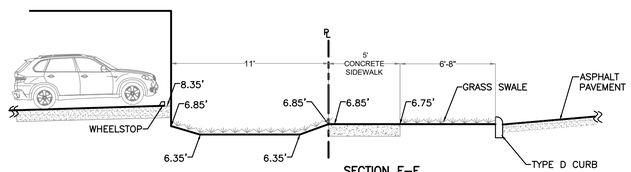
SECTION C–C
SCALE. 1"=5'



SECTION D–D
SCALE. 1"=5'



SECTION E–E
SCALE. 1"=5'



SECTION F–F
SCALE. 1"=5'

NOTES:

a. CONCRETE:
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5–INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

b. ASPHALT:
ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6–INCH LIMEROCK BASE, TACK COAT, AND 1–INCH LAYER OF S–III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

NOTE:
ANY LIP FROM 1/4" BUT NO GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS

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Szauer Engineering
Civil Engineers
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Certificate of Authorization Number 30129

Reviews:

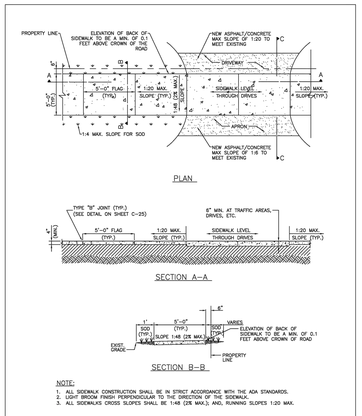
Client:
Project: PRESCHOOL (PRE-K)
1040 S FEDERAL HWY HOLLYWOOD FL 33020

Plan Description: PAVING, GRADING & DRAINAGE

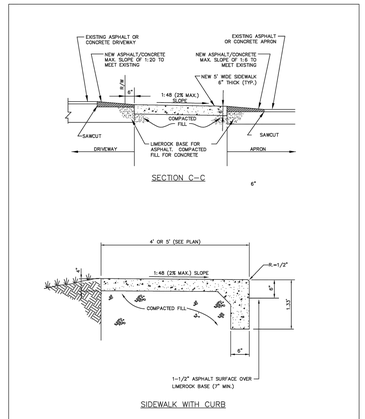
Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	JUNE 2025
Scale:	AS SHOWN
Job N°:	

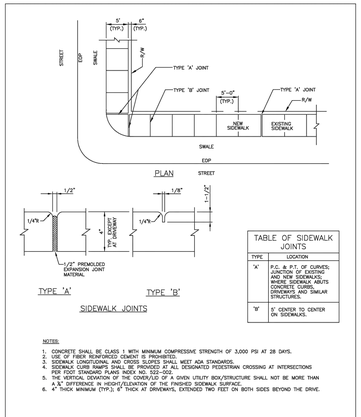
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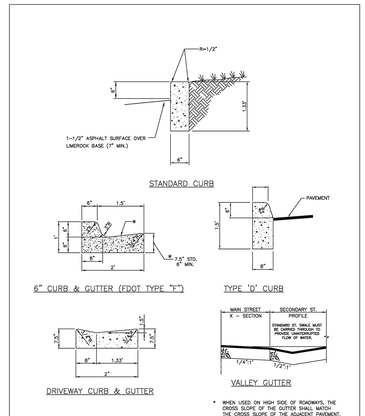
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (1 OF 3)	DRAWING NO.: C-23	
APPROVED: JG			



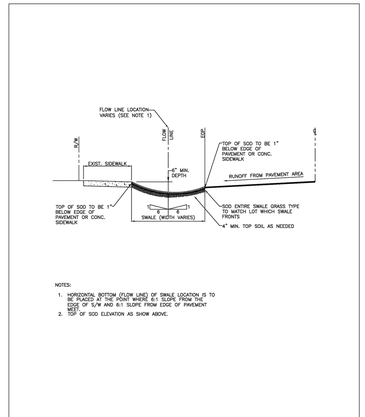
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DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (2 OF 3)	DRAWING NO.: C-24	
APPROVED: JG			



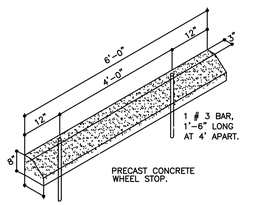
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	SIDEWALK CONSTRUCTION DETAILS (3 OF 3)	DRAWING NO.: C-25	
APPROVED: JG			



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –	
DRAWN: EG	CURB AND GUTTER DETAILS	DRAWING NO.: C-26	
APPROVED: JG			



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

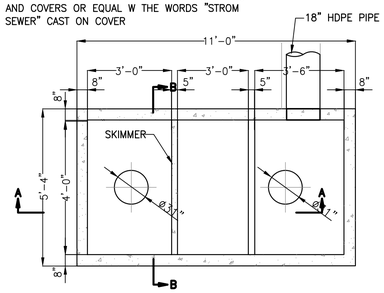


WHEEL STOPS SHALL BE APPROXIMATELY 6" X 8" X 6'-0" LONG, REINFORCED PRECAST CONCRETE, ANCHORED WITH AT LEAST TWO 5/8" DIAMETER REINFORCING BARS DRIVEN 18" INTO THE GROUND AS INDICATED. PROVIDE ONE WHEEL STOP FOR EACH PARKING STALL. UNITS AS MADE BY DENMARK CAST STONE CO., PRECAST CORP., OR ACCEPTED EQUIVALENT.

PRECAST CONC WHEELSTOP

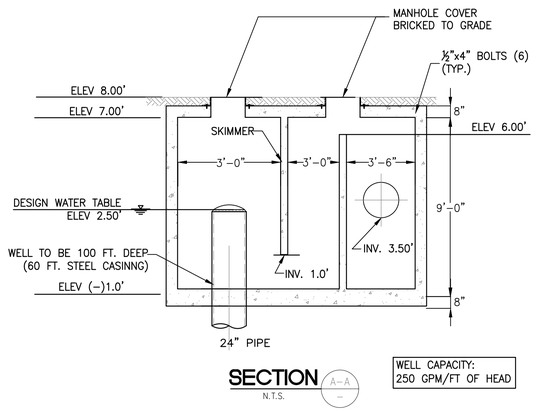
DETAIL	1
NTS	STD

FRAME AND COVER TO BE US. FOUNDRY MODEL N° 195-EBWTL BOLTED WATER TIGHT MANHOLE RING AND COVERS OR EQUAL W THE WORDS "STROM SEWER" CAST ON COVER



DRAINAGE WELL INJECTION BOX

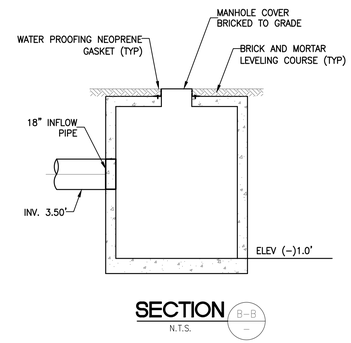
DETAIL	2
NTS	STD



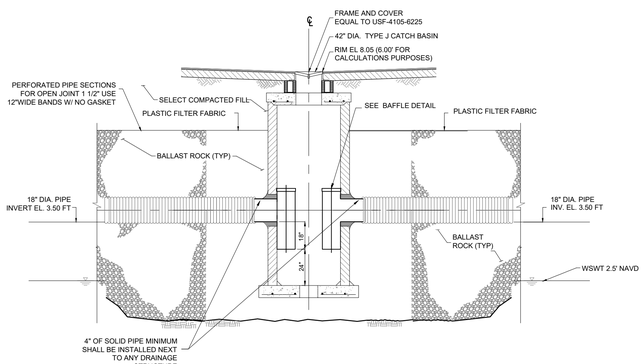
24" PIPE

SECTION N.T.S. (A–A)

WELL CAPACITY: 250 GPM/FT OF HEAD

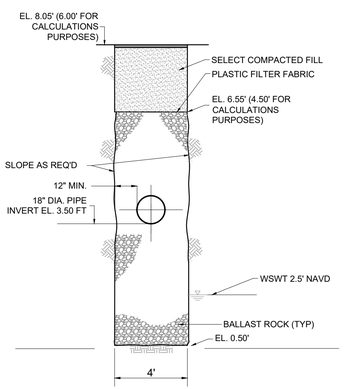


SECTION N.T.S. (B–B)



EXFILTRATION TRENCH

DETAIL	3
NTS	STD



EXFILTRATION TRENCH

DETAIL	4
NTS	STD

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Civil Engineers
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Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: MULTI FAMILY APARTMENTS
2231 Jackson Street, Hollywood, FL 33020

Plan Description: PG&D DETAILS

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	DEC. 2024
Scale:	AS SHOWN
Job N°:	

Sheet: C-03A of Sheets

EXISTING WATER METER TO REMAIN FOR IRRIGATION

EXISTING SEWER LATERAL TO BE CUT, CAPPED & ABANDONED IN PLACE

EXISTING SEWER LATERAL TO BE CUT, CAPPED & ABANDONED IN PLACE

EXISTING SEWER LATERAL TO REMAIN

EXISTING WATER METER TO REMAIN OR UPGRADE TO 2"

EXISTING SEWER M.H.

EXISTING 2" PVC WATER MAIN

EXISTING 8" WATER MAIN

EXISTING 60" DRAINAGE PIPE

EXISTING 8" VCP SEWER MAIN

EXISTING 8" DIP WATER MAIN

PROP. 6" C.O.

15'ALLEY (N.A.P.)

15'-0" ROW

40'-0" CENTERLINE

0' SIDE SETBACK

PROPERTY LINE

10' FRONT SETBACK

6' X 6' CORNER DEDICATION

5' ALLEY SETBACK

PERFORATED METAL SCREENING

5' LANDSCAPE BUFFER

TRASH PICKUP @ ALLEY SIDE

TRASH ENCLOSURE 7.00 FFE

BIKE RACKS

ELECTRIC VEHICLE

WALL MOUNTED ADA SIGNAGE

DOOR TO REMAIN LOCKED FROM EXTERIOR SIDE AT ALL TIMES

STAFF ATTENDANT AREA

FIRE PUMP ROOM 9.50 FFE

STAIRCASE 1 9.50 FFE

CHILDRENS WAITING AREA 9.50 FFE

ADMIN OFFICE

ELEVATOR

LANDSCAPE PLANTERS

EXISTING 7' CONC. SIDEWALK

PUBLIC ART SCULPTURE UNDER SEPARATE PERMIT

MAIN ENTRY

LOBBY (3 STORY ATRIUM) 9.50 FFE

RECEPTION

CONCRETE COLUMN. TYP.

ADJACENT PROPERTY

PROP. 1" PRESSURE VACUUM BREAKER BFP

SEE PLUMBING PLANS FOR CONTINUATION

PROP. 2" REDUCED PRESSURE ZONE BFP

SEE PLUMBING PLANS FOR CONTINUATION

DROP OFF LANE

22'-0" TWO WAY DRIVEWAY

LOADING AREA

VERTICAL HEIGHT CLEARANCE = 14'-0"

PROP. 6" FIRE SERVICE

PROP. FDC

ELECTRICAL 9.50 FFE

STAIRCASE 2 9.50 FFE

EXISTING 5' CONCRETE SIDEWALK

PROPOSED 5' CONCRETE SIDEWALK

LANDSCAPE

NEW CONCRETE SIDEWALK

ADA LIFT

30' X 30' CORNER DEDICATION

43'-6"

33'-0"

CURB CUT

PROP. 6" DDCV ASSEMBLY FOR FIRE SERVICE

PROP. 6" FIRE SERVICE

PROP. 6" G.V.

PROP. 24"x6" TAPPING SLEEVE & VALVE

PROP. FIRE HYDRANT

PROP. 6" DIP WATER SERVICE

PROP. 6" G.V.

PROP. 24"x6" TAPPING SLEEVE & VALVE

EXISTING 24" DIP WATER MAIN

FUNSTON STREET

50' TOTAL RIGHT-OF-WAY

50'-0" ROW

25'-0" CL

CL OF R/W

12'-6"

S FEDERAL HIGHWAY

80' TOTAL RIGHT-OF-WAY

40'-0" CENTERLINE OF R/W

ASPHALT PVMT

STORM M.H. RIM ELEV.=5.57' FULL OF WATER BOTTOM ELEV.=2.59'

C.B. RIM ELEV.=4.06' INV. ELEV. (E) = 1.76' Ø CONC. 18" INV. ELEV. (S) = 2.00' Ø CONC. 15" BOTTOM ELEV.=1.76'

LOT - 21 BLOCK - 10

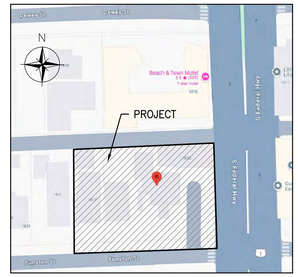
LOT - 20 BLOCK - 10

LOT - 19 BLOCK - 10

LOT - 18 BLOCK - 10

LOT - 17 BLOCK - 10

LOT - 16 BLOCK - 10



LOCATION MAP
N.T.S.

NOTE:

WATER SUPPLY & FIRE HYDRANT SHALL BE IN PLACE PRIOR TO ACCUMULATION OF COMBUSTIBLE MATERIALS PER NFPA 1 (EDITION 2018) SECTION 16.4.3.1.1

NOTE:

ALL UNDERGROUND FIRE MAIN WORK MUST BE COMPLETED BY FIRE PROTECTION CONTRCTOR HOLDING A CLASS I, II OR V LICENSE PER F.S. 633.102

NOTE:

INTERNAL ROUTING OF WATER SERVICE, FIRE SERVICE & IRRIGATION SERVICE SHALL BE SHOWN ON EACH DISCIPLINE PRIOR TO FINAL PERMIT APPROVAL

NOTE:

ALL PIPING USED IN PRIVATE FIRE SERVICE MAINS SHALL COMPLY WITH NFPA CHAPTER 10 IN ITS ENTIRELY

10 5 0 10 20

GRAPHIC SCALE
1" = 10'

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LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE
- PAVEMENT RESTORATION

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Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: PRESCHOOL (PRE-K)
1040 S FEDERAL HWY HOLLYWOOD FL 33020

Plan Description: UTILITIES

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised & Sealed: JORGE M. SZAUER
Date: JUNE 2025
Scale: AS SHOWN
Job N°:

Sheet: C-04
of Sheets

SEWER NOTES:

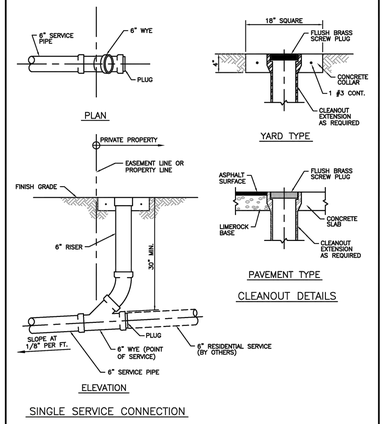
1. THE MINIMUM DEPTH OF COVER OVER D.I.P. SANITARY SEWER GRAVITY OR FORCE MAINS IS 30". THE MINIMUM DEPTH OF COVER OVER PVC SANITARY SEWER OR FORCE MAINS IS 36".
2. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. LEAKAGE TESTS AND ALIGNMENT (LAMPING) TESTS SHALL BE PERFORMED ON ALL NEW SEWER LINES UP TO THE CONNECTION POINT WITH THE EXISTING SEWER SYSTEM. THESE TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
4. LAMPING TESTS SHALL BE PERFORMED ON GRAVITY SEWERS FROM MANHOLE TO MANHOLE UP TO AND INCLUDING THE POINT OF CONNECTION TO THE EXISTING SEWER SYSTEM.
5. LEAKAGE TESTS SHALL BE PERFORMED ON ALL SEGMENTS OF A GRAVITY SEWER SYSTEM, INCLUDING SERVICE LATERALS AND MANHOLES, FOR A CONTINUOUS PERIOD OF NO LESS THAN 2 HOURS. AT THE END OF THE TEST, THE TOTAL MEASURED LEAKAGE SHALL NOT EXCEED 100 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM, WITH ZERO ALLOWABLE LEAKAGE FOR LATERALS AND MANHOLES; AN EXFILTRATION OR INFILTRATION TEST SHALL BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET ON THE SECTION BEING TESTED.
6. FORCE MAINS SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH RULE 62-555.330 (FAC). THE PRESSURE TEST SHALL CONSIST OF HOLDING A TEST PRESSURE OF 150 PSI ON THE PIPELINE FOR A CONTINUOUS PERIOD OF 2 HOURS THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING FORMULA:

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

WHERE;
L = ALLOWABLE LEAKAGE FOR SYSTEM IN GALLONS PER HOUR
D = PIPE DIAMETER IN INCHES
S = LENGTH OF LINES IN LINEAL FEET
P = AVERAGE TEST PRESSURE IN PSI

7. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTYFING CONFLICTS WITH FORCE MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, FORCE MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 12" MINIMUM SEPARATION FROM WATER MAINS AND 6" MINIMUM SEPARATION FROM OTHER UTILITIES. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.
8. WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	SANITARY SEWER MAIN CONSTRUCTION NOTES	DRAWING NO. S-01
APPROVED: XXX		



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

WATER SYSTEM NOTES:

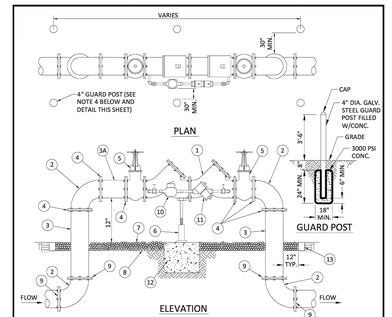
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

WATER SYSTEM NOTES (CONTINUED):

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

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

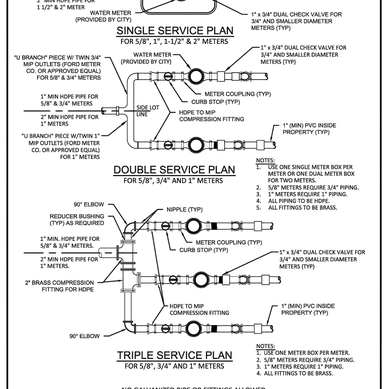


MATERIALS

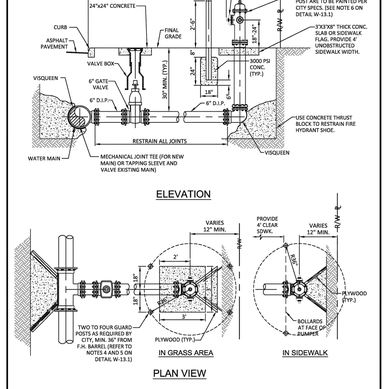
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4",6",8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4",6",8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4",6",8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4",6",8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4",6",8" FLANGE,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

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

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



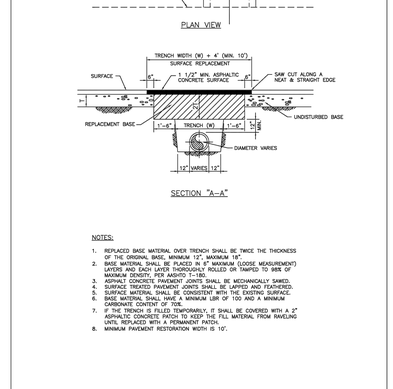
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



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

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

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



NOTES:
1. REPLACED BASE MATERIAL OVER TRENCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE, MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EVENLY COMPACTED, ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY AS SHOWN.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH THE EXISTING SURFACE.
6. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM STRUCTURAL NUMBER OF 0.10.
7. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
8. MINIMUM PAVEMENT RESTORATION WIDTH IS 10'.

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

Fire Flow Calculations for 1040 S Federal Hwy

SITE DATA

Proposed is the construction of a two (2) story Class III-B (III(200)) Institutional Building (Pre-School) located at 1040 S Federal Hwy in Hollywood, Florida, Broward County. The existing land uses surrounding the site are residentiall to the North, South, East and West.

DESIGN CRITERIA

The proposed building shall have an approved automatic sprinkler system.

Per NFPA-1 18.4.4 fire flow area shall be the total floor area of all levels of a building. Fire flow area: 28,550 sf

Per NFPA-1 Table 18.4.5.2.1 the required fire flow for a 28,550 sf Type IIIB Building is 3,500 gpm with a flow duration of 3 hours.

Per NFPA-1, 18.4.5.3.2, that the required fire flow, as established in Table 18.4.5.2.1 shall be reduced by 75%, with a fire flow no less than 1,000 gpm when the building is provided with an approved automatic sprinkler system.

REQUIRED FIRE FLOW

3,500 X 0.25 = 875 GPM (1,000 gpm Min)

Hydrant Flow Test Result on S Federal Hwy has been requested and will be provided when available.

1040 S Federal Hwy

Waste Water Generation

Use	Quantity	Generation Rate*	ERU	Demand
Proposed				
Institutional				
Pre-School				
Students	200	10 GPD	6.35	2,000 GPD
Faculty	29	15 GPD	1.4	435 GPD
		Total Proposed	**7.75 ERU @ 315 GPD**	**2,435 GPD**

Potable Water Consumption

Use	Quantity	Generation Rate*		Demand
Proposed				
Institutional				
Pre-School				
Students	200		6.35	2,222 GPD
Faculty	29		1.4	490 GPD
	340 ERU @ 350 GPD	**Total Proposed**	**7.75 ERU @ 350 GPD**	**2,712 GPD**

* As per the Florida Administrative Code: Chapter 64E-6.008 Table I for System Design, ESTIMATED SEWAGE FLOW. ERU = Equivalent Residential Unit and the Broward County Code of Ordinances Section 27-201

This item has been digitally signed and sealed by Jorge Szauer, PE. On July 3, 2025.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

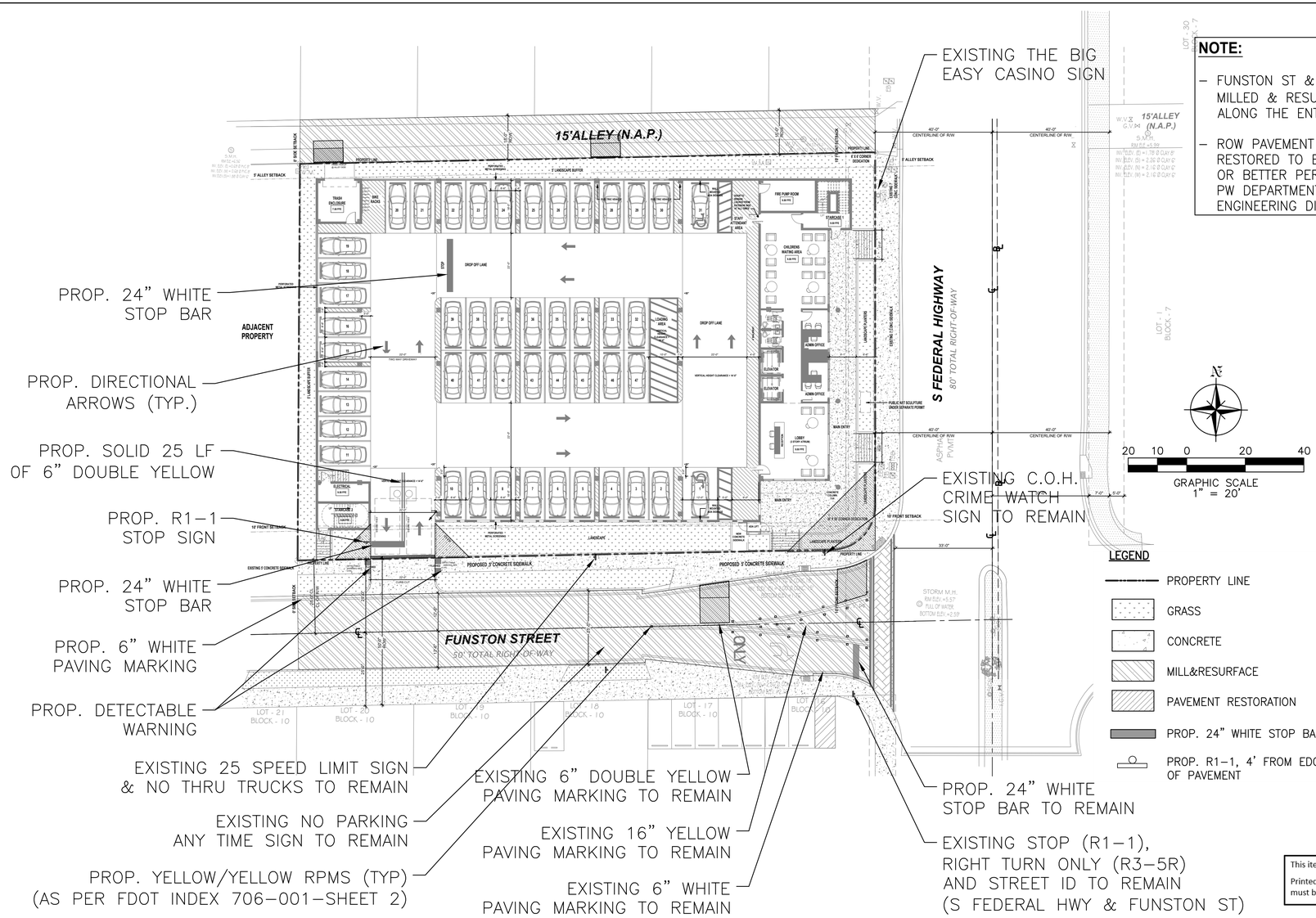
Client:
Project: PRESCHOOL (PRE-K)
1040 S FEDERAL HWY HOLLYWOOD FL 33020

Plan Description: UTILITIES DETAILS

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

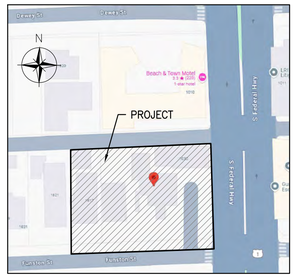
Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised S Sealed: JORGE M. SZAUER
Date: JUNE 2025
Scale: AS SHOWN
Job N°:

Sheet: C-04A
of Sheets

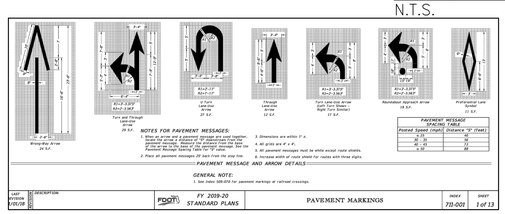


NOTE:

- FUNSTON ST & ALLEY SHALL BE MILLED & RESURFACED MINIMUM 1" ALONG THE ENTIRE PROPERTY
- ROW PAVEMENT MARKING SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER PER BROWARD COUNTY PW DEPARTMENT TRAFFIC ENGINEERING DIVISION



LOCATION MAP
N.T.S.

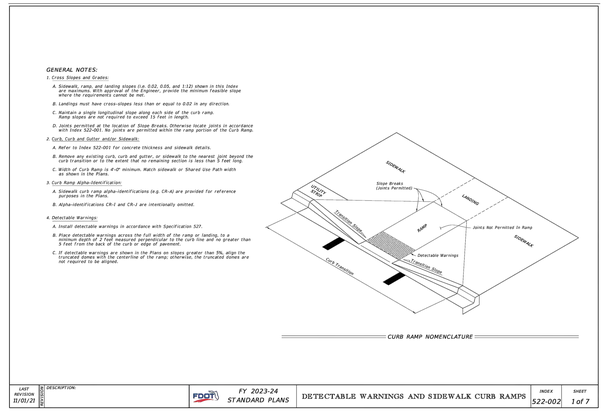


DIRECTIONAL ARROWS DETAIL
NTS | 1 | STD

20 10 0 20 40
GRAPHIC SCALE
1" = 20'

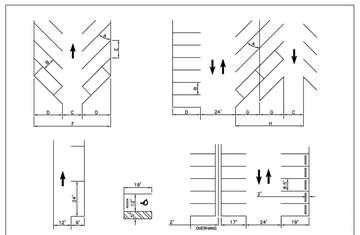
LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE
- MILL&RESURFACE
- PAVEMENT RESTORATION
- PROP. 24" WHITE STOP BAR
- PROP. R1-1, 4' FROM EDGE OF PAVEMENT



This item has been digitally signed and sealed by Jorge Szauer, PE. On July 3, 2025.

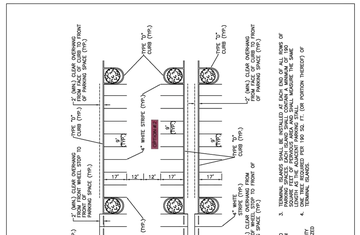
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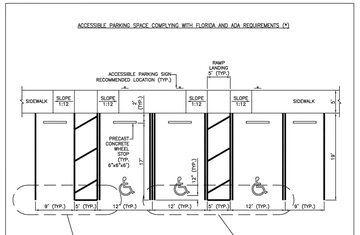
A	B	C	D	E	F	G	H
PARKING ANGLE	STALL WIDTH	AISLE WIDTH	STALL DEPTH	CURB LENGTH	BACK TO BACK	CURB TO BACK	CURB TO BACK
30°	8.5'	12'	16.8'	17'	45.6'	13.2'	38.4'
37°	9'	12'	17.3'	18'	46.6'	13.4'	38.8'
45°	8.5'	13.5'	19.8'	12'	52.4'	16.4'	49.4'
45°	9'	13.5'	19.8'	12.75'	53.1'	16.6'	48.7'
60°	8.5'	18.5'	20.7'	9.8'	59.9'	18.6'	55.7'
60°	9'	18.5'	21'	10.4'	60.5'	18.7'	55.9'
90°	8.5'	24'	19'	9'	62'	19'	62'
90°	9'	24'	19'	9'	62'	19'	62'

STANDARD STALL IS 8.5' x 19', PREFERRED IS 9' x 19'.
ACCESSIBLE SPACE IS 12' x 19', WITH 5' ACCESS AISLE CLEARLY MARKED.
PARALLEL PARKING IS 9' x 24'.
LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

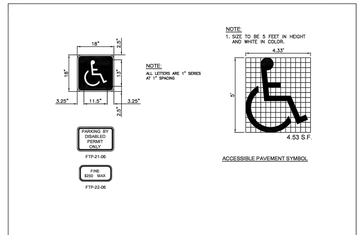
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	STANDARD PARKING GEOMETRICS	DRAWING NO.: C-16
APPROVED: JG		



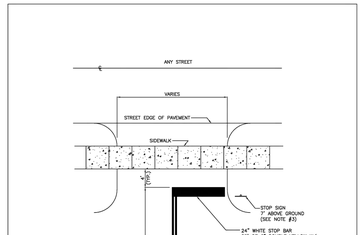
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	TYPICAL PARKING LOT LAYOUT	DRAWING NO.: C-17
APPROVED: JG		



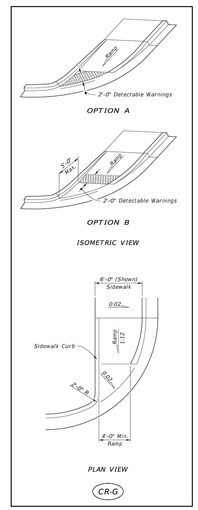
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	ACCESIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-22
APPROVED: JG		



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



DETECTABLE WARNINGS DETAIL
DETAIL | 2
NTS | STD

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: PRESCHOOL (PRE-K)
1040 S FEDERAL HWY HOLLYWOOD FL 33020

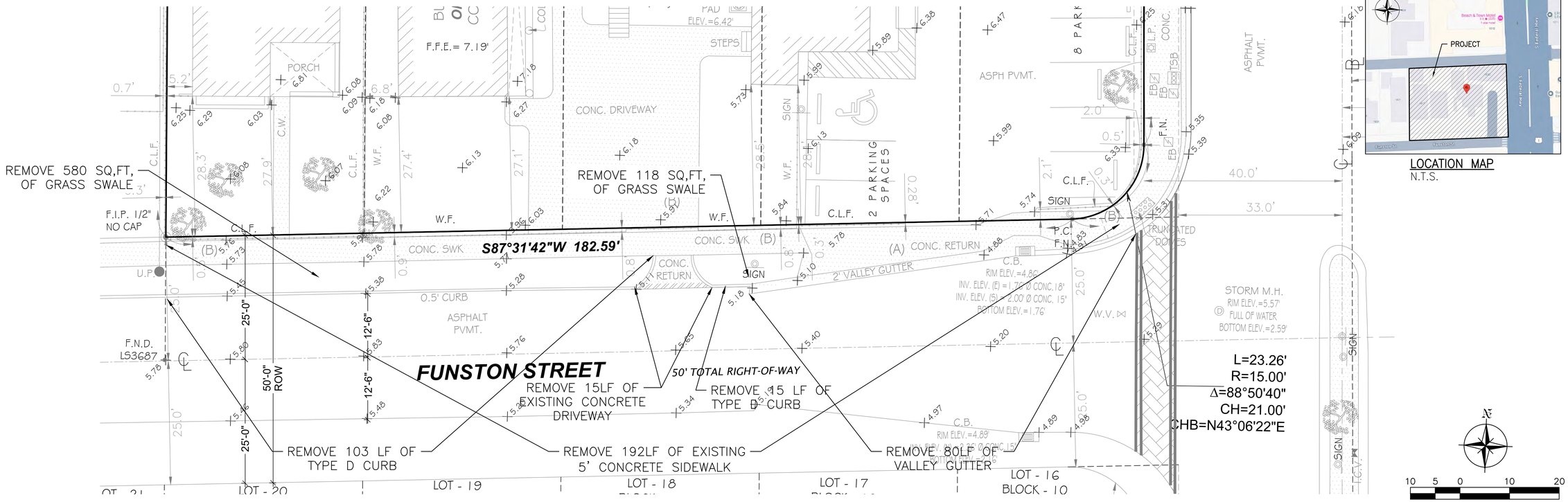
Plan Description: PAVEMENT MARKINGS & SIGNATURE PLAN

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

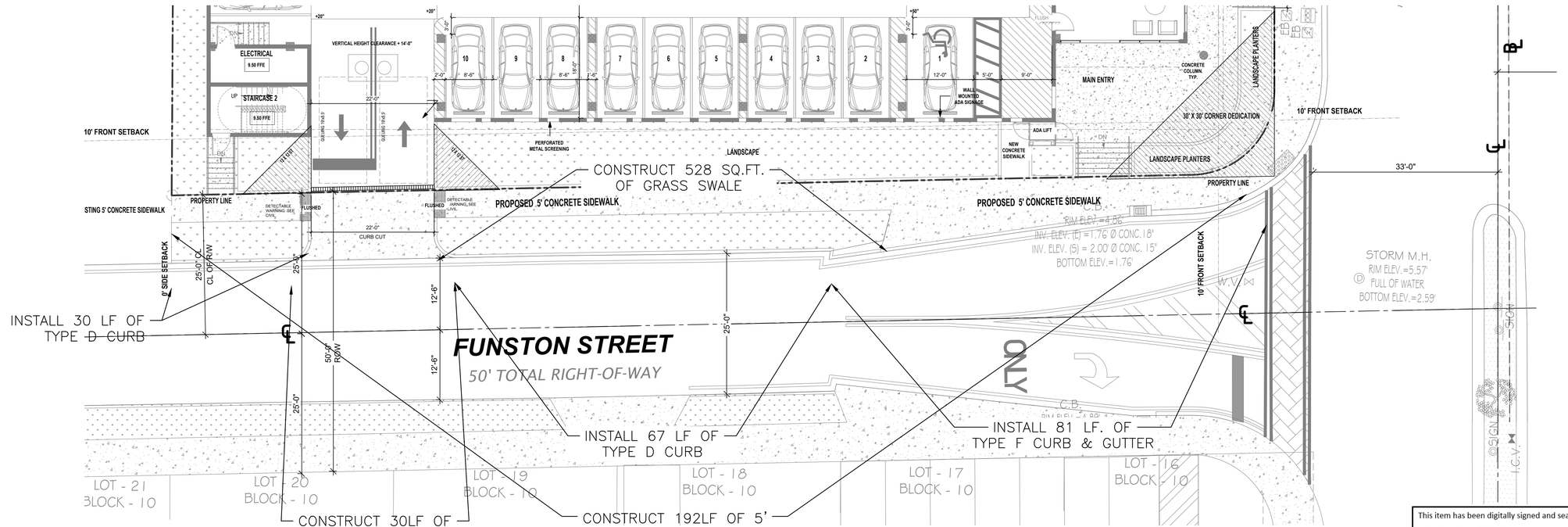
Designed by: JORGE M. SZAUER
Drawn by: J. JANSE
Revised & Sealed: JORGE M. SZAUER
Date: JUNE 2025
Scale: AS SHOWN
Job N°:

Sheet: C-05 of Sheets

EXISTING



PROPOSED



LEGEND

- PROPERTY LINE
- GRASS
- CONCRETE

This item has been digitally signed and sealed by Jorge Szauer, PE. On July 3, 2025.

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Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Reviews:

Client:
Project: PRESCHOOL (PRE-K)
1040 S FEDERAL HWY HOLLYWOOD FL 33020

Plan Description: ROW PLAN

Seal:
JORGE SZAUER
FLA. REG. P.E. # 62579

Designed by:	JORGE M. SZAUER
Drawn by:	J. JANSE
Revised & Sealed:	JORGE M. SZAUER
Date:	JUNE 2025
Scale:	AS SHOWN
Job №:	

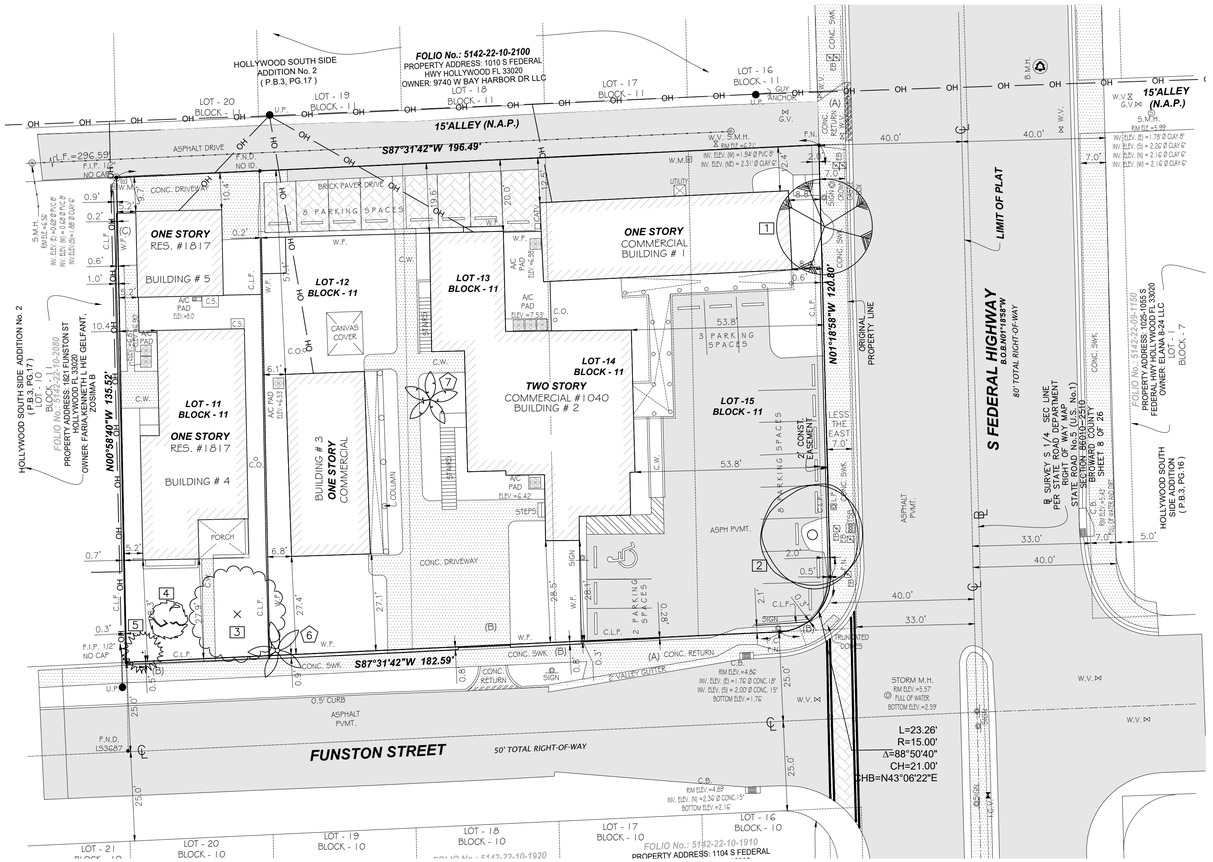
Sheet: C-06 of Sheets

Existing Tree List

Case/Location:	1040 S. Federal Hwy., Hollywood, FL						
Date:	7/3/2025						
Appraiser:	Thomas White, ASLA-ISA						
	Landscape Architect FL #LA1100						
	ISA Certified Arborist FL-5248A						
Tree	Species	Ht.	Spr.	DBH	Condition	DBH	Disposition
#	Botanical Name / Common Name	(Feet)	(Feet)	(Inches)		Removed (Inches)	
1	Bucida buceras / Black Olive	35	25	14	Fair	14	Remove
2	Swietenia mahogani / Mahogany	30	25	28	Fair	28	Remove
3	Mangifera indica / Mango	20	20	16	Fair	16	Remove
4	Litchi chinensis / Lychee Tree	10	10	5	Good-Fair	NA	Remove
5	Dracaena marginata / Red Edge Dracaena	12	7	8	Good-Fair	NA	Remove
					DBH Removed	58	

Existing Palm List

Palm	Species	Ht.	CT	DBH	Condition	Replacement	Disposition
#	Botanical Name / Common Name	(Feet)	(Feet)	(Inches)		Palms	
6	Adonidia merrillii / Christmas Palm	12	10	4	Poor	1	Remove
7	Ptychosperma elegans / Solitaire Palm	25	20	3	Fair	1	Remove
					Replacement Palms Required	2	



Sunshine811

Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

THOMAS WHITE, ASLA–ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
tcawhite@bellsouth.net
954–253–2265

REVISIONS

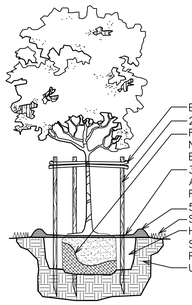
Tree Survey
PreSchool
1040 S. Federal Highway
Hollywood, Florida 33020

DRAWN: TW
CHECKED: TW
DATE: 7-3-2025
SCALE: 1"=20'

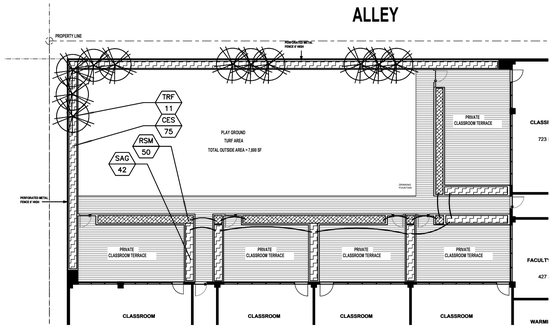
Sheet No.
L-1
Sheet 1 Of 3

GENERAL LANDSCAPE NOTES

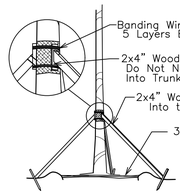
- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks ½" or larger, sticks, and objectionable material including weeds, weed seeds. All limerock shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds. This soil can be tilled into the existing soil after the existing soil has been cleaned of all rocks, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative. Sod 1.5-2" topsoil comes furnished.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes. Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details
- All landscape areas shall be irrigated by a fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. Each system shall be installed with an operational rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with Pine Straw, Pine Bark, Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of two inches (2") of cover when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4' diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- Please refer to the planting details for a graphic representation of the above notes.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period of 12 months after final inspection approval.
- No landscape substitutions shall be made without the City of Hollywood approval.
- No tree removal or planting allowed until sub permits are fully approved by city.
- Trees and Palms shall not be removed without first obtaining an approved Tree Removal Permit from the City of Hollywood.



SMALL TREE PLANTING DETAIL
NTS



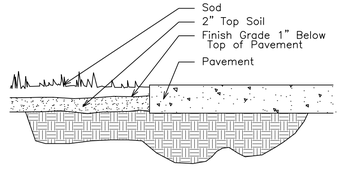
2nd Floor Roof Landscape Plan



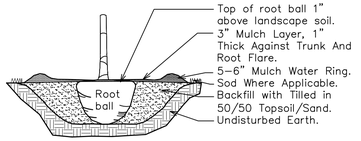
TREE/PALM BRACING DETAIL
NTS

Pre-School Plant List - 2nd Floor Roof

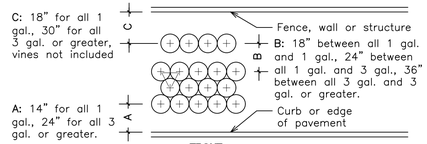
Code		Drought	QTY.	Botanical Name / Common Name	Specifications
CES	(N)	V	75	Concarpus erectus sericeus / Silver Buttonwood	3 Gal., 24'x 12", 24" OC
RSM		V	50	Ruellia simplex, Mexican petunia	3 Gal., 18'x 12", 24" OC
SAG		V	42	Schefflera arboricola / Green Dwarf Schefflera	3 Gal., 18'x 18", 24" OC
TRF	(N)	V	11	Thrinax radiata / Florida Thatch Palm	5-6' OA Ht.



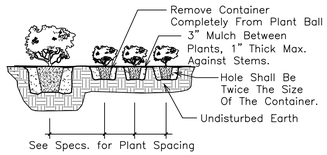
SOD INSTALLATION DETAIL
NTS



TREE/PALM PLANTING DETAIL
NTS



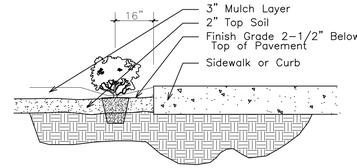
TYPICAL SHRUB SPACING DETAIL
NTS



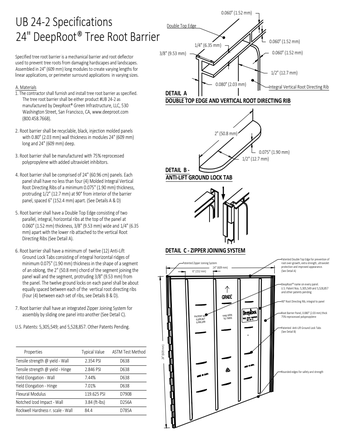
SHRUB PLANTING DETAIL
NTS

CITY OF HOLLYWOOD PLANTING CALCULATIONS
Minimum Landscape Requirements

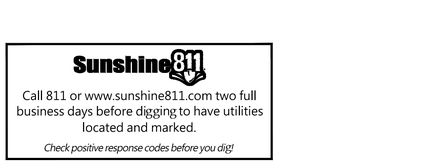
					Required	Provided
Land. Manuel 2.2:A.1	**Street Trees:** One Per 50 LF of Street Frontage					
	121	LF		Feet of Federal Highway		
	183	LF		Feet of Funston Street		
	304	LF		Total	6	6
Sec. 9.5	**5' Landscape Buffer Required North & West Perimeter**					
	333	LF		Trees 20' OC	17	17
	Continuous Hedge				Contd. Hedge	Contd. Hedge
Land. Manuel 2.2:A.7	**One Tree per every 1,000 square feet of Pervious Area**					
	3,104			Square Feet of Pervious (Net Lot) Area.	4	4
				TOTAL	**27**	27

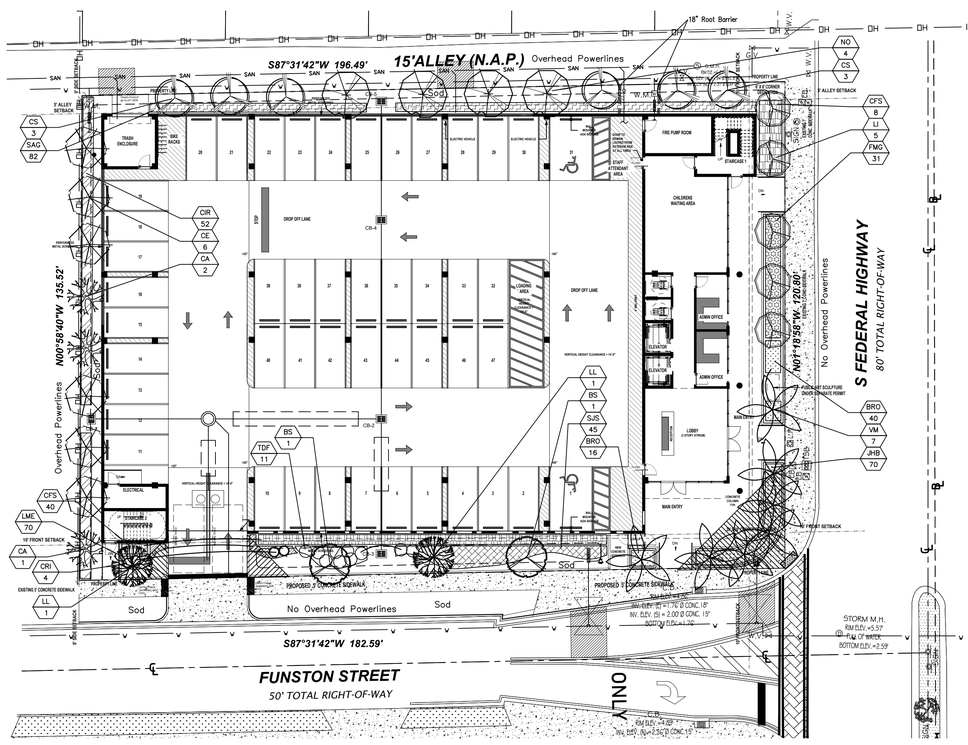


SHRUB INSTALLATION DETAIL
NTS



24" ROOT BARRIER DETAIL
NTS





Pre-School Plant List - Ground Floor

Code		Drought	QTY.	Botanical Name / Common Name	Specifications
CODE REQUIRED TREES					**Specifications per Sec. 3.3 Landscape Manuel**
BS	(N)	V	2	Bursera simarubra / Gumbo Limbo	12' Ht., 2" DBH, Sng. Trunk
CE	(N)	V	6	Conocarpus erectus sericeus / Silver Buttonwood	12' Ht., 2" DBH, Sng. Trunk
CS	(N)	V	6	Cordia sebestena / Orange Geiger	12' Ht., 2" DBH, Sng. Trunk
LI		V	5	Lagerstroemia indica / Crape Myrtle	12' Ht., 2" DBH, Sng. Trunk
LL	(N)	V	2	Lysiloma latisiliquum / Tamarind	12' Ht., 2" DBH, Sng. Trunk
NO		V	4	Nerium Oleander / Oleander Standard	12' Ht., 2" DBH, Sng. Trunk
VM		V	5	Veitchia montgomeryana / Montgomery Palm	8' CT Min.
			27	**Total Proposed Trees (VM Counted 3:1)**	
			16	**Native Trees**	
			60%	**Native Trees**	

MITIGATION TREE/PALM LIST Code		Drought	QTY.	Botanical Name / Common Name	Specifications	DBH (Inches)	Total (Inches)
CA			3	Cassia surattensis / Cassia	12' Ht., 2" DBH, Sng. Trunk	2	6
VM		V	2	Veitchia montgomeryana / Montgomery Palm	8' CT Min.		
					Total Caliper Added		**6**
					Total Caliper Removed		**58**
					Caliper Deficiency		**52**
					Payment Into the Tree Trust Fund @ $350 per ea. 2" =		**$9,100**
					Total Palms Added		**2**
					Total Palms Removed		**2**
					Palms Deficiency		**0**
					Payment Into the Tree Trust Fund @ $350 per palm		**$0**

ACCENTS / SHRUBS					
CFS	(N)	V	48	Clusia flava / Small Leaf Clusia	7 Gal., 48'x 24", 36" OC
CIR	(N)	V	52	Chrysobalanus icaco 'Red Tip' / Cocoplum	7 Gal., 42'x 24-30", 30" OC
CRI	(N)	V	4	Crinum menehune / Burgandy Crinum	7 Gal., 3'x3'
SAG		V	82	Schefflera arboricola / Green Dwarf Schefflera	3 Gal., 18'x 18", 24" OC
TDF	(N)	V	11	Tripsacum dactyloides / Fakahatchee Grass	3 Gal., 24'x 24", 42-48" OC
			197	**Total Shrubs**	
			115	**Native Shrubs**	
			58%	**Native Shrubs**	

GROUND COVERS					
BRO		V	56	Bromeliad spp. / Bromeliads	1 Gal., 8'x8", 10-12" OC
FMG		V	31	Ficus microcarpa / Green Island Ficus	3 Gal., 18'x 18", 24" OC
JHB		V	70	Juniperus horizontalis / Blue Rug Juniper	1 Gal., 12" Spr., 10-12" OC
LME		V	70	Liriope muscari 'eg' / Liriope Evergreen Giant	1 Gal., 12"x12", 10-12" OC
SJS		V	45	Serissa japonica / Snowrose	3 Gal., 18'x 18", 24-30" OC

SOD / MISC.					
Sod		M	By GC	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid application - no gaps
Root Barrier					Century, Deep Root or Equal	24" Installed per Manufacturer

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
tcawhite@bellsouth.net
954-253-2265

REVISIONS

Landscape Permit Plan
PreSchool
1040 S. Federal Highway
Hollywood, Florida 33020

DRAWN: TW
CHECKED: TW
DATE: 7-3-2025
SCALE: 1"=20'

Sheet No.
L-2
Sheet 2 Of 3

IRRIGATION LEGEND:

1" MAIN LINE

LATERAL ZONE LINES.

1" VACUUM BREAKER: Wilkins WK720A-100.

CONTROLLER - Intermatic Electric 8 station controller.

Mini Clik automatic rain sensor shutoff switch mounted outside on eave of structure.

ZONE VALVES - Hunter PGV Series or Equal.

SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6" POP-UP SPRAY -
Hunter MP Rotator Series:
Nozzles as Required.
NOTE - All of the below may not be used

		MP1000 8-15' Radius	MP800 6-12' Radius
90	Q		
120	T		
180	H		
240	TT		
270	TQ		
360	F		

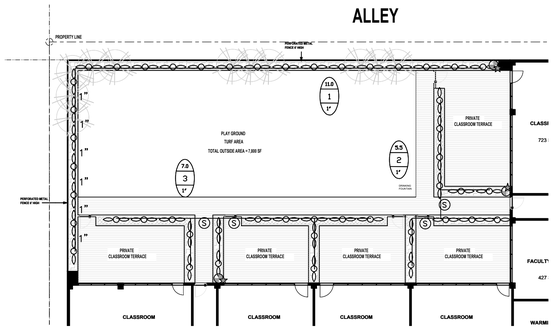
6" POP-UP STREAM BUBBLER - Rain Bird 5CST-B 5'R.

6" POP-UP STREAM BUBBLER - Rain Bird 5H-B 5'R.

Hunter or Equal SS-530 5 x 30'

Hunter or Equal ES-515 5 x 15'

0.0 GPM
1 ZONE #
1" VALVE SIZE



2nd Floor Roof Irrigation Plan

IRRIGATION LEGEND=2nd FLOOR:

LATERAL ZONE LINES.

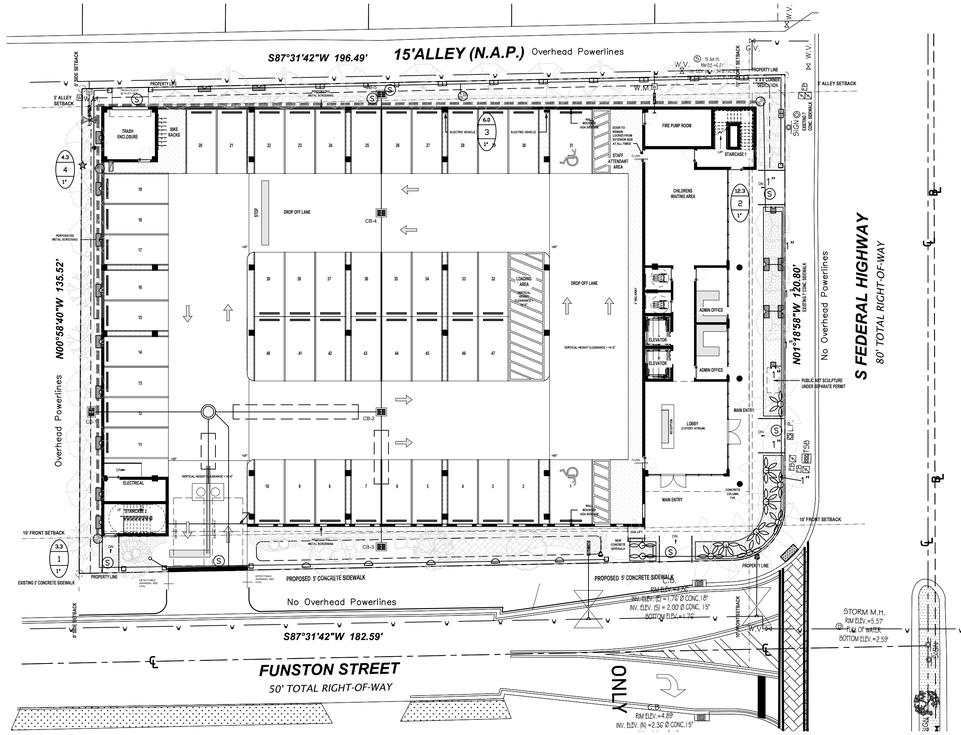
Mini Clik automatic rain sensor shutoff switch mounted outside on eave of structure.

ZONE VALVES - Hunter PGV Series with SCV-100-VALVE-B Smart Valve Battery Controller.

SLEEVES -
Sch. 40, 2 Sizes Larger.
NOTE - Pipe Size Shown is the Lateral Size, NOT the Sleeve Size

6" POP-UP STREAM BUBBLER - Rain Bird 5CST-B 5'R.

0.0 GPM
1 ZONE #
1" VALVE SIZE



IRRIGATION NOTES:

Piping:
Main Lines: PVC SCH 40 Solvent Weld.
Zone Lines: PVC SCH 40 Solvent Weld. 1/2 in. is not used.
Min. pipe is 3/4 in. All end of the line unmarked pipe = 3/4 in. (min.).
Sleeves and suction Line: PVC SCH 40.

Fittings: SCH 40 PVC

Fabrication: To manufacturers specifications. Use blue or grey PVC cement, square cut, clean and prime all joints.

Allow all main lines to cure for 24 hours before pressuring.

All pipe, fittings, and solvents to conform to latest ASTM specs.

Depth of Lines: Main Line and wiring = 18 in. depth, min.
Sleeving under pavement = 24 in. depth, min.
Suction Line = 24 in. depth, nominal.
Zone Lines 1-1/2 in. and smaller = 15 in. depth, min.

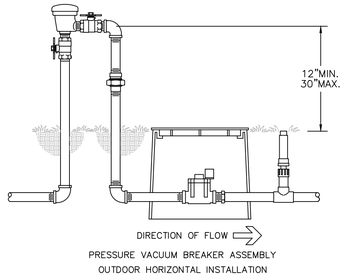
Control Wires: AWG 14 for all hot wires and AWG 12 for common.
Solid copper type UF UL listed for direct burial.
Run wires under main.
Run spares, two min.
Splice wires only in a valve box. All splices shall be moisture proof using Snap tite or DBY UL connectors.
Common shall be white, hot shall be red or color coded
Spare shall be black. Run all wires in Grey Electrical SCH 40 conduit..

Backfill all trenches free of debris, compact to original density, flush all lines, use screens in all heads, adjust heads for proper coverage avoiding excess water on walls, walks, etc.

All details are graphically shown only. All quantities shall be verified by the contractor prior to installation. It shall be the contractors responsibility to assure complete overlapping coverage. Any discrepancies shall be reported to the owner and landscape architect before proceeding. Codes and local regulations shall take precedence over these plans, it is the contractors responsibility to comply. The landscape architect reserves the right to make minor field changes, the contractor may field adjust spray nozzle selection to provide for proper 100% min. coverage.

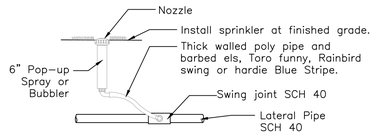
Provide owner with an accurate as installed plan(s) at completion showing main lines, wiring, valves, crossings, etc. using dimensions from fixed datums.

Contractor shall verify all underground utilities prior to commencement of work.



WILKINS MODEL 720A

NTS

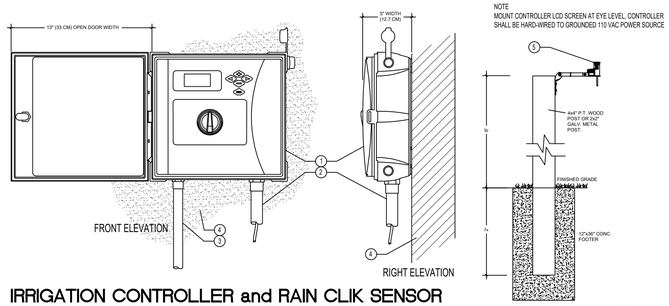


6" Pop-up Spray / Bubbler Detail

NTS

LEGEND:
1. IRRIGATION CONTROLLER
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE. J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN
5. WIRELESS RAIN SENSOR

NOTE.
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE



IRRIGATION CONTROLLER and RAIN CLIK SENSOR

NTS

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

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN ASSOCIATE, CERTIFIED ARBORIST,
tawhite@bellsouth.net
954-253-2265

REVISIONS

Irrigation Permit Plan
PreSchool
1040 S. Federal Highway
Hollywood, Florida 33020

DRAWN: TW
CHECKED: TW
DATE: 7-3-2025
SCALE: 1"=20'

Sheet No.
L-3
Sheet 3 Of 3

City of Hollywood

Staff Summary

Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
http://www.hollywoodfl.org

Agenda Date: 8/4/2025

To: Technical Advisory Committee

Title:

FILE NO.: 25-DP-05
APPLICANT: ZEBI Development Group Inc.
LOCATION: 1715-1727 McKinley Street
REQUEST: Site Plan review for an 11-story, residential building with 144 units within the FH-2 Zoning District within the RAC; pursuant to Senate Bill 102 - Live Local Act (Sky Hollywood)

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic **combined** PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- 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.

CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- ☑ Technical Advisory Committee
- ☐ Art in Public Places Committee
- ☑ Variance
- ☐ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1723, 1721, 1715 MCKINLEY ST HOLLYWOOD FL 33020

Lot(s): 42, 41, 40 Block(s): 2-39 Subdivision: CHATTANOOGA PARK

Folio Number(s): 514210120340; 514210120330; 514210120320

Zoning Classification: FH-2; FH-1; FH-1 Land Use Classification: R.A.C.

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 1,800 +/- EACH

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s): NOT APPLICABLE (N/A)

DEVELOPMENT PROPOSAL

Explanation of Request: Proposing 141-unit Multi_family Development

Phased Project: Yes ☐ No ☑ Number of Phases: 1

Project	Proposal
Units/rooms (# of units)	# UNITS: 141 #Rooms
Proposed Non-Residential Uses	908 S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: 5,816 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 225)
Height (# of stories)	(# STORIES) 11TH (116' - 8" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (6,737; 6,736; 6,73 FT.)

Name of Current Property Owner: MIRSOLIEVA,ZEBINISO

Address of Property Owner: 8321 E ARIZONA PLACE DENVER CO 80247

Telephone: N/A Email Address: N/A

Applicant Luis La Rosa Consultant ☑ Representative ☐ Tenant ☐

Address: 9000 Sheridan Street Telephone: 954-862-2248

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

Date of Purchase: 1/15/2025 Is there an option to purchase the Property? Yes ☐ No ☑

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : **TBD**

E-mail Address: TBD

CITY OF Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: Zebiniso Mirsolieva Date: 1/15/2024

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Luis La Rosa Date: 1/15/2024

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for **Site Plan Review** to my property, which is hereby made by me or I am hereby authorizing **Luis La Rosa** to be my legal representative before the **Technical Advisory Committe** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 15 day of January

_____
Notary Public
State of Florida
My Commission Expires: _____ (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

VIVIANA BENITEZ
Notary Public - State of Florida
Commission # HH 111
My Comm. Expires Jan 30, 2025
Bonded through National Notary Assn.

_____
Signature of Current Owner

Zebiniso Mirsolieva
Print Name

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

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- ☑ Variance
- ☐ Planning and Development Board
- ☐ Historic Preservation Board
- ☐ Special Exception
- ☐ City Commission
- ☐ Administrative Approval

PROPERTY INFORMATION

Location Address: 1727 MCKINLEY ST HOLLYWOOD FL 330202851

Lot(s): 43,44 Block(s): 2-39 Subdivision: CHATTANOOGA PARK

Folio Number(s): 514210120350

Zoning Classification: FH-2 Land Use Classification: R.A.C.

Existing Property Use: SINGLE FAMILY Sq Ft/Number of Units: 2,080 +/-

Is the request the result of a violation notice? ☐ Yes ☑ No **If yes**, attach a copy of violation.

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

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Open Space (% and SQ.FT.)	Required %: (Area: 5,816 S.F.)
Parking (# of spaces)	PARK. SPACES: (# 225)
Height (# of stories)	(# STORIES) 11TH (116' - 8" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (13,473.00 FT.)

Name of Current Property Owner: ZEBI DEVELOPMENT GROUP INC

Address of Property Owner: 7535 E HAMPDEN AVE #400 DENVER CO 80231

Telephone: _____ Email Address: _____

Applicant Luis La Rosa Consultant ☑ Representative ☐ Tenant ☐

Address: 9000 Sheridan Street Telephone: 954-862-2248

Email Address: llarosa@larosaarchitects.com

Email Address #2: _____

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If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: _____

PRINT NAME: Zebiniso Mirsolieva Date: 1/15/2024

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Luis La Rosa Date: 1/15/2024

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for **Site Plan Review** to my property, which is hereby made by me or I am hereby authorizing **Luis La Rosa** to be my legal representative before the **Technical Advisory Committe** (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 15 day of January

VIVIANA BENITEZ
Notary Public - State of Florida
Commission # HH 5311
My Comm. Expires Jan 30, 2026
Bonded through National Notary Assn.

_____
Notary Public
State of Florida
My Commission Expires: _____ (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

_____
Signature of Current Owner

Zebiniso Mirsolieva
Print Name

LLR Architects Inc.

January 15, 2025

PLANNING JUSTIFICATIOMN REPORT

The following is a justification report for our project located at the 1715, 1721, 1723 & 1727 Mc Kinley Street. The owner of the property is ZEBI DEVELOPMENT GROUP INC. Managing Partner is Zebiniso Mirsolieva with offices at 8321 E Arizona Place, Denver CO 80247.

We are proposing a Mixed use Multi Family Development on the above referenced site. The site is comprised of 4 parcels situated East of US-1 and on the North side of Mc Kinley Street totaling 33,681 s.f. or .77 acre. All 4 properties are situated in the Regional Activity Center (R.A.C.) The 2 properties closest to US-1, (1727 & 1723 are zoned FH-2 and total 20,209 s.f. or .46 acres). The other 2 properties are zoned FH-1. The surrounding neighborhoods to the East, North and South are primarily single family or low-density multi-family. To the West of 1727 and closest to US-1 we have commercial and multi-family development.

The Regional Activity Center (RAC) Land Use designation and Downtown Redevelopment District are intended to encourage attractive and functional mixed living, working, shopping, education, and recreational activities in areas of regional importance. To this objective, the corresponding RAC Zoning District regulations are intended to:

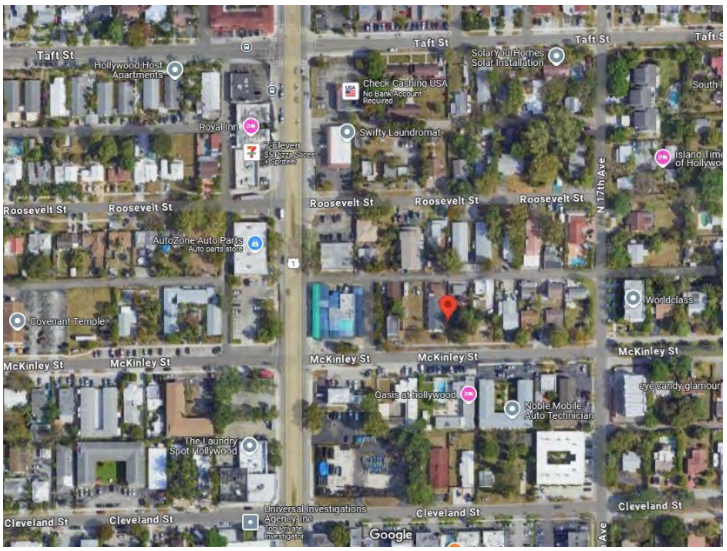
To facilitate mixed-use development.
Encourage mass transit.
Reduce the need for automobile travel.
Provide incentives for quality development; and
Give definition to the urban form.

The purpose of the RAC Zoning Districts is to concentrate density in specific areas, protecting adjacent residential neighborhoods from excessive growth and commercial intrusion; while accommodating a diverse range of housing types, heights, and intensities, which is ideal for sustainable growth. Recognizing the diversity of the various neighborhoods encompassed in the RAC, the regulations are organized by District to protect, reinforce, and enhance the character of each area. The districts and encompassing Subdistricts facilitate the transition from one District to another and to the adjacent neighborhoods; providing adequate and compatible transitions in scale, character, and uses to adjacent residential neighborhoods. The Regional Activity Center and Downtown Redevelopment District area consists of the following zoning district:

FH-1 & FH-2 are a R.A.C. Core District.

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LLR Architects Inc.



Proposal Description and Context

Our intent is incorporate the Live-Local act as allowed by our mixed-use designation to enhance the already existing intent provided by the Regional Activity Center (R.A.C). Aside from the busy thoroughfare that exists on US-1, there has been significant development throughout the R.A.C. our property is North of Young Circle which

The Live-Local act allows for properties designated as industrial or mixed-use to use the highest density and intensity allowed by the city. One of the requirements is that 40% of the units must be designated affordable and fall within the criteria provided by the Florida Housing Finance Corporation as per *166.04151(7)(a) A municipality must authorize multifamily and mixed-use residential as allowable uses in any area zoned for commercial, industrial, or mixed use if at least 40 percent of the residential units in a proposed multifamily development are rental units that, for a period of at least 30 years, are affordable as defined in s. 420.0004. Notwithstanding any other law, local ordinance, or regulation to the contrary, a municipality may not require a proposed multifamily development to obtain a zoning or land use change, special exception, conditional use approval, variance, or comprehensive plan amendment for the building height, zoning, and densities authorized under this subsection. For mixed-use residential projects, at least 65 percent of the total square footage must be used for residential purposes.*

Also, it allows us to match the highest allowable height within 1-mile of our property. Please note that our designated zoning code of FH-2 allows for 140'& 45' feet for FH-1. We are proposing a height 116'-8" to top of roof. The FH-1 portion will remain 45' adjacent to neighbor zoning to the East which is also FH-1. We are respecting the 60' distance separation of 45' within FH-1.

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166.04151(7)(d)1. A municipality may not restrict the height of a proposed development authorized under this subsection below the highest currently allowed height for a commercial or residential building located in its jurisdiction within 1 mile of the proposed development or 3 stories, whichever is higher. For purposes of this paragraph, the term "highest currently allowed height" does not include the height of any building that met the requirements of this subsection or the height of any building that has received any bonus, variance, or other special exception for height provided in the municipality's land development regulations as an incentive for development.

Further, the intensity which is the F.A.R. of a property can be increased up to 150% of the allowable. *166.04151(7)(c) A municipality may not restrict the floor area ratio of a proposed development authorized under this subsection below 150 percent of the highest currently allowed floor area ratio on any land in the municipality where development is allowed under the municipality's land development regulations. For purposes of this paragraph, the term "highest currently allowed floor area ratio" does not include the floor area ratio of any building that met the requirements of this subsection or the floor area ratio of any building that has received any bonus, variance, or other special exception for floor area ratio provided in the municipality's land development regulations as an incentive for development. For purposes of this subsection, the term "floor area ratio" includes floor lot ratio.*

We are proposing a 15-story mixed use multi-Family building consisting of 261 units. The allowable F.A.R.= 38,548 x 6.0= 231,270 s.f We are allowed 150% of 231,270= 346,905 s.f. Our proposed F.A.R= 233,034 net s.f. The break down per floor is as follows:
The maximum F.A.R that we found is YC (young Circle which allows 5.5 F.A.R.). 5.5 x 1.5 would equal 8.25 F.A.R allowable. We are proposing only 6.05

- Ground floor, 2nd. floor, 3rd. floor
  - Parking, Lobby
  - building support spaces
  - 908 s.f of retail- (ground floor)
  - 4th. Floor
    - (4) Studios per floor
    - (11) 1-bedroom per floor
    - (9) 2-bedroom per floor
  - 5th Floor- Amenities level:
    - Pool and Deck Area- 2,264 s.f.
    - Fitness Center - 1,185 s.f.
  - 6th Floor thru 9th Floor (Typical Floor Plate for each floor of Apartments) Unit Mix as follows:
    - (3) Studios per floor
    - (11) 1-bedroom per floor
    - (5) 2-bedroom per floor

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- 10th Floor (all- 2 story Apartments)- Unit Mix as follows:
  - (22) 2-bedroom per floor

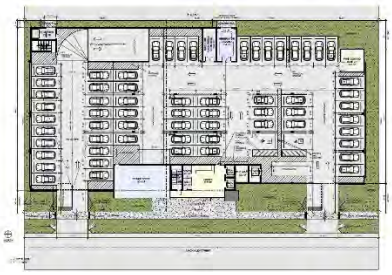
Total Unit Mix:

- (19) Studios per floor
- (66) 1-bedroom per floor
- (56) 2-bedroom per floor

Our Goal is to provide the required 40% affordable housing based on the quantity of unit type.

Total Unit Mix:

- (19) Studios per floor= 19 x 40% = ***8 affordable Studios***
- (66) 1-bedroom per floor= 66 x 40% = ***26 affordable 1-bedrooms***
- (56) 2-bedroom per floor= 56 x 40% = ***23 affordable 2-bedrooms***



Ground – 3rd. floor parking



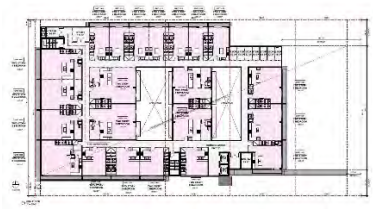
4th Floor plan



5th floor Units/ Amenities Plan



Typical 6th – 9th Floor Plan



10th floor- 2 story Apartment Plan

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The design of the building is bold. The name of the project is SKY Hollywood which fits well perfectly along the US-1 corridor. Our main entrance is off of Mc Kinley Street. We provided a direct entrance to a ramp servicing the 2nd and 3rd floor parking garage. Also, a separate entrance for two-way vehicular parking on the ground floor. The parking garages will be screened with decorative features enhancing the bold design. We anticipate providing art on building façade. Large balconies and glass railings are added features that allow views to this main corridor. The 5th floor has an amenities level, with swimming pool, fitness center, business and other support spaces.



Investigation/Evaluation

- Traffic studies will be provided pending traffic engineers' methodology.

Summary and Conclusions:

- We feel that our project enhances the original intent of Regional Activity Center The Live-Local acts encouragement of higher intensity/density for additional affordable housing will help provide workforce type housing in a luxury development in an area that is growing into an urban core with more job opportunities and quality living.

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LLR Architects Inc.

May 19, 2025
Zebi Development Group Inc.
7535 East Hampden Avenue #400
Denver, CO. 80231

RE: Sky Hollywood
1715-1727 McKinley Street
25-DP-05

A. APPLICATION SUBMITTAL
Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide plat determination letter from the County. Should platting be necessary, prior to Final TAC submittal County Plat comments are required. Plat shall be submitted for recordation prior to submitting for Planning and Development Board. Include several copies of plat documents in future submittals.
   Response:

2. A Unity of Title is required before a building permit is issued.
   Response:

3. Alta Survey:
   a. Shall be based on and dated after O&E. Ensure that O&E report is specifically referenced. The Alta Survey mentioned Old Republic National Title Insurance Company Commitment for Title Insurance; however, the O&E was done by Carusi Law. Revise accordingly.
      Response:

   b. Correct the area tabulation. Alta survey does not match the Site Plan data information.
      Response: Revised accordingly, refer to sheet SP-1.1

   c. Work with the Engineering Division to ensure the survey includes the appropriate elements such as all easements and dedications are indicated.
      Response: Acknowledged

4. Complete and submit to Broward County School Board an impact fee application prior to submitting for Board consideration. Ensure that the application has not expired at the time of Board Consideration Website:
   https://www.browardschools.com/cms/lib/FL01803656/Centricity/Domain/13479/PublicSchoolImpactApplication1.pdf
   Response:

5. Indicate past, current, and future meeting dates as they happen (not submittal dates) on Cover Sheet. Indicate specific Board/Committee (i.e. TAC, PDB, etc.) For future Board/Committee dates not known, leave blank until staff has advised of next meeting date.
   Response: Provided accordingly on Cover Sheet

6. A public participation outreach meeting shall be required for Land Use, Rezoning, Special Exception, and Site Plan requests. Applicants shall conduct at least one public participation outreach meeting and provide mailed written notice to all property owners and certified/registered civic and neighborhood association(s) within 500 feet of the proposed project. Fifteen days prior to the meeting, the applicant shall mail such notice and post a sign on the property, including the date, time, and place of the public participation outreach meeting. Such meeting shall occur prior to the applicable Committee, Board or City Commission submittal and the Applicant shall include in its application packet a letter certifying the date(s), time(s), location(s), a copy of the sig-in sheet, presentation material and general summary of the discussion, including comments expressed during the meeting(s).
   The following Civic Association is located within 500 feet project site.
   a. Hollywood Lakes Civic Association
   b. Downtown Parkside Royal Poinciana Civic Association
   c. Parkside Civic Association
   Visit http://www.hollywoodfl.org/204/Neighborhood-Association-Contact-List for Contact Information.
   Response: To be provided accordingly

7. More comments may be forthcoming.
   Response: Acknowledged

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B. ZONING

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Live Local Act comments:
    a. Provide a Planning Rationale Report to provide justification and explanation of the legal grounds of the proposed development. This report should follow the Terms of Reference provided by staff.
    Response:

    b. The Live Local Act, Florida Statutes Section 166.0415(7)(6), provides that "A municipality may not restrict the density of a proposed development authorized under this subsection below the highest allowed density on any land in the municipality where residential development is allowed."
    Response:

    c. Currently the Zoning and Land Development Regulations permit a maximum density, prescribed through Floor Area Ratio, of 5.5 within the Young Circle zoning district. The proposal is providing a 6.0 FAR.
    Response

    d. Page 3 says 15 story building with 261 residential units. The general application and architectural plans show 141 residential units. Please revise the Live Local rationale.
    Response:

    e. Number all pages.
    Response:

    f. Provide background of the properties: area, existing use, proposed use, zoning districts, etc.
    Response:

    g. Provide AMI level for affordable housing and percentage of affordable housing.
    Response:

    h. Provide summary of findings in traffic report.
    Response:

    i. Provide summary of school concurrency.
    Response:

    j. Provide Design criteria (Section 5.2.I.4.a Zoning and Land Development Regulations).
    Response:

k. Provide Site Plan criteria (Section 6.23 Zoning and Land Development Regulations).
Response:

l. Provide on the narrative policies of Comprehensive Plan and RAC.
Response:

m. Graphics: provide zoning map and aerial image.
Response:

n. Include Site Plan on the narrative exhibit.
Response:

2. Site Plan:
   a. On sheet GN-1.2, there is information about FAR allowed in zoning districts FH-1 and FH-2 where the lots are located. Please provide a separate table using the Live Local you are proposing for the project and show the comparison on the same page.
   Response:

   b. Building shall have a recognizable entrance facing McKinley Street. Entrance shall be visible to pedestrians and vehicular traffic.
   Response: Revised accordingly, refer to sheet A-2.2

   c. Specify where the lifts are located. Based on the detail provided on sheet SP-1.4 the lift chosen has a height of 12'-2", show the minimum clear height between floors.
   Response: Lift located on plans, refer to sheet SP-1.1 and sheet A-1.2. Clearance above the lift called out accordingly. Refer to sheet SP-1.1 and A-1.2

   d. The loading parking space on the ground floor requires 14' vertical clearance.
   Response: Revised accordingly, provided 14'-0" vertical clearance at parking entrance, refer to sheet SP-1.2

   e. Net area on the survey and the Site Plan do not match. Please clarify.
   Response: Revised accordingly, refer to sheet SP-1.1

   f. Provide site data information: the zoning district used for FAR and the zoning district for height applied to this project. It is important that you clearly provide the site data information used for this project just as you provided on the Planning Rationale report.
   Response: Revised Zoning Legend diagram to reflect the FAR calculations. Refer to sheet GN-1.2

   g. On the ground floor, there is a retail space, please include that on the FAR calculation.

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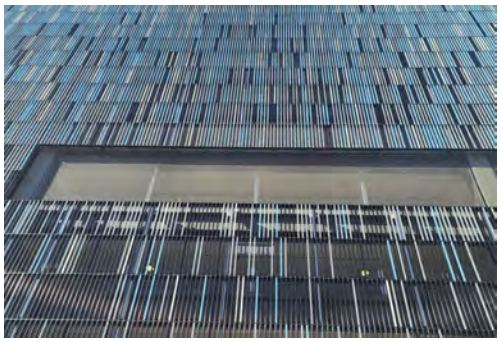
Response: Revised accordingly, refer to sheet SP-1.1 and GN-1.2

C. ARCHITECTURE AND URBAN DESIGN

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Building shall have a recognizable entrance facing McKinley Street. Entrance shall be visible to pedestrians and vehicular traffic. Add a different material or canopy or frame the entrance to be identified from the street.
   Response: Revised accordingly, refer to new renders provided and front elevation on sheet A-2.2

2. What type of garage screening material are you proposing? Consider providing different colors or/and material.


Response: Provided a custom made aluminum screenings attached to building façade. Please refer to sheet A-2.1, A-2.2, A-2.3 and A-2.4.

3. Rendering shall reflect the proposed landscape as well as the surrounding buildings. North façade rendering seems to be from a street instead of the alley and is missing the landscape.
   Response: Revised accordingly

4. On the blank wall on the north façade, a mural can be incorporated as part of the City public art compliance. Please see next comment.

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Response: We revised the elevation to avoid blank walls

5. The City's art in public places ordinances require new developments of 20,000 square feet or more to contribute art, payment, or a combination of payment and art prior to the issuing of building permits. Please choose one of the following commitments below:

    a. In-lieu Public Art Fee: 1% of the cost of the proposed development project, as an "in lieu" public art fee, with a minimum payment of $5,000.00.

    b. Placement of Artwork on Site: Placement of Artwork on the site of the development project, with a minimum value of 1% of the cost of the proposed development project, which shall not be less than $5,000.00.

    c. Combination of In-lieu Public Art Fee and Placement of Artwork on Site: Placement of Artwork on the site of the development project when valued and combined with a payment of a public art fee,

    Response: Acknowledged

D. SIGNAGE

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Indicate if there will be any signage.
   Response: No signage proposed in this project.

2. Provide the following note: All signage shall be in compliance with the Zoning and Land Development regulations.
   Response: Provided accordingly on sheet GN-1.1

E. IGHTING

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Provide note on site plan: Maximum foot candle level at all property lines maximum 0.5 if adjacent to residential.
   Response: Provided accordingly on sheet GN-1.1

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F. GREEN BUILDING & ENVIRONMENTAL SUSTAINABILITY

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Indicate on the site plan where the infrastructure necessary for future installation of electric vehicle-charging equipment will be located. (See 151.154, Ordinance O-2016-02).
   Response: Provided accordingly, refer to sheet SP-1.1

2. As per the City of Hollywood's green building ordinance in Chapter 151, the project will require a third-party green building certification since this project has more than 20,000 square feet of total floor area. USGBC's LEED certification or Florida Green Building Coalition certification are the minimum standards. Include which third party certification program this project has chosen in a note on the site plan and provide green registration documentation with next submittal.
   Response: Note provided on sheet GN-1.1

3. Work with Building Department to ensure compliance with Green Building Ordinance. Review and adjust drawings as necessary. Indicate on drawings Geen Building certification to be achieved and remove the list of Green Building Practices.
   Response: Acknowledged

G. ENGINEERING

Azita Behmardi, Deputy Director of Development Services (abehmardi@hollywoodfl.org) 954-921-3251
Clarissa Ip, City Engineer (cip@hollywoodfl.org) 954-921-3915
Rick Mitinger, Transportation Engineer (rmitinger@hollywoodfl.org) 954-921-3990

1. Provide a plat determination letter from the Broward County Planning Council.
   Response: To be provided

2. The survey, architectural plans, and civil plans are not signed, sealed, and dated. Please provide a signed, sealed, and dated survey and architectural plans.
   Response: Provided accordingly

3. In addition to the colored site plan(s) provide black and white plans.
   Response: Provided accordingly, refer to new sheet SP-1.1A

4. The linework on C-1 is very light making the plan illegible. The civil plan shows limited information. It is recommended to increase the scale to ensure the information from the comments below are included on C-1.
   Response: Revised site plan with a more legible line type.

5. Provide an overall site plan with the following information: Existing right-of-way width dimension and show limits of the rights-of-way on all streets/alleys adjacent to the site. (i.e. swales, sidewalk curbs, curb, including dimensions.)Include and show all surrounding elements of the site on plans, as applicable, i.e. adjacent alley, road, properties, limits of rights-of-way on pavement, swale, sidewalks etc.All features of City streets and alleys within full City right-of-way on both sides from property line to adjacent property lines.
   Response: Provided accordingly, refer to sheet SP-1.1 and SP-1.1A

6. Fully dimension the ROW (i.e. centerline to new property line, full width of the ROW, new sidewalk, swale) on the site and civil plan sheets.
   Response: - The ROW has been fully dimensioned.

7. Please clearly show the limits of the new sidewalk and provide hatching to clearly show the sidewalk is proposed new and the existing sidewalk will be saw cut to match existing to the east and west of the site. Fully dimension sidewalk and ensure the sidewalk is designed to the City of Hollywood standard details.
   Response: Revised accordingly, provided on sheet SP-1.1

8. Please list all variances being requested on the cover sheet and clearly call them out on the plan. (i.e. setbacks to walkways, curb cuts etc.).
   Response: No variances requested in this project.

9. There are two setback tables and the side setback in FH-1 indicates 0, N/A; however, the plan shows 4’ and 10’ setbacks on the sides. Please clarify.
   Response: Revised accordingly on Set Back table

10. Parking table indicates 225 spaces; however, plans appear to show 169. Provide in the table how the retail stalls were determined. Update the guest parking to 1 stall /5 units per city code.
    Response: Revised parking table and parking tags on plans accordingly. This project is located in the RAC and required 1 stall per every 10 units. Please refer to parking Calculations on sheet GN-1.1

11. On Site Plan (SP), fully dimension the landscape areas around the building.
    Response: Revised accordingly, refer to sheet SP-1.1

12. Dimension all rooms and back of house aeras on SP 1.1 / A 1.1.
    Response: Revised accordingly, refer to sheet SP-1.1 and A-1.1

13. Dimension dumpster bins; show, label, dimension the recycling bin; show and label the trash chute; and show how garbage is proposed to be picked up on the plans. Provide fully dimensioned trash room details.

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Response: Revised accordingly, refer to sheet SP-1.2 for enlarged Dumpster plan.

14. Label the vertical clearance of the garage on all levels.
    Response: Provided accordingly, refer to sheets SP-1.2, A-1.1, A-1.2 and A-1.3

15. Label the height of the entrances, exits, doorways, openings on the elevations.
    Response: Provided accordingly on sheet SP-1.1

16. Indicate if there will be any fence or security gate at the driveway. If so, please indicate the type of gate and how it operates (remote, sensor, card reader, etc.). Be sure to provide space required for gate's operation and provide sufficient vehicle queueing. All vehicle queueing shall be within private property (8.5'x19' minimum). Show and label the queueing space, as applicable.
    Response: No fence or security gate at the driveway proposed in this project.

17. Show the stop bar, stop sign, and visibility triangle at the entrance on all plan sheets. Please refer to the city's Visibility Triangle Detail (12'X12'). Dimension the distance between the edge of pavement and the new property line.
    Response: Provided accordingly, refer to sheet SP-1.1

18. Indicate on plans if curbing will be provided for the parking area and call out type of curb to be proposed. Confirm/label curb North of stall 59 on SP and C-1. Include in section B-B on C-1.
    Response: Revised accordingly, refer to sheet SP-1.1 and sheet C-1

19. Show and label offsite curb and any areas where a 3-foot nose down curb is applicable and provide a detail.
    Response: No existing offsite curb, refer to provided Alta Survey

20. Parking spaces shall be 9.5-feet with an obstruction on one side and 10.5-feet wide with two.
    Response: Acknowledged

21. Ensure and dimension on the plans that the following stalls have a clear 3-foot setback / 1-foot clear space:1, 60, 52, 71, 72, 123, 124. Note, stall 60 is required to be 9.5-feet since the setback is not provided. Review the stalls listed and revise the plans accordingly.21. A 1.2-A1.3: Dimension the drive aisles adjacent to the ADA stalls. Confirm that the ADA route is not located in the drive aisle or behind a stall. The ADA route should not go behind the parked cars. Please reconfigure ADA route to be more accessible to elevator.
    Response: Revised accordingly, refer to sheet SP-1.1

22. Consecutively number the parking stalls. Number each stall.
    Response: Provided accordingly, refer to sheet SP-1.1, A-1.2 and A-1.3

23. A1.1-A1.3: dimension the ramp and include the slopes (12% max.).

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Response: Revised accordingly, provided a 16% slope ram, with 8% slope transitions at ends.

24. Label EV parking, bicycle spaces, guest, etc., on SP and Pavement Marking and Signage Plan. Show and label all signage and pavement markings as they will be shown in the field.
    Response: Revised accordingly, refer to sheet SP-1.1. All required items are labeled in Sheets C-2, C-2A, and C-2B.

25. Dimension each 3-foot column setback.
    Response: Provided accordingly, refer to sheet SP-1.1, A-1.2 and A-1.3.

26. Please show and label the signage on the site and civil plan sheets.
    Response: - All signage information to be found in Sheet C-2, C-2A, and C-2B.

27. Clearly label on the SP and PGD plans for swales to be restored in the ROW. This should be restored with grass to the City of Hollywood Typical Swale Grading Detail and Turf Restoration Detail, please include details in plan set.
    Response:Note provided on sheet SP-1.1 and Added note to Sheet C-1.

28. Provide ADA accessible routes between ADA accessible parking and building access and accessible route to the public rights-of-way.
    Please add a note on the site plan (SP) and the Paving, Grading, and Drainage (PGD) Plan stating any lip from 1/4" but not greater than ½" will be beveled to meet ADA requirements. Identify any elevation differences or slopes from the sidewalk in the ROW and accessible parking stall to the entrance of the building. If there is no difference state, the transition is flush. Show the accessible routes on site plan and PGD.

Response: - Added note to Sheet C-1. The elevation from the sidewalk in the ROW and the building entrance is compliant to ADA standards.

29. Add exiting elevations that will remain and proposed elevations for the improvements on C-1 to ensure ADA compliance and the constructability of the improvements.
    Response: - Added necessary elevations for all improvements.

30. If an ADA ramp(s) is required, fully dimension the ramp and show on SP. Add elevations to the four corners. Show turning radii at landings and clarify if railings will be provided. Provide a detail of the ADA ramp to ensure ADA compliance.
    Response: Not required in this project

31. Add ADA notes confirming the allowable maximum slopes for the sidewalks and curb ramps, as applicable, on C-1. Provide curb ramp details as applicable and label on the plans.
    Response: Provided accordingly

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32. Provide a consistent legend and hatching for all materials on the site plan both on and off site to clearly show the swale area, sidewalk area etc. on the plans.
    Response: Revised accordingly

33. Please call out all materials for the walkways, drive aisles and vehicular parking areas. Ensure the material requirements align with City of Hollywood Code below and add the applicable notes to the civil plans:
    a. Concrete:Concrete driveways on private property will be 5-inch thick, 3,000 PSI with fiber mesh while the portion of the driveway located within the ROW (Outside of the property lines) will be a minimum of 6 inches thick, 3,000 psi, with no metal or fiber mesh and will be constructed flush with the existing roadway and sidewalk. The entire driveway will maintain control joints located every 250 sq.ft and the existing asphalt in the City ROW will be sawcut for a clean straight edge.
    b. Paver:Paver driveways require a minimum 2 3/8th inch pavers placed over a 1-1/2 inch sand base and compacted subbase. In addition to a Minimum 6-inch edge restraint (concrete border) is required around perimeter to interlock pavers. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.
    c. AsphaltAsphalt driveway is required to be a minimum 6-inch lime rock base, tack coat, and 1-inch layer of S-III asphalt. The driveway is to be constructed flush with the existing roadway and the existing asphalt in the City ROW will be sawcut for a clean straight edge.
    Response: - Added note to Sheet C-1.

34. Provide civil plans for the proposed work indicating items such as but not limited to drainage improvements, curbing, drive aisle widths, vehicular circulation, sight visibility triangle, vehicular turning radii, pavement marking, and signage plans and details. Show location of existing water and sewer mains on plans and show how you are planning to connect to the city system. For water and sanitary sewer connection, show any pavement restoration and details required for connections within City rights-of-way. Full road width pavement mills and resurface is required and swale grading details in plan set. Remove noncity duplicate details.
    Response: Will provide Civil plans with all proposed work this submission.

35. Provide cross-sections along each property line. Add dimensions on the SP and PGD adjacent to the cross-section callouts. Ensure the cross-sections include dimensions, property line, curbs and walls / footers as applicable.
    Response: - Added dimensions to reflect cross-sections.

36. Show, label, and dimension all easements on the site and civil plan sheets Provide a pavement marking and signage plan for both onsite and off-site improvements. These pavement markings are to comply with the City of Hollywood Standard Details in addition to the Broward County

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Traffic Engineering Division Standard details. Please provide any applicable details in the plan set. Ensure pavement markings across plan sets are identical.
Response: Provided PMS for proposed improvements.

37. Provide a pavement marking and signage plan for all parking garage levels.
Response: All levels of the parking garage are accounted for, Sheet C-2, C-2A, and C-2B.

38. All roads and alleys adjacent to the property are to be milled and resurfaced for the full width of pavement. Add a note on the site plan. Provide hatching to show limits and add dimensions from the property line to show the extent(s) on site plan and C-1. Separate milling and resurfacing from pavement restoration.
Response: Note added on sheet SP-1.. Added note to Sheet C-1 and separated mill and resurface and pavement restoration.

39. Include the latest standard City of Hollywood details in the plan set. https://www.hollywoodfl.org/1459/Standard-Details-for-Engineering-and-Lan include all applicable details. Update the details to C-21A and C-21B on C5.
Response: - Will include the most recent details in the plan set.

40. BCTED approval will be required for all pavement markings being restored in the ROW. Please provide a plan showing the proposed pavement markings to be restored.
Response: Acknowledged

41. For utilities work within City rights-of-way, ROW permit will be required at the time of permit.
Response: Acknowledged

42. MOT plans required at the time of City Building Permit review.
Response: Acknowledged

43. All outside agency permits are required at the time of City building permit review.
Response: Acknowledged

44. This project will be subject to impact fees (inclusive of park impact fee) under the new City Ordinance PO-2022-17, effective September 21, 2022. Impact fees payments to be made at the time of City Building Permit issuance.
Response: Acknowledged

45. More comments may follow upon review of the requested information.
Response: Acknowledged

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H. LANDSCAPING

Favio Perez, Landscape Reviewer (fperez@hollywoodfl.org) 954-921-3997

1. Digital images and survey provided show existing trees/palms on site. Provide a Tree Disposition plan as part of the landscape plan set. Show all trees on site to scale. The tree legend must include the tree number, common name, botanical name, DBH, overall height, spread, condition and disposition (to remain, to be relocated, to be removed). Show all canopies including crowns of trees from adjacent lot located within 10' from property line. For new construction, Disposition plan must be superimposed on the new/proposed site plan.
   Response:

2. Landscape plan shall provide the location of all underground and overhead utilities. Show all underground lines/utilities on landscape. there shall be no conflict with proposed underground work and existing trees to remain or proposed.
   Response:
3. Provide SOD species on plant list.
   Response:

4. According to Chapter 155.52 of the Code of Ordinances and the City of Hollywood Landscape Manual, Shade trees to be installed at a minimum size of 2" DBH/ 12' height. Existing trees meeting this criterion may be used as credit toward total requirement. Palm trees count toward tree requirements on a 3:1 basis, meaning 3 palms equal 1 broadleaf tree. Palms must be 8' CT min.
   Response:

5. Provide sight triangles on plans at intersection of driveway and property line – Sec. 155.12 (d)
   Response:

6. Native plant requirements; 60% trees, 50% shrubs – Sec. 3.4.
   Response:

7. Label all sides of property weather there are 'Existing Overhead Powerlines' or 'No Overhead Powerlines'. Provide FPL approved trees for planting under powerlines.
   Response:

8. Above ground equipment: Where required for screening purposes, hedge shall be planted at equipment height for visual screening, 36" ht min.
   Response:

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9. Add note: All landscaping shall be warranted for 1 year after final inspection.
   Response:

10. Provide site requirements as per project zoning requirements.
    Response:

11. Add note: 100% irrigation coverage shall be provided.
    Response:

12. Minimum tree size as per RAC zoning is 14' ht, 4" dbh. Revise plant schedule as needed to meet code.
    Response:

13. Mitigation calculations are missing. Mitigation requirements are in addition to site requirements.
    Response:

14. Provide pool deck landscape and any additional floor with landscape areas for review.
    Response:

15. Provide the proposed Live Oak street trees at 16' ht, 4" dbh min. The additional 2" may be counted as a tree towards mitigation requirements.
    Response:

I. UTILITIES

Alicia Verea-Feria, Utilities Permit Review Administrator (averea-feria@hollywoodfl.org) 954-921-3302

1. Provide crown of road/centerline elevations on the survey.
   Response: Elevations have been included in the survey.

2. This property resides within FEMA Flood Zone AE with Base Flood Elevation (BFE) = 6' NAVD88. The proposed Finished Floor Elevations (FFE) shall comply with the greatest of the following three (3) conditions, as applicable.
   a. Section 154.50 of the City's Code of Ordinances requires the minimum FFE for residential shall be, at a minimum, BFE + 1' or 18-inches above the highest elevation of the crown of the adjacent road; OR
   b. Broward County 2024 FEMA Flood Maps, available online via the following link: https://experience.arcgis.com/experience/942f6643838344f08ff450b0bc1b731a/page/Page/; OR Broward County Future Conditions 100-year Flood Map 2060 (in effect as of July 2021), available online via the following link:

https://bcgis.maps.arcgis.com/apps/webappviewer/index.html?id=ec160b81e7f84bdeacda62575e81730
Response: - Changed Finished Floor Elevation to 7.00' NAVD 1988.

3. Ensure all stormwater is retained onsite. Indicate elevations in cross-sections on sheet C-1.
   Response: Included elevations in cross-sections to show stormwater to be retained onsite.

4. Provide rim and invert elevations for the drainage inlets shown on sheet C-1.
   Response: Included rim and invert elevations on Sheet C-1.

5. The fire hydrant is shown connecting to the sewer main.
   Response: Revised fire hydrant to be connected to the existing 4" PVC WM.

6. The cleanout rim and invert elevations are missing from plan.
   Response: - Revised site plan to have the cleanout installed to grade.

7. Tapping connection sizes are incorrect and do not correspond to the existing 8-inch PVC water main.
   Response: Corrected tapping connection sizes to conform with the existing 4" PVC water main.

8. Contact Mr. Juan Picon via email at jpicon@hollywoodfl.org to request the Utilities Atlas to ensure the existing utilities in the right-of-ways are correctly illustrated and called out.
   Response: Will request Utilities Atlas from Mr. Juan Picon.

9. Indicate Finished Floor Elevation (FFE) for all enclosed areas on the ground floor on the Architectural Plans and Civil Plans.
   Response: - Indicated FFE to be 7.00' NAVD88 in all enclosed areas on the ground floor.

10. Include perimeter cross-sections across all property limits including transition areas meeting adjacent property grades. Cross-sections shall demonstrate on-site stormwater runoff retention.
    Response: Cross sections are provided for all four sides of the property line.

11. Provide preliminary drainage calculations including Pre and Post development ensuring all stormwater is retained onsite.

Response: Prepared preliminary drainage calculations for pre- and post- development conditions, ensuring on-site stormwater retention compliance.

12. Note how roof drainage will be collected and connected to the on-site drainage system.
    Response: Roof drainage will be collected through rainwater leaders connecting to our drainage system.

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13. Landscape plans to be submitted should coordinate with civil plans to accommodate for drainage features. Proposed landscaping shall not obstruct onsite stormwater runoff retention.
    Response: Coordinated accordingly

14. Submit Erosion Control Plan.
Response: Submitted Erosion Control Plan and Stormwater Pollution Prevention Plan and Details, on Sheets C-5 through C-7.
15. Ensure bottom of mechanical and electrical equipment is elevated to match existing finished floor elevation, at a minimum.
    Response: All mechanical and electrical equipment to be elevated to match FFE minimum.

16. Permit approval from outside agencies will be required.
    Response: -Acknowledged.

    Additional comments may follow upon further review of requested items.

J. BUILDING

Russell Long, Chief Building Official (rlong@hollywoodfl.org) 954-921-3490 Daniel Quintana, Assistant Building Official (dquintana@hollywoodfl.org) 954-921-3335

1. Correct the discrepancy between the Project Proposal Description and Context (page 7 of the package) which indicates 261 Units and the Project Application which indicates 141 Units.
   Response: Revised accordingly

2. The proposed 11 story multi-family structure is a Threshold Building by definition. A Threshold Inspection Plan, prepared by a Florida Registered Professional Engineer, is required at time of building permit application.
   Response: Acknowledged

3. Amend Site Plan Sheet SP 1.1 and First Floor Plan Sheet A1.1 to provide a dedicated emergency means of egress* which leads from the exit door of Stairway #2 to the public way.* Provide
   Response: Provided accordingly, refer to sheet SP-1.1

K. FIRE

Chris Clinton, Fire Marshal (cclinton@hollywoodfl.org) 954-967-4404
Marcy Hofle, Deputy Fire Marshal (mhofle@hollywoodfl.org) 954-967-4404

1. Fire review for TAC is limited to fire department access and minimum fire flow requirements for water supply for firefighting purposes. --- A complete architectural review will be completed during formal application of architectural plans to the building department.
   Response: Acknowledged

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2. The application shows only 3 folios/lots (1715/21/23), but the plans also show 1727.
   Response:

3. Show the use of the current codes for this project
   a. Florida Fire Prevention Code (8th Ed.)
   b. NFPA 1 (2021 Ed.)
   c. NFPA 101 (2021 Ed.)

   Response: Provided accordingly on General Notes in sheet GN-1.1

4. McKinley Rd. appears to be the only fire department access road, Per NFPA 1:18.2.3.2.2- Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (46 m) from fire department access roads as measured by an approved route around the exterior of the building or facility.Per NFPA 1:18.2.3.2.2.1- When buildings are protected throughout with an approved automatic sprinkler system that is installed in accordance with NFPA 13, NFPA 13D, or NFPA 13R, the distance in 18.2.3.2.2 shall be permitted to be increased to 450 ft. (137 m). If not feasible, provide more fire department access roads. When submitting plans, they must show fire department access roads along with the required turning radii. Show on a plan, fire dept. access around and to the building. The minimum width for FD access roads is 20' unobstructed as per NFPA 1:18.2.3.5.1.1, per 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m) and per 18.2.3.5.3.1, the turning radius for fire truck access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior. Provide a complete FD Access route on the plans which is compliant with NFPA 1 (2018 Ed.) Chapter 18 in its entirety. --- The minimum width for FD access roads is 20' unobstructed as per NFPA 1 (2018 Ed.) Section 18.2.3.5.1.1, and as per NFPA 1 (2018 Ed.) Section 18.2.3.5.1.2, fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft. 6 in. (4.1 m). --- Lastly, as per NFPA 1 (2018 Ed.) Section 18.2.3.5.3.1, the turning radius for fire trucks access: 28'.5" interior radius, 38' centerline of the turning radius, and 45' exterior.
   Response: Revised accordingly

5. Any stacked parking in the garage will require a fire sprinkler design category of Extra Hazard Group II as per NFPA 13 (2019 Ed.) Section 4.3.6 --- Extra hazard (Group 2) occupancies shall be defined as occupancies or portions of other occupancies with moderate to substantial amounts of flammable or combustible liquids or occupancies where shielding of combustibles is extensive.NFPA 13 (2019 Ed.) Section A.4.3.6 (9) --- Car stackers and car lift systems with 2 cars stacked verticallyShow areas in garage where stacked parking is proposed.
   Response: Acknowledged

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6. Ensure stair exits are remote as required by NFPA 1 (2021) 7.5.1.3. The measured distance from the exits shall be diagonal, not as a person would walk. See 7.5.1.3.2 NFPA 101 (2021) and annex for examples (A7.5.1.3.2(d)). Ensure Stair #2 terminates directly, at a public right of way or an exterior exit discharge per NFPA 101 7.7.1.
   Response: Provided accordingly, refer to sheet SP-1.1 and Sheet A-1.4

7. All of the criteria for a high-rise building are required as per NFPA 101, chapter 11.8 Special Structures and High-Rise Buildings.
   Response: Acknowledged

8. Water supply and any new hydrants shall be in place prior to accumulation of combustible materials per NFPA 1 (2018 Ed.) Section 16.4.3.1.1. --- Provide a note on the plans.
   a. Water supply shall meet the requirements of NFPA 1 (2021 Ed.) Section 18.4.5.3. --- To determine the minimum fire flow required for firefighting purposes, a Hydrant Flow Test will need to be scheduled through our Underground Utilities Department via email. --- underground@hollywoodfl.org
   b. After the results are completed, the civil engineer shall show on civil drawings the calculations using table 18.4.5.2.1 showing that the project meets the minimum fire flow requirements for the building.
   c. For your convenience, I have attached a sample Fire Flow Calculation letter which can be used as a template.
   d. As a result of that test, show any existing and new fire hydrants on civil drawings. A copy of the completed hydrant flow test and engineer's calculations are required at the next submittal.
   e. Page C-1 does show a fire main and hydrant, but is missing information. show the complete underground fire main including the type of pipe proposed, pipe lengths, and diameter sizes (from the main water line tap until the fire line connects to the structure).

   Response: Revised accordingly

9. In reference to required fire flow in previous comment, there are fire flow calculations shown on C-1. Change current codes to 8th edition of the F.F.P.C 2021 Edition. The building type shows 1. Is this the construction type? If so, please elaborate (1A, 1B, etc) Refer to NFPA 220 and/0r Annex A.12.2 in NFPA 1 (2021). Show construction type based on NFPA 220. This should also be shown on the Architectural plans. The calculation show total area as 32,953 S.F. This building is much larger and at the minimum, the fire flow would be the total of 3 floors.
   Provide the hydrant flow test results from the City so the calculations can be verified.
   Response: revised accordingly on sheet C-1.

10. Page C-1, note under water demand states no fire pump required, but page shows a room labeled fire pump.
    Response: Revised accordingly

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L. PUBLIC WORKS

Joseph Kroll, Public Works Director (jkroll@hollywoodfl.org) 954-967-4207
Rosendo Prieto, Assistant Director (rprieto@hollywoodfl.org) 954-967-4526

1. No comments received yet.

M. PARKS, RECREATION AND CULTURAL ARTS

David Vazquez, Assistant Director (dvazquez@hollywoodfl.org) 954-921-3404

1. Provide the Park Impact Application fee application.
   Response:

N. COMMUNITY DEVELOPMENT

Ryon R. Coote, Community Development Division Manager (rcoote@hollywoodfl.org) 954-921-2923
Liliana Beltran, Housing inspector (lbeltran@hollywoodfl.org) 954-921-2923

1. No comments received yet.

O. ECONOMIC DEVELOPMENT

Joann Hussey, Interim Director (jhussey@hollywoodfl.org) 954-924-2922 Herbert Conde-Parlato, Economic Development Manager (hconde-parlato@hollywoodfl.org) 954-924-2922

1. What is the expected total investment?
   Response:

2. Please break down the total number of anticipated jobs:
   a. Construction jobs
   b. Permanent jobs
   Response:

3. Are you able to include any additional commercial space for the residents and surrounding neighborhood?
   Response:

P. POLICE DEPARTMENT

Christine Adamcik, Police (cadamcik@hollywoodfl.org) 954-967-4371
Chantel Magrino, Police (cmagrino@hollywoodfl.org) 954-967-4500
Doreen Avitabile, Police (davitabile@hollywoodfl.org) 954-967-4371

ISSUE:
Crime Prevention Through Environmental Design Blueprint Review/Recommendations.
EXPLANATION:
The following recommendations were developed during the Crime Prevention Through Environmental Design review of the blueprints for "1715-1737 McKinley Street" – Preliminary.
***Note: Application is substantially compliant
Note: Blueprint Crime Prevention Observations/Recommendations per ACPI (American Crime Prevention Institute) reference the addressed premises.
CPTED Strategies
Provide clear border definition of controlled spaces. Examples of border definition may include buildings, fences, pavement treatment, landscaping, signs, lighting, to express ownership and define public, semi-public, and private space, natural territorial reinforcement occurs. Also, clearly mark the public paths, so it will make private areas harder for non-employees to access.
1. External Lighting

Parking lots, vehicle roadways, pedestrian walkways and building entryways should have "adequate" levels of illumination. The American Crime Prevention Institute recommends the following levels of external illumination:
- Parking Lots 3-5 foot candles
- Walking Surfaces 3 foot candles
- Recreational Areas 2-3 foot candles
- Building Entryways 5 foot candles

o These levels may be subject to reduction in specific circumstances where after hours use is restricted.
o Fully illuminate the exterior of the property at night.
o A system of lighting fixture identification should be developed.
o The lighting fixture identification system should enable anyone to easily report a malfunctioning fixture.
o Exterior lighting should be controlled by automatic devices (preferably by photocell).
o Exterior lighting fixture lenses should be fabricated from polycarbonate, break-resistant materials.
o Plant materials, particularly tree foliage, should not interfere with or obscure exterior lighting.
o If exterior lights are not being used at night, exterior motions-detection lighting should be installed to detect the presence of intruders.
o Lighting fixtures selected must do more than just providing ample, glare-free lighting.

o Lighting fixtures must also be reliable, easy to maintain, able to withstand the elements and protected from vandalism.

2. Natural Surveillance
o Use a single, clearly identifiable, point of entry/exit.
o Maintain clear visibility from the interior/exterior of all areas of the property.
o Public entrances should be clearly defined by walkways and signage.
o Assign parking spaces to each resident but not marked with their unit number. This makes unauthorized parking easier to identify less likely to happen.
o Illuminate and define all entrances so that they are visible to Fire/Police Emergency Personnel and to the public.
o Loading area, (drop off/pick up), should be clearly visible and should not enable hiding places.
o Install a “peephole” on exterior doors to allow residents/employees to verify who is trying to enter.
o There should not be recessed areas in corridors that could be used for hiding or loitering.
o Glass elevators are recommended, so residents can see out/in.
o Convex mirrors should be used in corners and in stairwells.
o See-through fencing should be on all balconies.

3. Natural Access Control
o Site entrances should be easily securable.
o Keep building entrances to a minimum and well monitored.
o Delivery entrances should be separate, well-marked and monitored.
o If deliveries are made, they should be made during the daytime hours.
o Have an Emergency Plan in place for residents and have training periodically to ensure they know the plan in the event of an emergency.
o Do not install permanent stop buttons in elevators.
o All elevators should be equipped with a panic button.
o Keep balcony railings open by using a see-through material, such as wrought iron railings.
o Trash Room should remain locked when not in use.
o Mail/Package Room should remain locked when not in use.
o The electrical Room should remain locked when not in use.
o The lobby should be accessible to residents only.
o The lobby, hallways, parking garage, mail room, electrical room, generator room, fire pump room and trash room should be well monitored.
o The lobby and mail room should remain locked after hours.
o The roof should be kept secured, locked, and have keycard access for those entering with authorized personnel only.
o Retail/Coffee shops should have key fob entry through the parking lot entrance for residents and staff only.

4. Landscaping:
o Keep the landscaping trimmed and well maintained.
o Plant height appropriate shrubbery along walkways as to not obstruct visibility or allow individuals to hide behind.
o Plants/Shrubbery should not be more than 2ft in height.

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o Tree canopies should not be lower than 6ft in height.

5. Building(s) Perimeter Doors
o Exterior doors, not used as designated entry points, should be locked to prevent entry from the exterior.

o Ideally, exterior doors should be equipped with electronic propped door alarms, which annunciate either locally and/or at the security office.
o Perimeter doors should be designed for “heavy duty” (ANSI Grade III) applications.

6. General locations
o Mechanical, electrical, HVAC, or other equipment located outside the building should be surrounded by a protective enclosure. Ex. Dumpster Enclosures.

7. CCTV
o CCTV provides surveillance that can detect criminal activity and record the footage, which can be useful in an investigation. Conspicuous CCTV is another type of deterrent to a criminal. There are some difficulties in monitoring parking facilities because of shadows, spaces between parked vehicles; and columns, ramps, and walls in parking garages; that is why lighting is also essential in these areas.
o Check all CCTV systems and ensure that they provide a clearly visible facial picture.

8. Fencing
o (If used) Wrought iron fencing provides for natural surveillance within and onto the property. Ex. Parking lot and to establish a defined border definition of the entire property.

9. Non-Pedestrian Building Entry Points
o Sturdy fencing should enclose locations where gas and electric utilities enter buildings.
o Locations where gas and electric utilities enter buildings should be well lit.
o Electrical service disconnects and gas valves should be equipped with locking devices.

10. Signage
o Ensure proper signage is posted throughout property.
o Signage at pool stating whether or not a lifeguard is on duty.
o Pool area should have hours of operation posted.
o Pool area should have rules and regulations posted.
o Retail/Coffee shop should have hours of operation posted.
The purpose of the review is to provide security recommendations. This review is only advisory and is not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Q. DOWNTOWN AND BEACH CRA

Jorge Camejo, Executive Director (jcamejo@hollywoodfl.org) 954-924-2980

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Susan Goldberg, Deputy Director (sgoldberg@hollywoodfl.org) 954-924-2980
Francisco Diaz-Mendez, Project Manager (fdiaz-mendez@hollywoodfl.org) 954-924-2980
Christopher Crocitto, Project Manager (ccrocitto@hollywoodfl.org)

1. Not Applicable.

R. PARKING

Jovan Douglas, Division Director, Parking and Code Compliance (jdouglas@hollywoodfl.org) 954-921-3548
Angela Kelsheimer, Parking Operations Administrator (akelsheimer@hollywoodfl.org) 954-921-3535
Natnael Jowhar, Parking Operations Manager (NJowhar@hollywoodfl.org) 954-921-3335

1. No comments received yet.

S. ADDITIONAL COMMENTS

Carmen Diaz, Planner III (cdiaz@hollywoodfl.org) 954-921-3471

1. Additional comments may be forthcoming.

GGB Engineering
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Ph: (954) 986-9899 Fax: (954) 986-6655
email: brian@ggbeng.com

PROJECT NAME: 1715-1723 MCKINLEY STREET, HOLLYWOOD, FL
STORM DRAINAGE CALCULATIONS

Date: **5/30/2025**

PRE-DEVELOPMENT CHARACTERISTICS AND AREAS

BUILDING AREA/ROOF	6298.0	SF	18.66%
IMPERVIOUS PAVED AREAS	10424.00	SF	30.89%
POOL	0.00	SF	0.00%
PERVIOUS SITE AREA	17022.00	SF	50.44%
TOTAL SITE AREA	**33744.00**	SF	**100.00%**

POST DEVELOPMENT CHARACTERISTICS AND AREAS

BUILDING AREA/ROOF	26463.0	SF	78.42%
IMPERVIOUS PAVED AREAS	1498.00	SF	4.44%
POOL	0.00	SF	0.00%
PERVIOUS SITE AREA	5783.00	SF	17.14%
TOTAL SITE AREA	**33744.00**	SF	**100.00%**

RUNOFF COEFFICIENTS

IMPERVIOUS AREAS	0.90	
PERVIOUS AREAS	0.35	
Wet season water table elev.	0.50	NAVD
Average finished grade in pervious area	6.50	FT NAVD
Compacted water storage	8.18	Inches

DESIGN STORM FREQUENCY FOR WATER QUALITY

5 YEAR STORM RUNOFF, 2.5 x % IMPERVIOUS OR FIRST INCH WHICHEVER IS GREATER

First inch runoff (Total site area x (1/12))	2812.00	CF	
Site area for water quality (Total site - Bldg+Pool)	7281	SF	
Impervious area for water quality	1498.00	SF	
2.5 Inches x % Impervious	1446.36	CF	
2.5" x Pervious site area/Total area	0.43	Inches	
10 year 24 hour storm rainfall (P)	8.50	Inches	
Soil storage (percent pervious x soil storage)	1.40	Inches. Avg. depth to WT =	6.00

GGB Engineering
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Ph: (954) 986-9899 Fax: (954) 986-6655
email: brian@ggbeng.com

Runoff = $\frac{(P-0.2\ xS)2}{(P+0.8\ x\ S)}$ Where P = 8.50 inches for 10 year 24 hour storm rainfall (P)

Runoff = 7.02 Inches

Volume = A x R/12 19745.88 CF

Use 5 year runoff of	19745.88	CF
First Inch of Runoff	2812.00	CF
2.5" x % Impervious	1446.36	CF

19,745.88 CF OF STORAGE REQUIRED WILL BE PROVIDED IN SWALES AND EXFIL. TRENCHES

STORAGE IN EXFIL TRENCH = 19,745.88 CF

DESIGN STORM PEAK AND AVERAGE DAY TRENCH CALCULATIONS

$$L = \frac{V}{K(HW+ 2HxDu - Du\ x\ Du +2HDs)\ + 1.39\ x\ 10(-4)\ x\ W\ x\ du}$$

Volume =	5.44	Ac-inches
A = Drainage Area	0.77	Ac
W = Trench Width	5.00	ft
K = Hydraulic Conductivity	2.00E-04	cfs/ft^2per ft of head
H = Depth to water table	5.00	ft
Du = Non Saturated trench depth	2.00	ft
Ds = Saturated trench depth	2.00	ft

Trench Required	**400.27**	**LF**
Trench Provided	**410**	**LF**


SKY HOLLYWOOD








SKY HOLLYWOOD

SKY HOLLYWOOD

PROPOSED 142-UNITS MULTI FAMILY DEVELOPMENT FOR:

ZEBI DEVELOPMENT GROUP INC.

1715, 1721, 1723 & 1727 MCKINLEY STREET
HOLLYWOOD, FLORIDA 33020



LLR Architects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) – 305–403–7926
(CELL)– 786–543–0851
E–MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis LaRosa-Registered
Architect
AR#–0017852

BRANDOM M. WHITE-ASLA
LANDSCAPE ARCHITECT

1708 SW JOY HAVEN ST
PORT ST. LUCIE, FL 34983

GGB ENGINEERING
CIVIL ENGINEERS

2699 STIRILING ROAD, SUITE C-200
FORT LAURELDALE, FL 33312

1

MEETING DATES:

PACO: SEPTEMBER 16, 2024
TAC-1:
TAC-2: JUNE 23, 2025
PUBLIC MEETING: TBD
PDB: TBD

1

Sheet Index

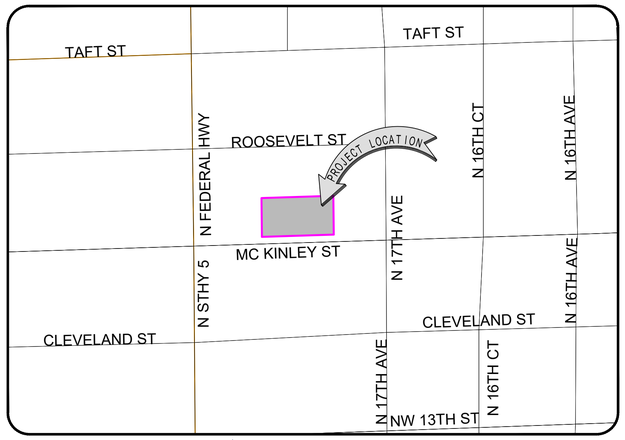
SHEET NUMBER	SHEET NAME
.A 0.0	COVER SHEET
.GN-1.1	GENERAL NOTES
.GN-1.2	GENERAL NOTES
.SP 1.1	SITE PLAN
.SP 1.1A	BLACK AND WHITE SITE PLAN
.SP 1.2	SITE PLAN DETAILS
.SP 1.3	SITE PLAN ELEVATIONS
.SP 1.4	CAR LIFT SPECIFICATION
A 1.1	1ST FLOOR PARKING
A 1.2	2ND FLOOR PARKING
A 1.3	3RD FLOOR PARKING
A 1.4	4TH FLOOR UNITS
A 1.5	5TH FLOOR UNITS-AMENITIES
A 1.6	TYPE UNITS 6TH TO 9TH FLOOR
A 1.7	10TH FLOOR PLAN TWO STORY UNITS
A 1.8	11TH FLOOR PLAN TWO STORY UNITS
A 1.9	ROOF PLAN
A 2.1	PROPOSED WEST ELEVATION
A 2.2	PROPOSED SOUTH ELEVATION
A 2.3	PROPOSED EAST ELEVATION
A 2.4	PROPOSED NORTH ELEVATION
A 2.5	AXO VIEW



LOCATION MAP

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

1715 McKinley Street, Hollywood Florida 33020
Parcel ID: 514210120320
1721 McKinley Street, Hollywood Florida 33020
Parcel ID: 514210120330
1723 McKinley Street, Hollywood Florida 33020
Parcel ID: 514210120340
1727 McKinley Street, Hollywood Florida 33020
Parcel ID: 514210120350

3 LEGAL DESCRIPTION

Lot 40, **CHATTANOOGA PARK**, according to the plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Broward County, Florida.
AND
Lot 41, **CHATTANOOGA PARK**, according to the plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Broward County, Florida.
AND
Lot 42, **CHATTANOOGA PARK**, according to the plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Broward County, Florida.
AND
Lots 43 and 44, **CHATTANOOGA PARK**, according to the plat thereof, as recorded in Plat Book 2, Page 39, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 33,743.50 SqFt (+/-0.77 Acres)
Gross Area of subject parcel: 39,993.50 SqFt (+/-0.92 Acres)

5 ZONING INFORMATION

As per City of Hollywood currently published Zoning Map.
Zoning District: FH-1 (Federal Highway Low-Medium Intensity Multi-Family District as per Hollywood Zoning Map)
(Lots 40 thru 41)
FH-2 (Federal Highway Medium-High Intensity Mixed-Use District as per Hollywood Zoning Map)
(Lots 42 thru 44)

7 CERTIFICATIONS

I hereby certify to: Zebi Development Group, LLC., a Colorado corporation, Zebiniso Mirsolieva, Old Republic National Insurance Company.
That this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Optional Items 1, 2, 3, 4, 5, 7 (a) (1), 8, 9, 11 (utilities by observed aboveground visible evidence), 13, 14, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: December 19th, 2024

Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

6 SURVEYOR'S REPORT

This Report is not valid without the attached Map of Boundary Survey.

This ALTA/NSPS Survey (ALTA Survey) has been conducted on the ground on December 11th, 2024 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and their relationship to instruments of record investigated are represented herein. This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, effective February 23, 2021, and jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS).

1. This ALTA Survey conforms to the Standards of Practice, as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
2. Values noted as "(D)", "(R)", and/or "(P)" refer to values contained in documents and instruments of record (Plats, Record Maps, Deeds, etc.) used in the preparation of this Survey. Measured distances, directions and angles noted as "(M)" along the lines and courses surveyed represent the distances and angles between the survey monuments and control points recovered and traversed during the field work. Field findings have been carefully analyzed for re-establishing the boundaries of the lands surveyed herein. Measured distances and directions have been compared with corresponding values from records, and have been found in agreement, unless otherwise shown.
3. Measured bearings have been determined by GNSS (RTK/GPS) measurements. The basis of bearings is an assumed meridian along a well-established line identified as "BR" on the Map of Survey.
4. This ALTA Survey correctly depicts the lands contained within the subject property as legally described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities, apparent uses, and any other relevant matters affecting these lands. Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of, that might affect these lands.
5. This surveyor did not attempt to locate underground improvements, buried utilities, and footings. A Quality A and/or B Subsurface Utility Engineering (SUE) effort is necessary for the precise location and designation of the underground utilities.
6. At the time of this survey there was no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill, on this lot and/or on the immediately adjoining parcels.
7. At the time of this survey there was no observable evidence of recent earth moving work, and/or construction on this site, observed in the process of conducting the field work.
8. At the time of this survey there was no observable evidence of wetlands and/or wetland designation on the lands surveyed herein.
9. No parking spaces were located within the lands herein surveyed.
10. No Common Party walls were identified at the time of this survey.
11. This property has access to and from a duly dedicated and accepted public right of ways: McKinley Street and 50' Public Right of Way along the South property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
12. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix J, revised on July 31th, 2024, this real property falls in two Zones. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area. The two (2) Flood Zones are depicted on the Sketch of Boundary Survey.
    a. Zone "AE". with Base Flood Elevation 6 feet (NAVD 1988). As defined by FEMA, Zone "AE" is high-risk flood zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.
    b. Zone "X". As defined by FEMA, Zone "X" is an Area with 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
12. This property is included in the Storm Surge Risk area of storm surge flooding vulnerability, as per NOAA National Hurricane Center Storm Surge Risk Maps.
13. HORIZONTAL POSITIONING: The lands surveyed herein had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million.
14. VERTICAL DATA AND ACCURACY: The elevations as shown are referred to the National American Vertical Datum of 1988 (NAVD'88). Elevations are based on a level loop between the following two (2) official Benchmarks: Bench Mark # 1: National Geodetic Survey Bench Mark P 239, Elevation = 9.25 feet (NAVD 88) and Bench Mark # 2: National Geodetic Survey Bench Mark N 239 Elevation = 9.42 feet (NAVD 88)
15. This Survey map and the copies thereof, are not valid without the signature and original raised seal of the undersigning Florida Licensed Land Surveyor & Mapper, unless it is electronically signed. Additions or deletions to this survey map are prohibited.
16. The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot and decimals thereof.
17. This survey has been made based on and upon an examination of said Old Republic National Title Insurance Company Commitment for Title Insurance (the Title Commitment) issued by Zebiniso Mirsolieva Commitment Number 1377421, dated July 24, 2023 @ 11:00 p.m. (As to Lot 42, **CHATTANOOGA PARK**) Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies:

    Items # 1 thru # 5: Not survey-related matters.
    Item # 6: All matters contained on the Plat **CHATTANOOGA PARK**, as recorded in Plat Book 2, Page 39, Public Records of Broward County, Florida. **Refer to Sketch of Survey for geometry, lot configuration, and right of ways.**
    Item # 7: Ordinance No. 2005-19 recorded in Official Recorded Book 40082, Page 1789, Public Records of Broward County, Florida. **Provisions are of "blanket nature" therefore, "non-plottable".**

18. This survey has been made based on and upon an examination of said Old Republic National Title Insurance Company Commitment for Title Insurance (the Title Commitment) issued by Zebiniso Mirsolieva Commitment Number 1378292, dated July 24, 2023 @ 11:00 p.m. (As to Lot 41, **CHATTANOOGA PARK**) Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies:

    Items # 1 thru # 4 and Item # 8: Not survey-related matters.
    Item # 5: All matters contained on the Plat **CHATTANOOGA PARK**, as recorded in Plat Book 2, Page 39, Public Records of Broward County, Florida. **Refer to Sketch of Survey for geometry, lot configuration, and right of ways.**
    Item # 6: Ordinance No. 2005-19 recorded in Official Recorded Book 40082, Page 1783, Public Records of Broward County, Florida. **Provisions are of "blanket nature" therefore, "non-plottable".**
    Item # 7: Ordinance No. 2005-19 recorded in Official Recorded Book 40082, Page 1789, Public Records of Broward County, Florida. **Provisions are of "blanket nature" therefore, "non-plottable".**

19. This survey has been made based on and upon an examination of said Old Republic National Title Insurance Company Commitment for Title Insurance (the Title Commitment) issued by Zebiniso Mirsolieva Commitment Number 1441327, dated August 25, 2023 @ 11:00 p.m. (As to Lot 40, **CHATTANOOGA PARK**) Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies:

    Items # 1 thru # 5: Not survey-related matters.
    Item # 6: All matters contained on the Plat **CHATTANOOGA PARK**, as recorded in Plat Book 2, Page 39, Public Records of Broward County, Florida. **Refer to Sketch of Survey for geometry, lot configuration, and right of ways.**

20. This survey has been made based on and upon an examination of said Old Republic National Title Insurance Company Commitment for Title Insurance (the Title Commitment) issued by Zebi Development Group, Inc., a Colorado corporation Commitment Number 1551187, dated July 17, 2024 @ 11:00 p.m. (As to Lots 43 and 44, **CHATTANOOGA PARK**) Upon review and examination of instruments of record on Schedule B PART II of said Title Commitment, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies:

    Items # 1 thru # 5: Not survey-related matters.
    Item # 6: All matters contained on the Plat **CHATTANOOGA PARK**, as recorded in Plat Book 2, Page 39, Public Records of Broward County, Florida. **Refer to Sketch of Survey for geometry, lot configuration, and right of ways.**
    Item # 7: Ordinance No. 2005-19 recorded in Official Recorded Book 40082, Page 1789, Public Records of Broward County, Florida. **Provisions are of "blanket nature" therefore, "non-plottable".**

SURVEY LEGEND

1. Vicinity Maps
2. Property Address and folio number
3. Legal Description (Page 1 of 2).
4. Area Tabulation
5. Zoning Information
6. Surveyor's Report (Page 1 of 2)
7. ALTA/NSPS Certification (Page 1 of 2)
8. Project / Survey Number.
9. Map of Boundary Survey (Page 2 of 2)

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
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Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 12/11/2024	UPDATED DATE: N/A

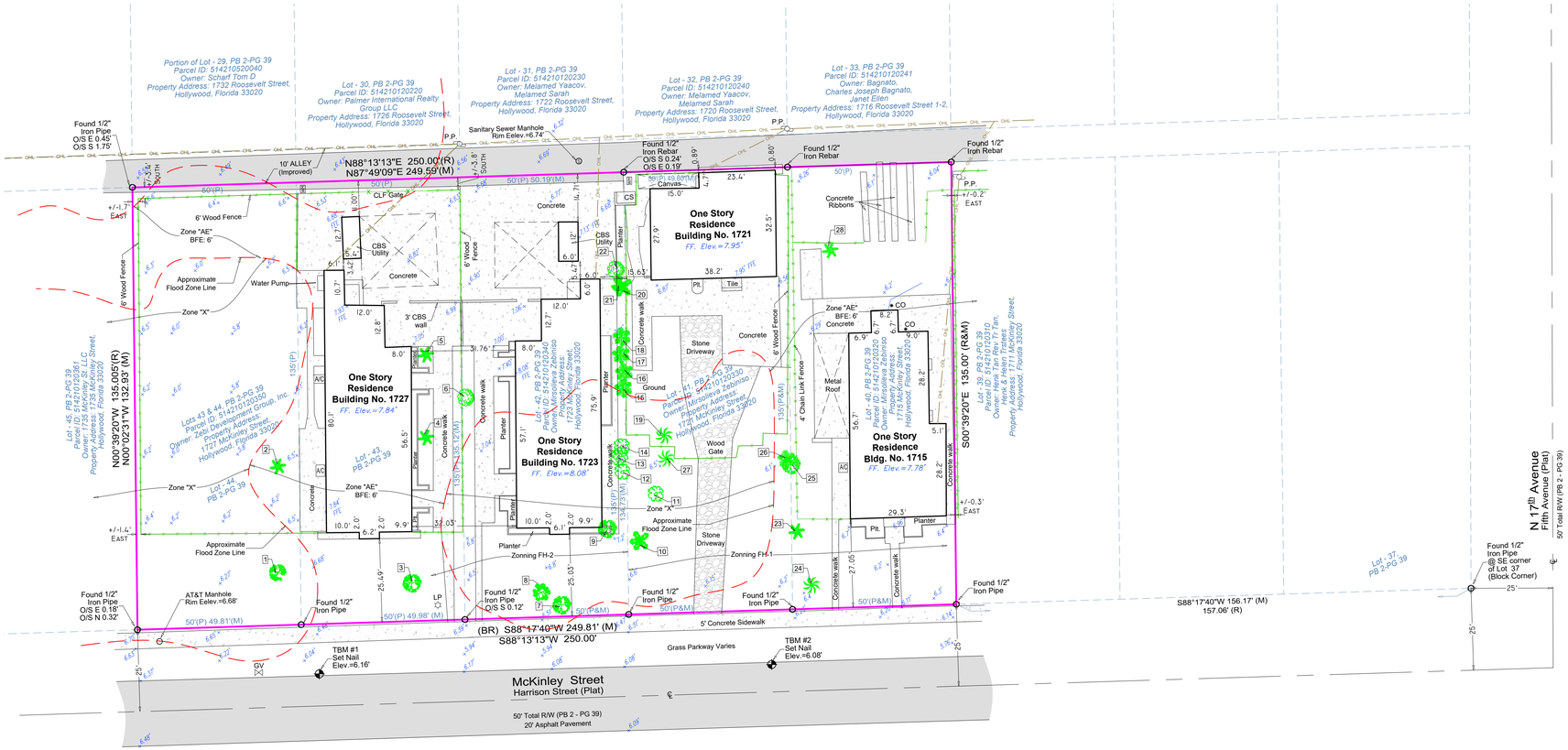
8 PROJECT NUMBER 24386 Page 1 of 2

ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND BEING A PORTION OF THE SE 1/4 OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 42 EAST,
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

9 MAP OF BOUNDARY SURVEY

0 10 20
SCALE: 1" = 20'



Note: Tree Location Survey has not been performed based on a Certified Arborist Report, Common names and scientific names were determined to the best our knowledge.

TREE CHART

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Royal Poinciana	Delonix regia	14	40	40
2	Palm	Arecaceae	4	18	12
3	Gumbo Limbo Tree	Bursera simaruba	16	25	30
4	2 Trunk Palms	Arecaceae	36	12	15
5	Palm	Arecaceae	4	20	15
6	Unknown Tree	Unknown	38	20	30
7	Gumbo Limbo Tree	Bursera simaruba	9	25	30
8	Mango Tree	Mangifera Indica	18	25	30
9	Gumbo Limbo Tree	Bursera simaruba	4	15	15
10	Palmetto	Sabal palm	18	15	20
11	Live Oak	Quercus Virginiana	6	20	15
12	Live Oak	Quercus Virginiana	12	30	30
13	Live Oak	Quercus Virginiana	12	30	30
14	Live Oak	Quercus Virginiana	8	20	30
15	Pine Tree	Pinus	6	30	20
16	Pine Tree	Pinus	6	30	20
17	Pine Tree	Pinus	8	38	20
18	Pine Tree	Pinus	8	38	20
19	Coconut Palm	Cocos nucifera	10	25	15
20	Palmetto	Sabal palm	18	20	15
21	Palm	Arecaceae	4	15	15
22	Unknown Tree	Unknown	18	15	15
23	Palm	Arecaceae	4	15	10
24	Coconut Palm	Cocos nucifera	6	25	15
25	Gumbo Limbo Tree	Bursera simaruba	36	30	30
26	Pine Tree	Pinus	28	40	20
27	Coconut Palm	Cocos nucifera	10	25	15
28	Palm	Arecaceae	6	15	15

LEGEND, SYMBOLS & ABBREVIATIONS

= CONCRETE (CONC.)
= CONC. BLOCK WALL
= WOOD DECK
= COVERED AREA
= PAVERS SLAB / DRIVEWAY
= TILE SLAB / DRIVEWAY
= ASPHALT PAVEMENT
= CHAIN LINK FENCE (CLF)
= WOOD FENCE (WF)
= IRON METAL BARS FENCE (IF)
= PLASTIC FENCE (PF)
= METAL FENCE (MF)
= OVERHEAD UTILITY LINES

= WATER VALVE
= POWER POLE
= GUY ANCHOR
WM = WATER METER
= LIGHT POLE (LP)
= WELL
EB = ELECTRIC BOX (EB)
= STREET SIGN
= SANITARY MANHOLE
= DRAINAGE MANHOLE
= MANHOLE
= FIRE HYDRANT
= CABLE BOX (CATV)

= FPL TRANSFORMER
= CATCH BASIN OR INLET
x^X = EXISTING ELEVATION
= PERMANENT REFERENCE MONUMENT
= PROPERTY CORNER
= PERMANENT CONTROL POINT
A/C = AIR CONDITIONER PAD
BBL = BASE BUILDING LINE
BFE= BASE FLOOD ELEVATION (PER FEMA)
BM = BENCH MARK
(BR) = BEARING REFERENCE
(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
= CENTER LINE

ELEV = ELEVATION
ENCR = ENCROACHMENT
FF ELEV = FINISHED FLOOR ELEVATION
(M) = FIELD MEASURED
ORB = OFFICIAL RECORD BOOK
(P)= PER PLAT OF RECORD
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PG = PAGE
= PROPERTY LINE
PRC = POINT OF REVERSE CURVE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY

(R) = RECORD
RGE = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
TBM = TEMPORARY BENCH MARK
TWS = TOWNSHIP
BCR = BROWARD COUNTY RECORDS

2 PROPERTY ADDRESS

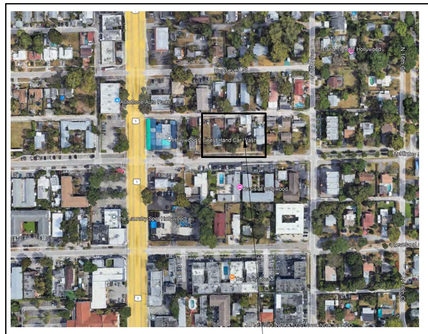
1715-1721-1723-1727 McKinley Street, Hollywood, Florida 33020

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 12/11/2024	UPDATED DATE: N/A

8 PROJECT NUMBER 24386 | Page 2 of 2

BELLO & BELLO LAND SURVEYING
12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
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1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

1 LOCATION PLAN

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2023-8th . EDITION, FLORIDA FIRE PREVENTION CODE 2023 (8TH EDITION), WITH BROWARD COUNTY AMENDMENTS. NFPA-1 & 101, 2021 EDITION, NFPA 13&13R, 2019 EDITION APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEED'S OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANT AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOG IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACED WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NNOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 GENERAL NOTES

SITE CALCULATIONS:

TOTAL SITE AREA:
NET AREA= 33,743.50 SF or 0.77 ACRES

BUILDING FOOTPRINT AREA	26,460 SF
DRIVEWAY	770 SF
CONC. SLAB	704 SF
TOTAL IMPERVIOUS AREA=	27,934 SF (82.8 %)
TOTAL PERVIOUS AREA=	5,809 SF (17.2 %)

FAR CALCULATION

FIRST FLOOR	
LOBBY/COMMON AREAS/RETAIL-	1,974 SF
2ND FLOOR	
LOBBY/COMMON AREAS-	438 SF
3RD FLOOR	
LOBBY/COMMON AREAS-	438 SF
4TH FLOOR	
LOBBY/COMMON AREAS-	4,245 SF
AMENITIES-	4,846 SF
UNITS-	10,240 SF
TOTAL-	18,078 SF
5TH FLOOR	
LOBBY/COMMON AREAS-	2,992 SF
UNITS-	11,682 SF
TOTAL-	14,674 SF
6TH FLOOR	
LOBBY/COMMON AREAS-	2,992 SF
UNITS-	11,682 SF
TOTAL-	14,674 SF
7TH FLOOR	
LOBBY/COMMON AREAS-	2,992 SF
UNITS-	11,682 SF
TOTAL-	14,674 SF
8TH FLOOR	
LOBBY/COMMON AREAS-	2,992 SF
UNITS-	11,682 SF
TOTAL-	14,674 SF
9TH FLOOR	
LOBBY/COMMON AREAS-	2,992 SF
UNITS-	11,682 SF
TOTAL-	14,674 SF
10TH FLOOR(TWO STORY UNITS)	
LOBBY/COMMON AREAS-	2,518 SF
UNITS-	22,907 SF
TOTAL-	25,425 SF

FAR PROVIDED= 123,245 SF

1. OWNER TO INSTALL ELECTRIC VEHICLE CHARGING STATION INFRASTRUCTURE, PLEASE SEE ORDINANCE O-2019-02.
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING & LEND DEVELOPMENT REGULATION.
3. OWNER TO PROVIDE HIGH ALBEDO MATERIALS TO LIMIT ABSORPTION OF REDUCE URBAN HEAT ISLAND EFFECT.
4. MAXIMUM FOOT-CANDLE LEVEL AT ALL PROPERTY LINES (MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL).
5. A BI-DIRECTIONAL AMPLIFIER IS REQUIRED FOR THIS BUILDING DEPENDING PER NFPA 1, 11.10 AND BROWARD AMENDMENT 118.2
6. GLAZING FOR HALLWAY TO PROVIDE NATURAL LIGHT INTO COMMON AREAS.
7. BIKE RACK TO BE INSTALLED AS SHOWN
8. WHITE ROOF TO REFLECT LIGHT.

GREEN BUILDING PRACTICE
THIS PROJECT REQUIRES A GREEN BUILDING CERTIFICATION. WE WILL BE PROVIDING A CERTIFICATIONS THROUGH THE GREEN BUILDING COUNCIL.

PARKING CALCULATIONS:

	REQUIRED	PROVIDED
(10) 3 BEDROOMS=10X1.5= 15 PARKING SPACES	15	20
(34) 2 BEDROOMS=34x1.5= 51 PARKING SPACE	51	68
(76) 1 BEDROOMS=76x1= 76 PARKING SPACE	76	76
(24) STUDIO=24X1=24	24	24
GUEST PARKING SPACES (1 SPACE FOR EVERY 10 UNITS / 144 UNITS)=	15	15
RETAIL SPACE	3	3
TOTAL PARKING SPACES	184	206

ADA SPACES REQUIRED

AS PER FBC-ACCESSIBILITY 2023 208.2
*PROVIDING 193 SPACES

ADA SPACE REQUIRED AS PER TABLE 208.2-(200-300 SPACES) REQUIRE 7 ADA SPACES

7-(7 REQUIRED/ 7 PROVIDED)

NOTE:
1. NUMBER OF SINGLE SPACES= 100
NUMBER OF PARKING IN LIFT= 44

2. PARKING IN LIFT IS DESIGNATED TO 2BEDROOM UNITS

3. ADA PARKING SPACES COUNT TOWARDS OVERALL PARKING REQUIREMENTS

MINIMUN & AVERAGE DWELLING UNIT SIZE TABLE

	REQUIRED	PROVIDED
MINIMUN DWELLING UNIT SIZE	400 S.F.	424 S.F.
MINIMUN CUMULATIVE AVERAGE UNIT SIZE	650 S.F.	698 S.F.

HEIGHT CALCULATIONS:

	ALLOWED	PROVIDED
MAX. HEIGHT ALLOWED:	140'-0"	116'-4" TOP OF ROOF

LAND. USE DESIGNATION: RAC

ZONING DESIGNATION: VARIES-SEE DETAIL BELOW

NOTE:
1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW & MAY BE SUBJECT TO BOARD APPROVAL.

2. THE MAX LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. ALL STREETS & ALLEYS ADJACENT TO SITE (MONROE STREET, NORTH ALLEY & WEST ALLEY) TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).

5."ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN. "

SETBACK CALCULATIONS: FH-1

	REQUIRED	PROVIDED
FRONT	20'	20'-0"
REAR	20'	20'-0"
SIDE	0	N/A
SIDE INTERIOR	10'-0"	10'-0"

SETBACK CALCULATIONS: FH-2

	REQUIRED	PROVIDED
FRONT	15'	15'-0"
REAR	5'	5'-0"
SIDE	0	0.0
SIDE INTERIOR	0	4'-0"

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Luis -Registered Architect
AR#-0017852
LaRosa

Revision

#	REV	DATE	BY
1	TAC 2	3/1/24	A.G.

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 0017852
REGISTERED ARCHITECT

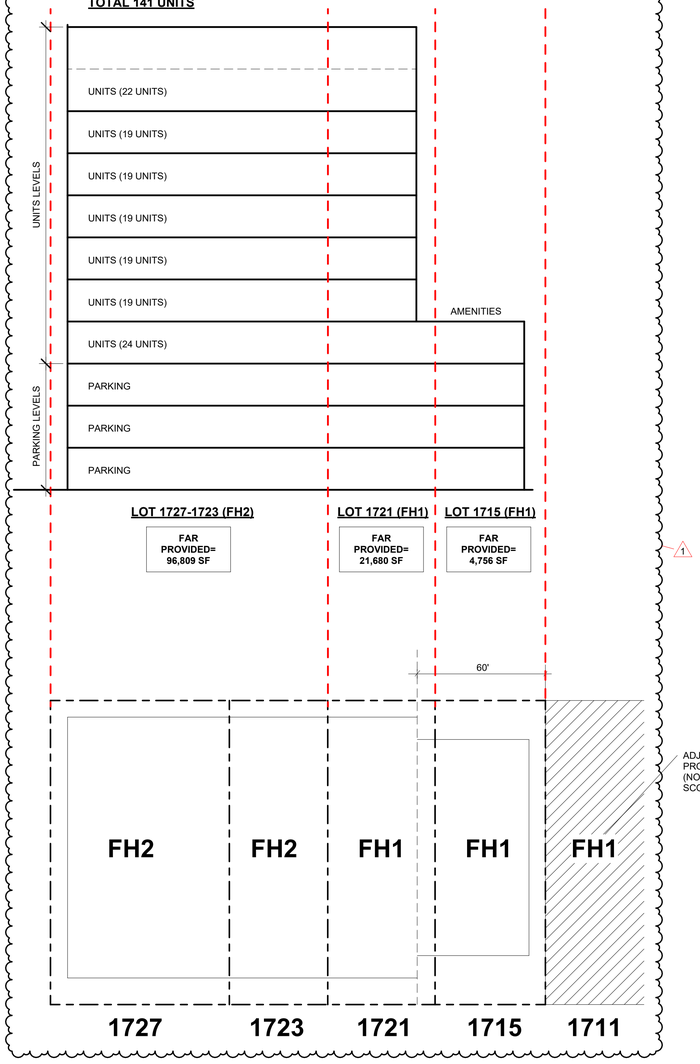
100% CONSTRUCTION DOCUMENTS

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	9/5/2024
SCALE:	AS NOTED
JOB. NO.:	024-052
SHEET:	.GN-1.1
OF:	SHEETS:

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PROGRAM DIAGRAM

TOTAL 141 UNITS



ZONING LEGEND
1/4" = 1'-0"

FAR ALLOWANCE (LIVE LOCAL)

LOT 1715 (FH1)
6,750 X1.25=8,437 SF ALLOWED

LOT 1723 (FH2)
6,750 X3.0=20,250 SF ALLOWED

LOT 1721 (FH1)
6,750 X1.25=8,437 SF ALLOWED

LOT 1727 (FH2)
13,560 X3.0=50,000 SF ALLOWED

FH2 LOTS
20,310 X6.0=121,860 SF ALLOWED

FH1 LOTS
16,864SF ALLOWED

TOTAL FAR ALLOWED
138,734 SF ALLOWED

FAR CALCULATION

1

FIRST FLOOR
LOBBY/COMMON AREAS/RETAIL- 1,974 SF

2ND FLOOR
LOBBY/COMMON AREAS- 438 SF

3RD FLOOR
LOBBY/COMMON AREAS- 438 SF

4TH FLOOR
LOBBY/COMMON AREAS- 4,245 SF
UNITS- 13,951 SF
TOTAL- 18,196 SF

5TH FLOOR
LOBBY/COMMON AREAS- 2,992 SF
AMENITIES- 4,846 SF
UNITS- 10,240 SF
TOTAL- 18,078 SF

6TH FLOOR
LOBBY/COMMON AREAS- 2,992 SF
UNITS- 11,682 SF
TOTAL- 14,674 SF

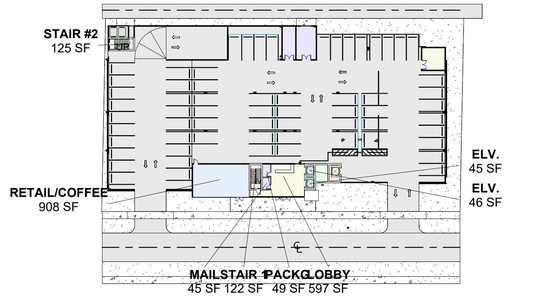
7TH FLOOR
LOBBY/COMMON AREAS- 2,992 SF
UNITS- 11,682 SF
TOTAL- 14,674 SF

8TH FLOOR
LOBBY/COMMON AREAS- 2,992 SF
UNITS- 11,682 SF
TOTAL- 14,674 SF

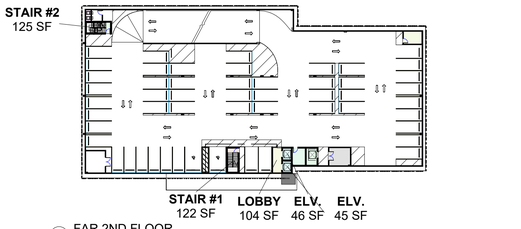
9TH FLOOR
LOBBY/COMMON AREAS- 2,992 SF
UNITS- 11,682 SF
TOTAL- 14,674 SF

10TH FLOOR(TWO STORY UNITS)
LOBBY/COMMON AREAS- 2,518 SF
UNITS- 22,907 SF
TOTAL- 25,425 SF

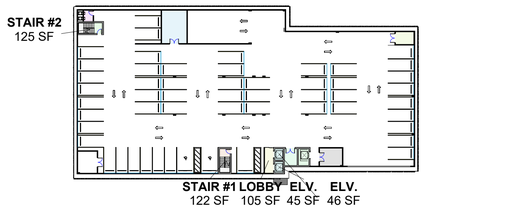
FAR PROVIDED= 123,245 SF



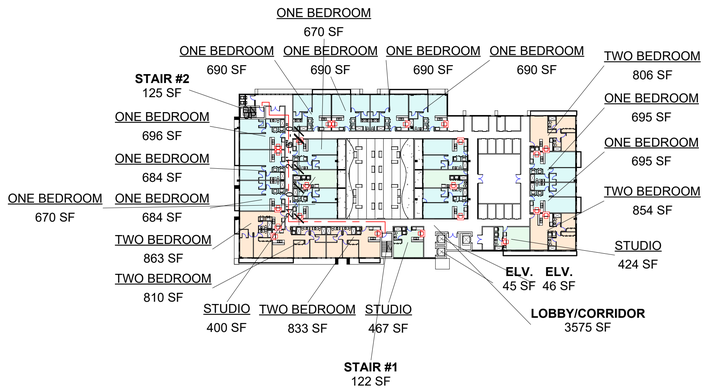
1 FAR 1ST FLOOR
1" = 50'-0"



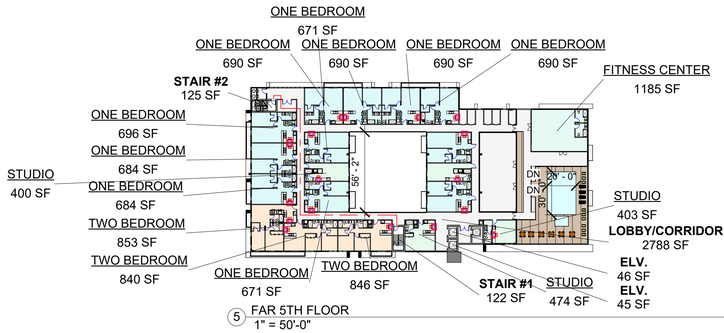
2 FAR 2ND FLOOR
1" = 50'-0"



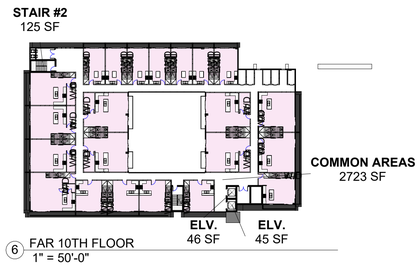
3 FAR 3RD FLOOR
1" = 50'-0"



4 FAR 4TH FLOOR
1" = 50'-0"



5 FAR 5TH FLOOR
1" = 50'-0"



6 FAR 10TH FLOOR
1" = 50'-0"

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Luis LaRosa -Registered Architect ARF-0017852

Revision			
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1	TAC 2	3/1/24	A.G.

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

302

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 00017852
REGISTERED ARCHITECT

DRAWN:	A.G.
CHECKED:	L.L.R
DATE:	9/5/2024
SCALE:	AS NOTED
JOB. NO.:	024-052
SHEET:	.GN-1.2
OF:	SHEETS:

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As indicated

GRASS/SOD
CONCRETE SLAB
NO PARKING STRIPING
CONCRETE DRIVEWAY
ASPHALT

HATCH LEGEND
1/4" = 1'-0"

N

1 SITE PLAN BLACK AND WHITE
1" = 10'-0"

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LUIS LA ROSA
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JOB. NO.:	024-052
SHEET:	.SP 1.1A
OF:	SHEETS:

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6/16/2025 3:22:10 PM
As indicated

NOTE: FAR CALCULATION AND PARKING CALCULATIONS, REFER TO SHEET GN.1.1

GRASS/SOD
CONCRETE SLAB
NO PARKING STRIPING
CONCRETE DRIVEWAY
ASPHALT

HATCH LEGEND
1/4" = 1'-0"

1 SP 1.2

TRASH TO BE ROLL OUT AND PICKED UP
EMERGENCY MEAN EGRESS PATH
12' - 8"
10' ALLEY
113' - 0"
EXIST. SANITARY SEWER MANHOLE
TECHNICAL GATE (GENERATOR MAINTENANCE)
EXIST. FPL POLE
EXIST. FPL POLE
10' - 0" ROW
100.00'
50.00'
50.00'
50.00'
5' - 0" SETBACK
CONCRETE SLAB
CONCRETE SLAB
DUMPSTER 103 SF
17' - 4"
7' - 8"
STAIR #2 125 SF
7' - 2"
FFE: 7.00' NAVD
UP TO 2ND FLOOR
16% SLOPE
CONCRETE RAMP
23' - 0"
R 22' - 0"
5' - 7"
18' - 0"
FIRE PUMP ROOM(FIRE & DOMESTIC) 207 SF
FFE: 7.00' NAVD
9' - 0"
GENERATOR ROOM 314 SF
FFE: 7.00' NAVD
13' - 8"
23' - 0"
10' - 10"
LANDSCAPE
PROPOSED 6" CURB TYPE "D"
EDGE OF THE BUILDING LINE
19' - 9"
LANDSCAPE
11' - 10"
20' - 0" SETBACK
15' - 10"
FIRE COMAND CENTER 243 SF
FFE: 7.00' NAVD
GUEST 91
GUEST 90
GUEST 89
GUEST 88
GUEST 87
GUEST 86
GUEST 85
GUEST 84
GUEST 83
GUEST 82
GUEST 81
GUEST 80
9' - 6"
8' - 6"
8' - 6"
8' - 6"
2' - 0"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
8' - 6"
NO VEHICULAR STRIPING
NO VEHICULAR STRIPING
FURTURE ELECTRIC VEHICLE CHARGING STATION
FURTURE ELECTRIC VEHICLE CHARGING STATION
NO VEHICULAR STRIPING
22' - 0"
22' - 1"
22' - 0"
18' - 0"
18' - 0"
22' 0"
18' - 0"
2' - 8"
18' - 0"
22' - 0"
2' - 10"
115' - 0"
135.00'
95' - 0"
135.00'
10 9 8 7 6 5 4 3 2 1
19 18 17 16 /15 14 13 12 11
20/21 22/23 24/25 26/27 28/29 GUEST 30 RETAIL RETAIL GUEST GUEST
39/40 37/38 35/36 33/34 31/32
41/42 42/43 44/45 46/47 48/49
55/56 53/54 51/52
57/58 59/60 61/62
78/79 76/77 74/75 72/73 70/71 68/69 66/67 64/65
8' - 6"
25' - 6"
3 CAR LIFTS
2-CAR LIFTS
3-CAR LIFTS
CONCRETE DRIVEWAY
25' - 6"
12'-2" CLEAR ABOVE
14'-0" VERTICAL CLERANCE
7% SLOPE
TURN AROUND
13' - 8"
22' - 0"
5' - 2"
AUTOMATIC SLIDING GLASS DOOR
ADA STRIPING
ADA ACCESIBLE ROUTE
3' - 0"
1' - 2"
12' - 0"
5' - 0"
50
63
ADA SIGN WALL MOUNTED
25' - 0"
LOADING ZONE
10' - 0"
14'-0" HT CLEAR PARKING ENTRANCE
14'-0" HT CLEAR PARKING ENTRANCE
9' - 6"
4' - 8"
RETAIL/COFFEE 908 SF
FFE: 7.00' NAVD
39' - 4"
23' - 0"
STAIR 1 122 SF
FFE: 7.00' NAVD
PACKG. 49 SF
MAIL 45 SF
22' - 6"
LOBBY 597 SF FFE: 7.00' NAVD
1/2" MAX
ELV. 46 SF
ELV. 45 SF
ELV. MACH. 102 SF
8' - 9"
SERVICE ELV 84 SF
8' - 8"
6' - 0"
23' - 4"
FDC
LANDSCAPE
50' - 3"
34' - 5"
20' - 0"
20' - 8"
19' - 0"
20' - 8"
10' - 0"
4' - 0"
15' - 0" SETBACK
20' - 0" SETBACK
12'X12' VISIBILITY SITE TRIANGLE
12' - 0"
20' - 0"
PARKING SETBACK
19' - 0"
21' - 10"
18' - 0"
12'X12' VISIBILITY SITE TRIANGLE
12' - 0"
44' - 10"
LANDSCAPE
9' - 11"
CONCRETE SLAB
59' - 7"
12'X12' VISIBILITY SITE TRIANGLE
12' - 0"
12'X12' VISIBILITY SITE TRIANGLE
12' - 0"
100.00'
50.00'
50.00'
5' SIDEWALK
1:12" SLOPE
FLUSH
1:12" SLOPE
5' SIDEWALK
5' CONCRETE SIDEWALK
1:12" SLOPE
FLUSH
1:12" SLOPE
5' CONCRETE SIDEWALK
5' - 0"
10' - 0"
EXISTING PARKWAY
R 5' - 0"
PROPOSED NO EXIT SIGN
R 5' - 0"
EXISTING PARKWAY
NOTE: SWALES TO BE RESTORED IN THE ROW. REFER TO CIVIL PLANS FOR DETAILS
PROPOSED NEW FIRE HYDRANT
R 5' - 0"
PROPOSED NO EXIT SIGN
R 5' - 0"
EXISTING PARKWAY
25' - 0"
22' - 8"
22' - 0"
154' - 8"
22' - 0"
RAMP WITH DETECTABLE WARNINGS
RAMP WITH DETECTABLE WARNINGS
RAMP WITH DETECTABLE WARNINGS
RAMP WITH DETECTABLE WARNINGS
MACKINLEY STREET
NOTE: ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED (FOR FULL WIDTH OF ROAD LENGTH OF PROPERTY).
50' - 0" ROW
EXISTING PARKWAY
EXISTING PARKWAY

N

1 SITE PLAN
1" = 10'-0"

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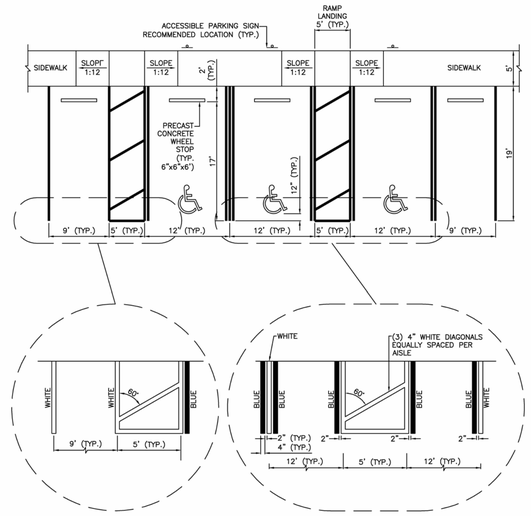
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OF:	SHEETS:

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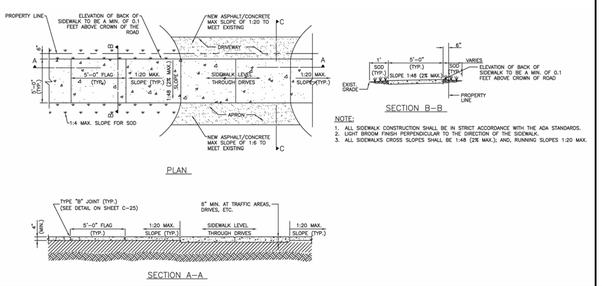
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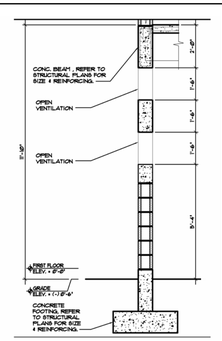


(*) IN CASE OF CONFLICT PLANS TO COMPLY WITH ADA 406 & 502, AND FDOT 711-001 (SHEET 11)

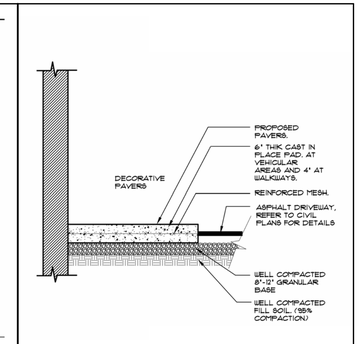
2 TYP. PARKING HANDICAP STALL DETAIL



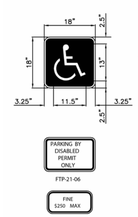
NOTE:
1. ALL SIDEWALK CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE ADA STANDARDS.
2. LIGHT BROOM FINISH PERPENDICULAR TO THE DIRECTION OF THE SIDEWALK.
3. ALL SIDEWALKS CROSS SLOPES SHALL BE 1:48 (2% MAX.); AND, RUNNING SLOPES 1:20 MAX.



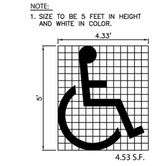
3 DET. OF SCREEN WITH WALL



4 WALKWAY DETAIL



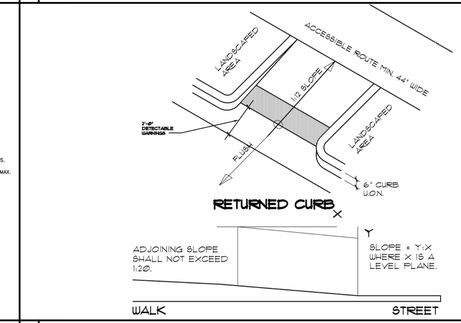
NOTE:
ALL LETTERS ARE 1" SERIES AT 1" SPACING



ACCESSIBLE PAVEMENT SYMBOL

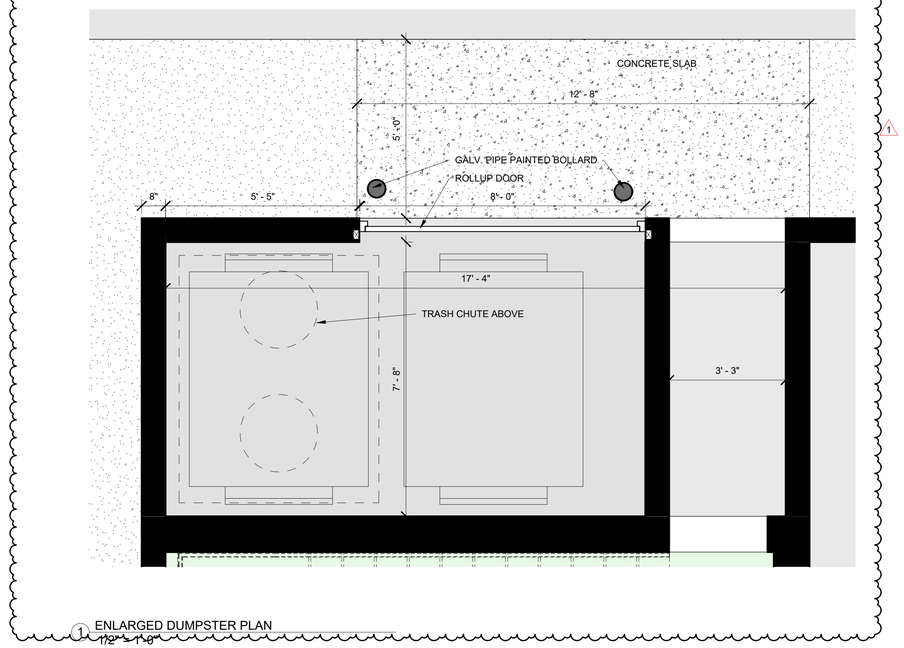
NOTE:
1. SIZE TO BE 5 FEET IN HEIGHT AND WHITE IN COLOR.

5 TYP. PARKING STALL DET.

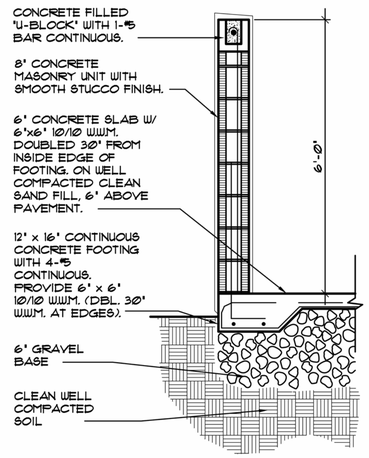


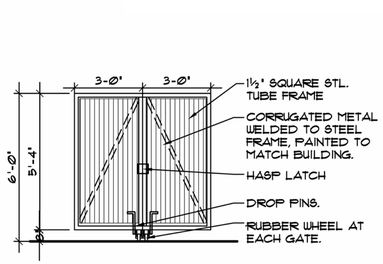
6 ACCESSIBLE CURB RAMP

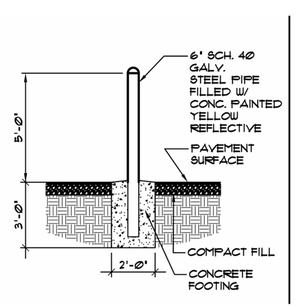
7 ACCESSIBLE CURB RAMP



1 ENLARGED DUMPSTER PLAN
1/2" = 1'-0"







1.) THE MIN. INSIDE DIM. OF THE ENCLOSURE SHALL BE THREE (3) FEET WIDER THAN THE WIDTH OF THE RECEPTACLE AND TWO (2) FEET DEEPER THAN THE DEPTH. IF THE SIZE OF THE RECEPTACLE IS UNKNOWN, THEN THE MINIMUM SIZE OF A PROPOSED ENCLOSURE SHALL BE NO LESS THAN TEN (10) FEET BY TEN (10) FEET (INSIDE DIMENSION) WITH SIX-FOOT-HIGH WALLS.

2.) THE HEIGHT OF THE WALLS AND GATES SHALL BE AS FOLLOWS:
-UP TO SIX-CUBIC YARD CONTAINER, SIX (6) FEET HIGH.
-UP TO EIGHT-CUBIC YARD CONTAINER, EIGHT (8) FEET HIGH.

3.) THE BASE OF THE ENCLOSURE IS TO BE CONCRETE WITH A MINIMUM DEPTH OF SIX (6) INCHES IN DEPTH.

8 DUMPSTER ENCLOSURE DETAIL

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1	TAC 2	3/1/24	A.G.

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

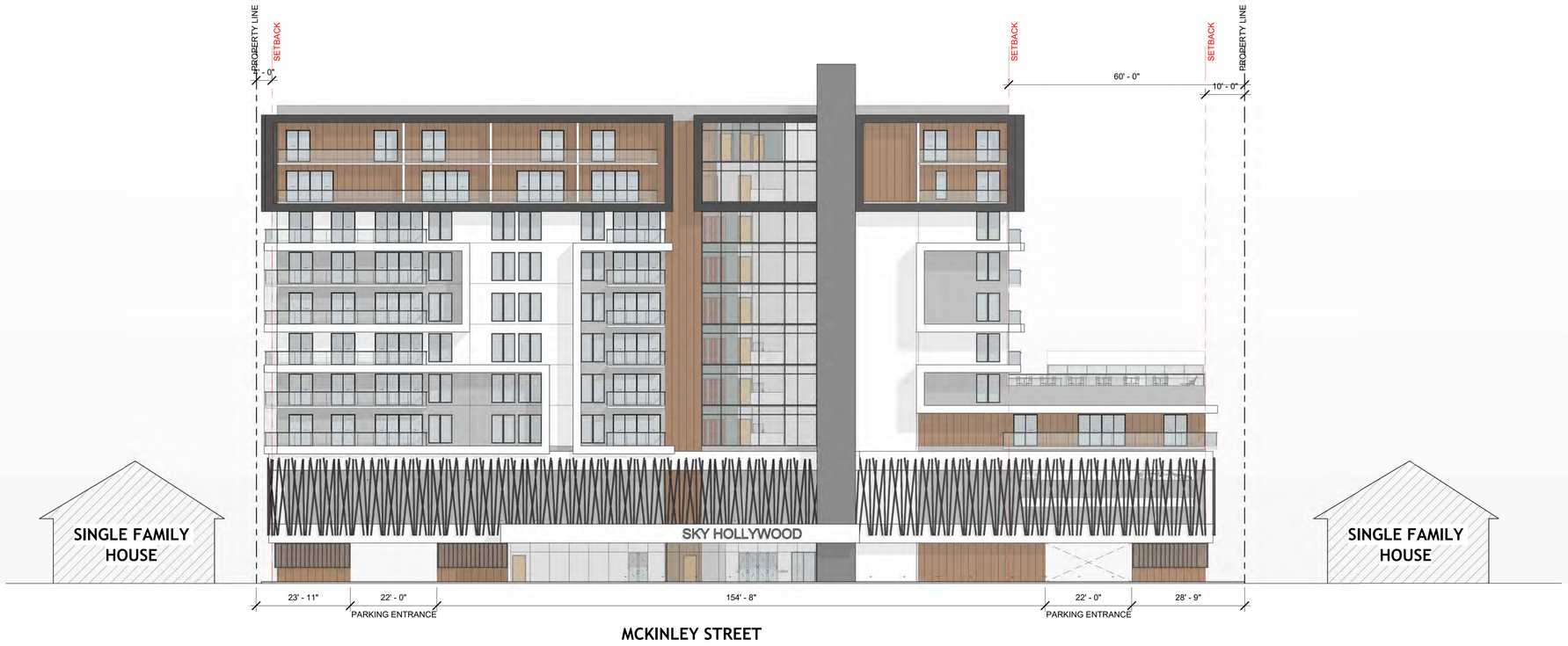
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STATE OF FLORIDA
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AR 00017852
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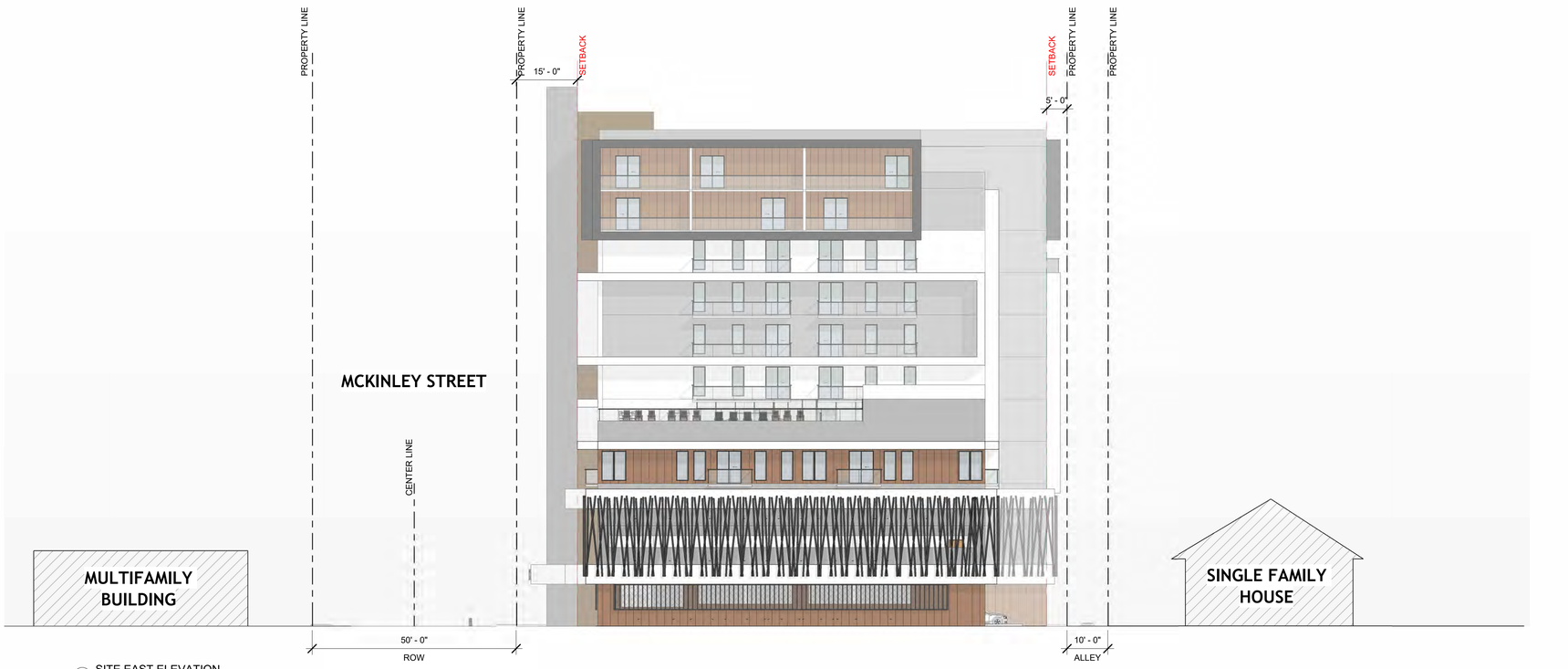
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1/2" = 1'-0"



1 SOUTH SITE ELEVATION
1/16" = 1'-0"



2 SITE EAST ELEVATION
1/16" = 1'-0"

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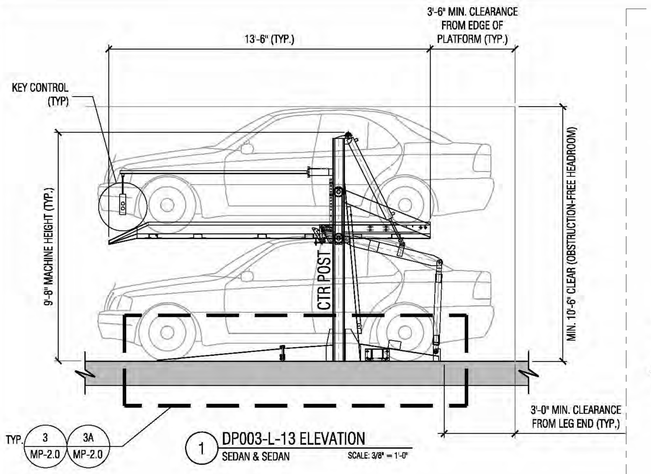
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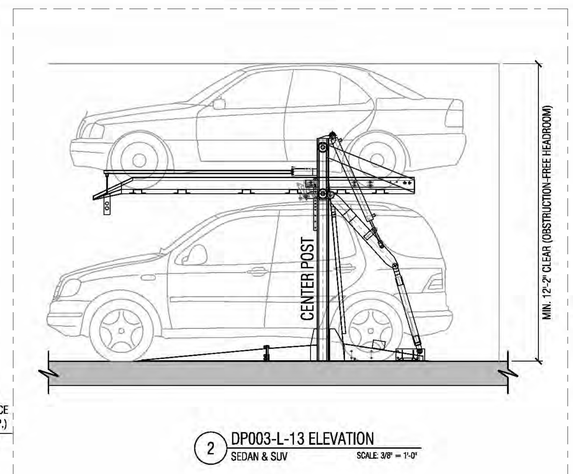
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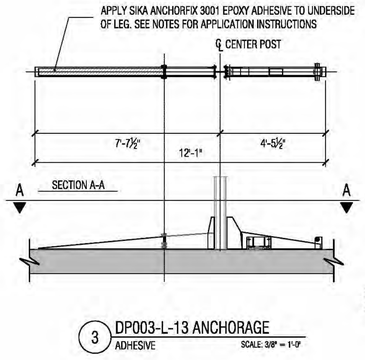
1/16" = 1'-0"



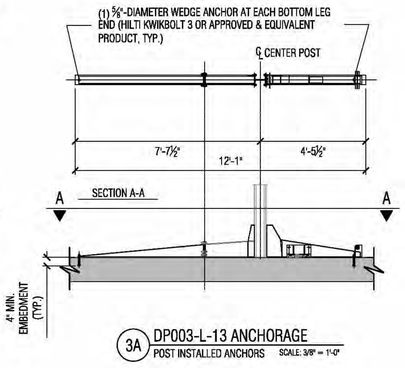
1 DP003-L-13 ELEVATION
SEDAN & SEDAN
SCALE: 3/8" = 1'-0"



2 DP003-L-13 ELEVATION
SEDAN & SUV
SCALE: 3/8" = 1'-0"



3 DP003-L-13 ANCHORAGE
ADHESIVE
SCALE: 3/8" = 1'-0"



3A DP003-L-13 ANCHORAGE
POST INSTALLED ANCHORS
SCALE: 3/8" = 1'-0"

ESTIMATED WEIGHT OF DOUBLE STACKER=3000#
CAR LIFT CAPACITY=6000#

RECOMMENDED CLEARANCES FOR DP003

STACKED VEHICLE TYPES	TOTAL HEIGHT REQUIREMENT
SEDAN+SEDAN	10'-6"
SUV+SEDAN	12'-2"
SUV+SUV	14'-0"

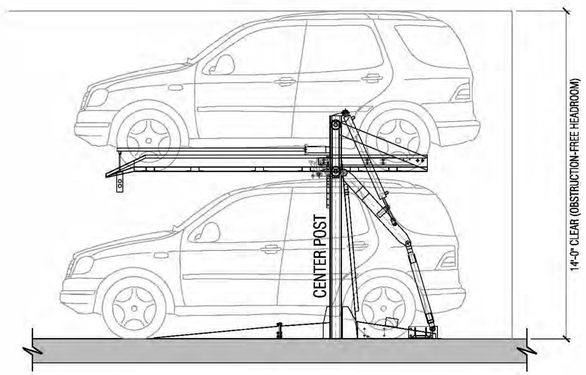
TABLE 2.0 - ASD REACTIONS AT CENTER POST:

	LOADED WITH VEHICLE (w/20% Impact Factor)	UNLOADED(LIFT SELF WEIGHT)
END LEGS:	5,000 lbs	1,500 lbs
INTERIOR LEG:	10,000 lbs	3,000 lbs
AREA LOAD:	150 psf	40 psf

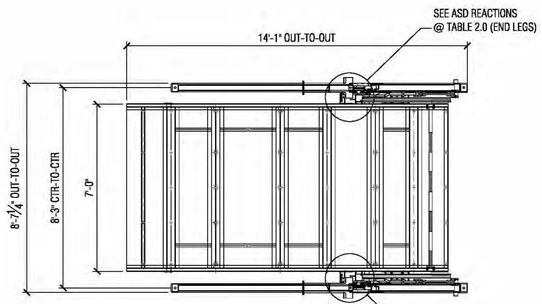
WE ARE UDING THE SEDAN/SUV CONFIGURATION AS PER OWNER REQUEST

ANCHORAGE NOTES:
1. USE ADHESIVE FOR POST TENSION SLAB (DETAIL 3).
2. USE POST INSTALLED ANCHORAGE FOR REINFORCED CONCRETE SLAB (DETAIL 3A).

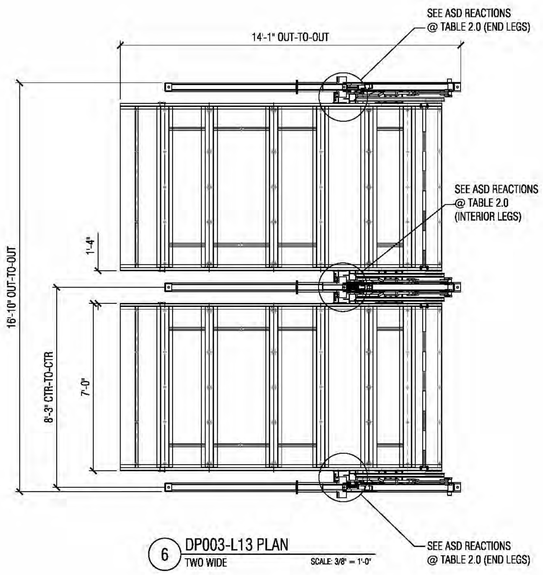
CAR LIFTS ON SLOPES NOTE:
1. THE MAXIMUM ALLOWABLE SLOPE WHICH CAN BE HANDLED BY THE PARKING LIFT IS 6%.
2. PARKING LIFTS SHOULD NOT BE PLACED WHERE ONE LEG SITS ON A SLOPED SURFACE AND THE OTHER ON A FLAT SURFACE.



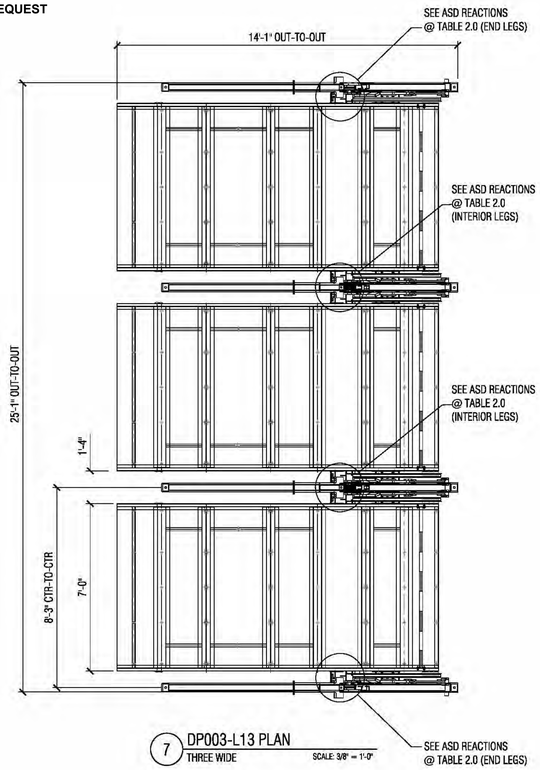
4 DP003-L13 ELEVATION
SUV & SUV
SCALE: 3/8" = 1'-0"



5 DP003-L13 PLAN
ONE WIDE
SCALE: 3/8" = 1'-0"



6 DP003-L13 PLAN
TWO WIDE
SCALE: 3/8" = 1'-0"



7 DP003-L13 PLAN
THREE WIDE
SCALE: 3/8" = 1'-0"

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HIGH DENSITY VEHICLE STORAGE
Leaders in high density parking systems

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1111 OLD GRIFFIN ROAD
DANIA BEACH, FL 33004
TEL: +1-954-929-7511
FAX: +1-954-929-7512
www.parkplusinc.com

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VIRAPHONH VICTOR SOUKAMNEUTH, P.E.
FLORIDA PE #78074

CERTIFICATE OF AUTHORIZATION #31097

BEARING

LOCATION PLAN

PROJECT NAME

PROJECT NUMBER CXXXXFL

TITLE

DRAWN	CHECKED	CHECKED	DATE
FM	EP	VS	XX/XX/XXXX

SCALE: AS NOTED

DRAWING NUMBER

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

307

SEAL: AR 0017852 LUIS LA ROSA
STATE OF FLORIDA LUIS LAROSA AR 0017852 REGISTERED ARCHITECT

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GRASS/SOD

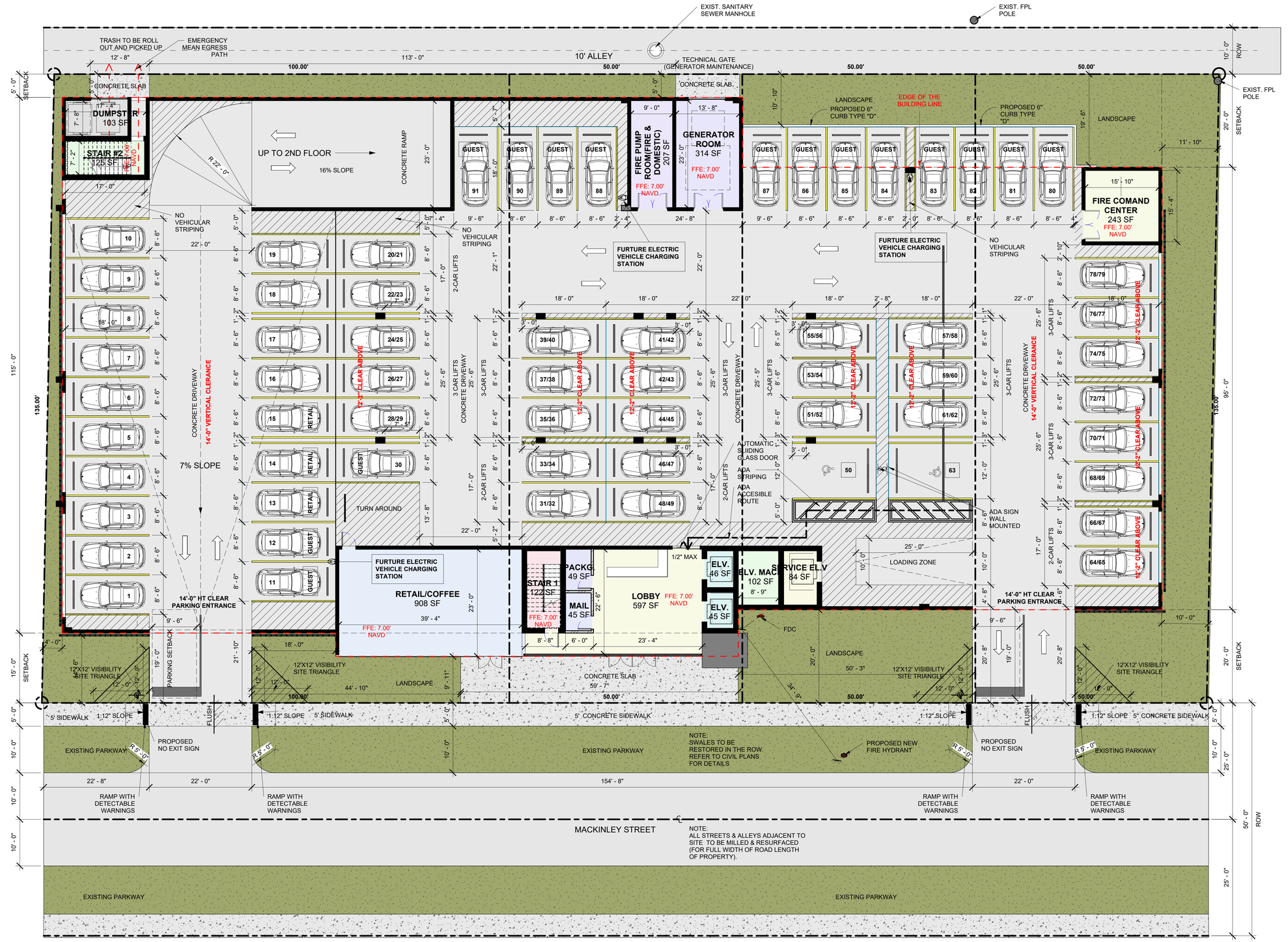
CONCRETE SLAB

NO PARKING STRIPING

CONCRETE DRIVEWAY

ASPHALT

HATCH LEGEND
1/4" = 1'-0"



N

1 1ST FLOOR PLAN
1" = 10'-0"

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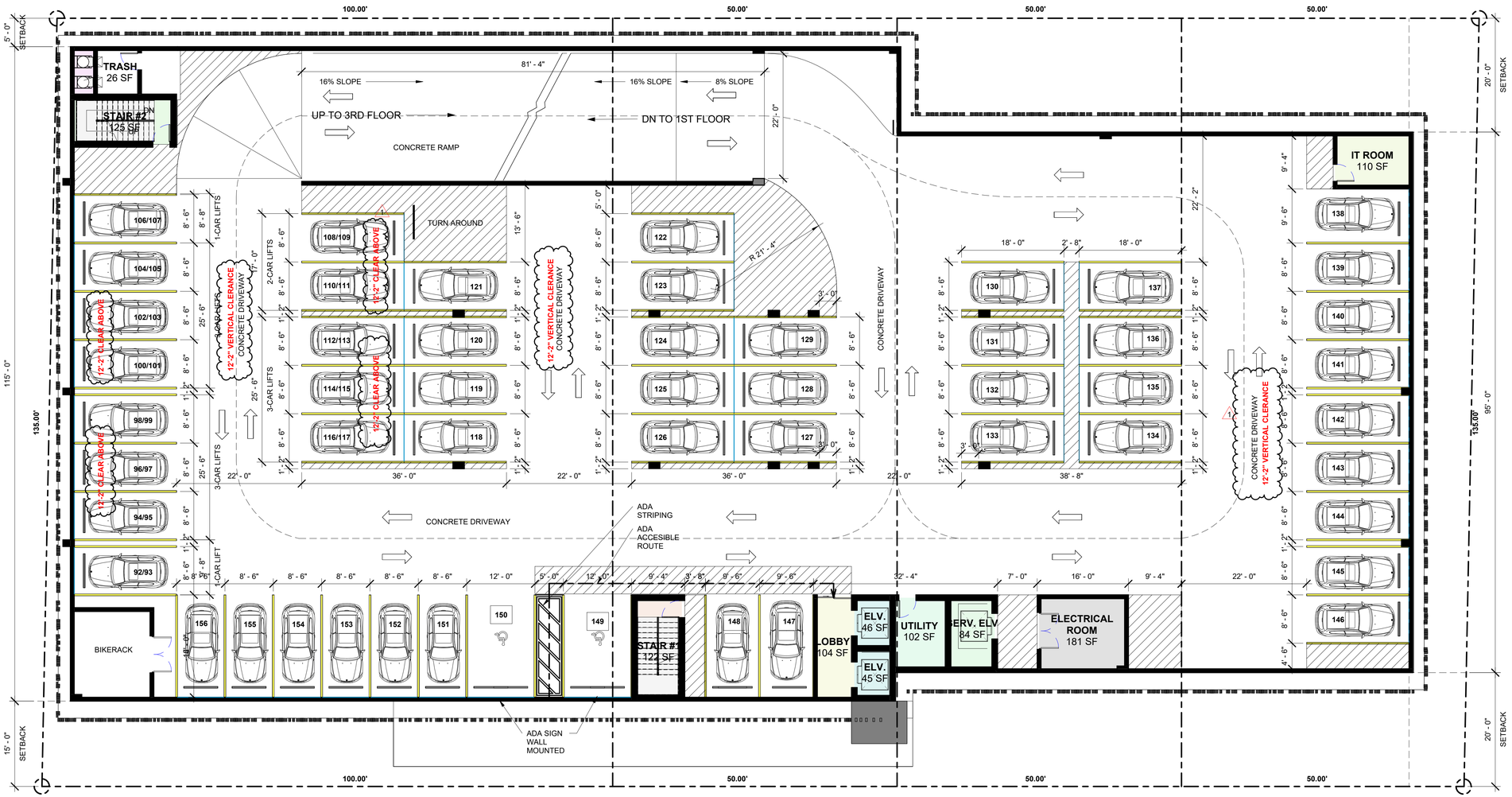
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As indicated



N

1 2ND FLOOR PARKING
1" = 10'-0"

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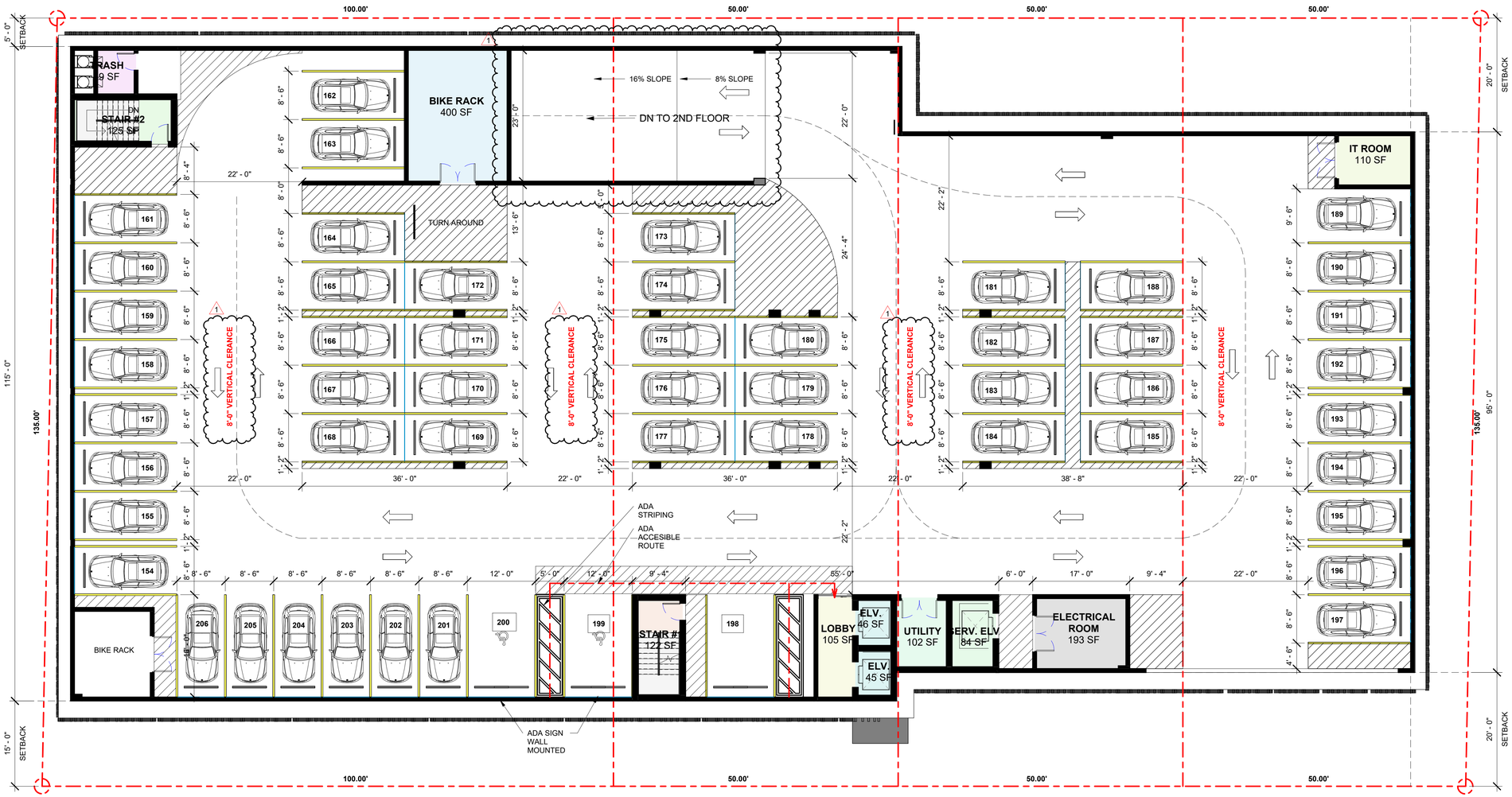
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1" = 10'-0"



1 3RD FLOOR PLAN PARKING
1" = 10'-0"

N

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1" = 10'-0"



N

1 4TH_FLOOR
1" = 10'-0"

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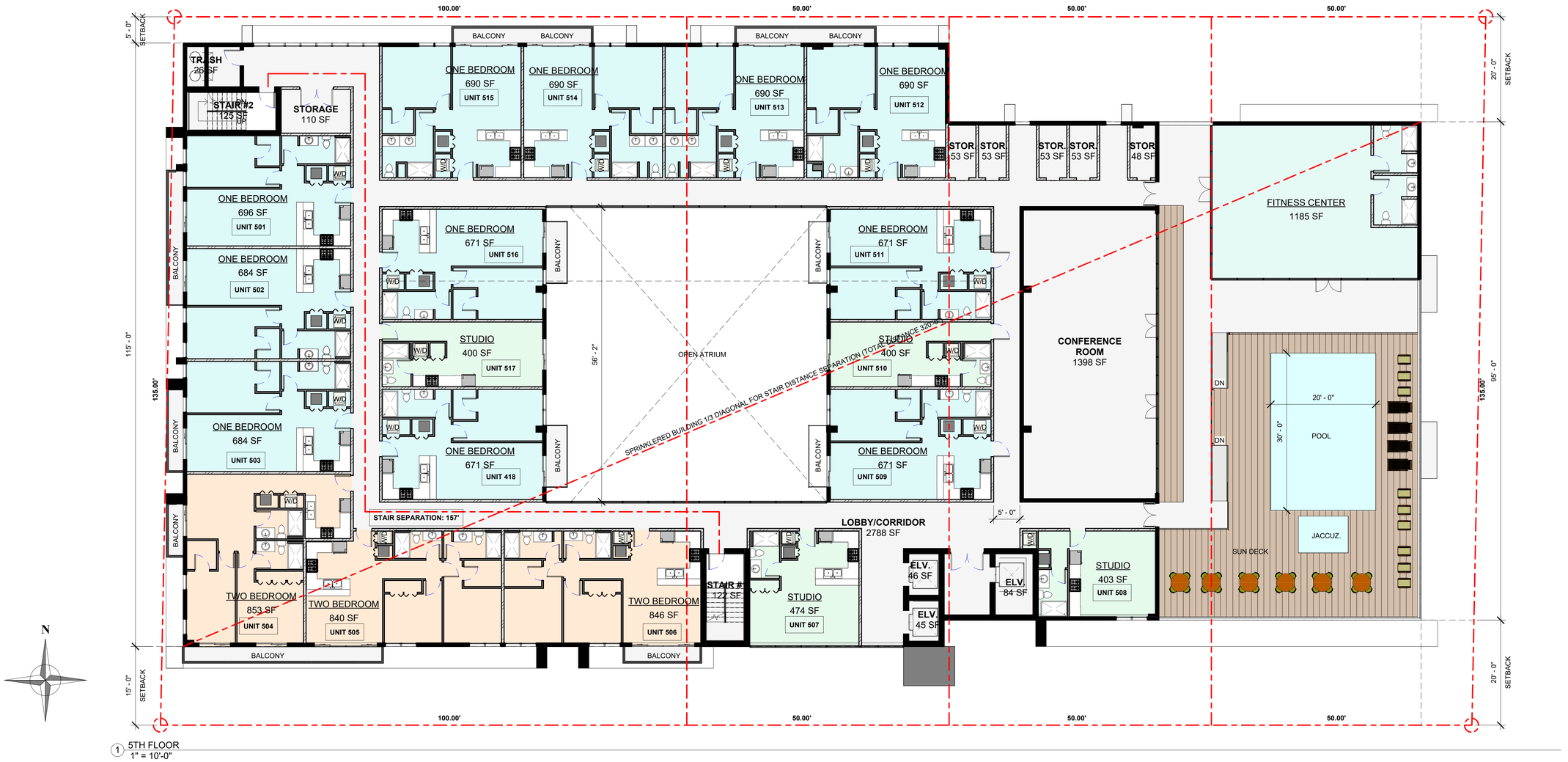
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1" = 10'-0"



N

1 5TH FLOOR
1" = 10'-0"

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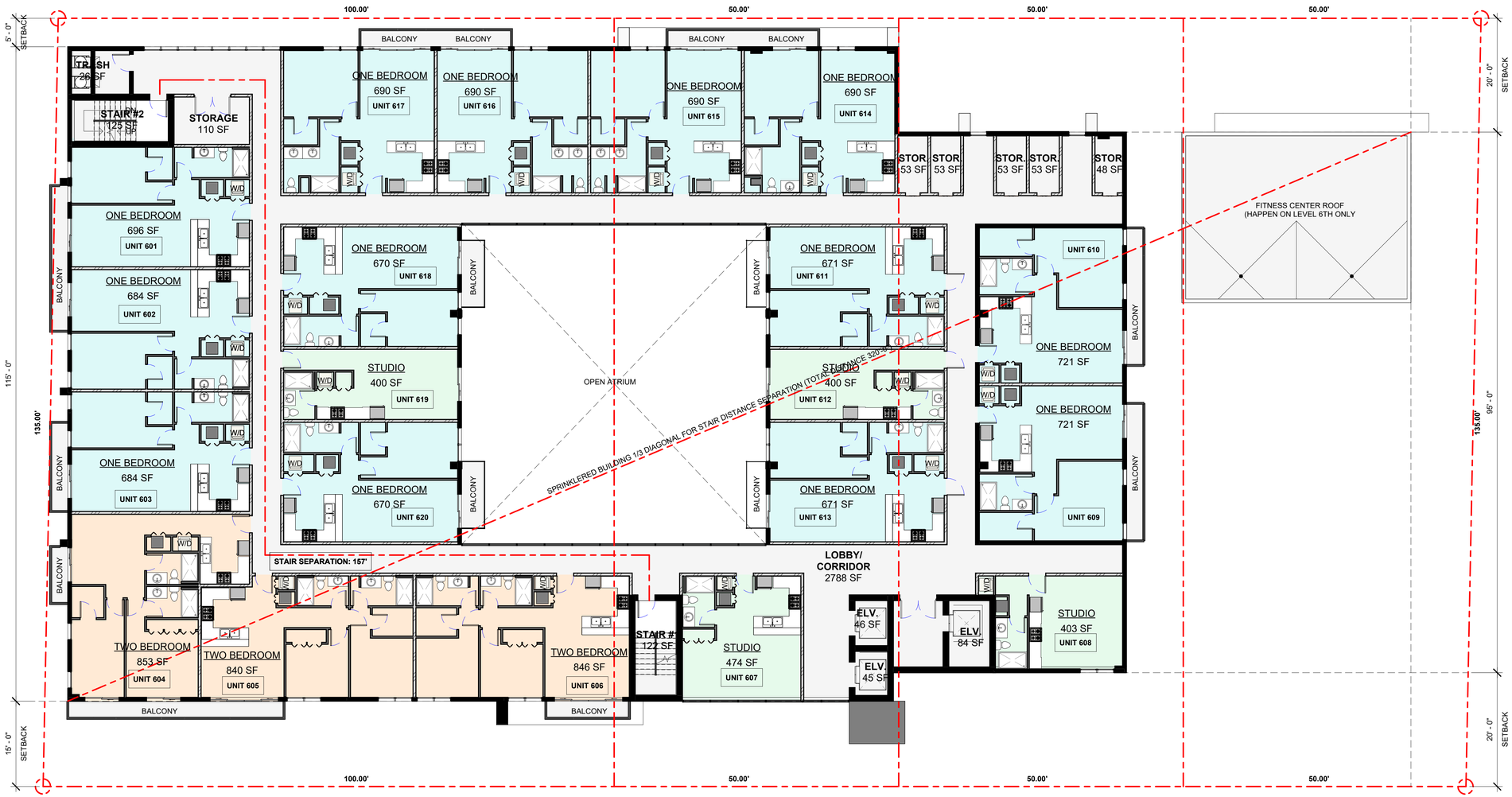
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1" = 10'-0"



1 TYP FLOORS 6TH TO 9TH FLOOR PLAN
1" = 10'-0"

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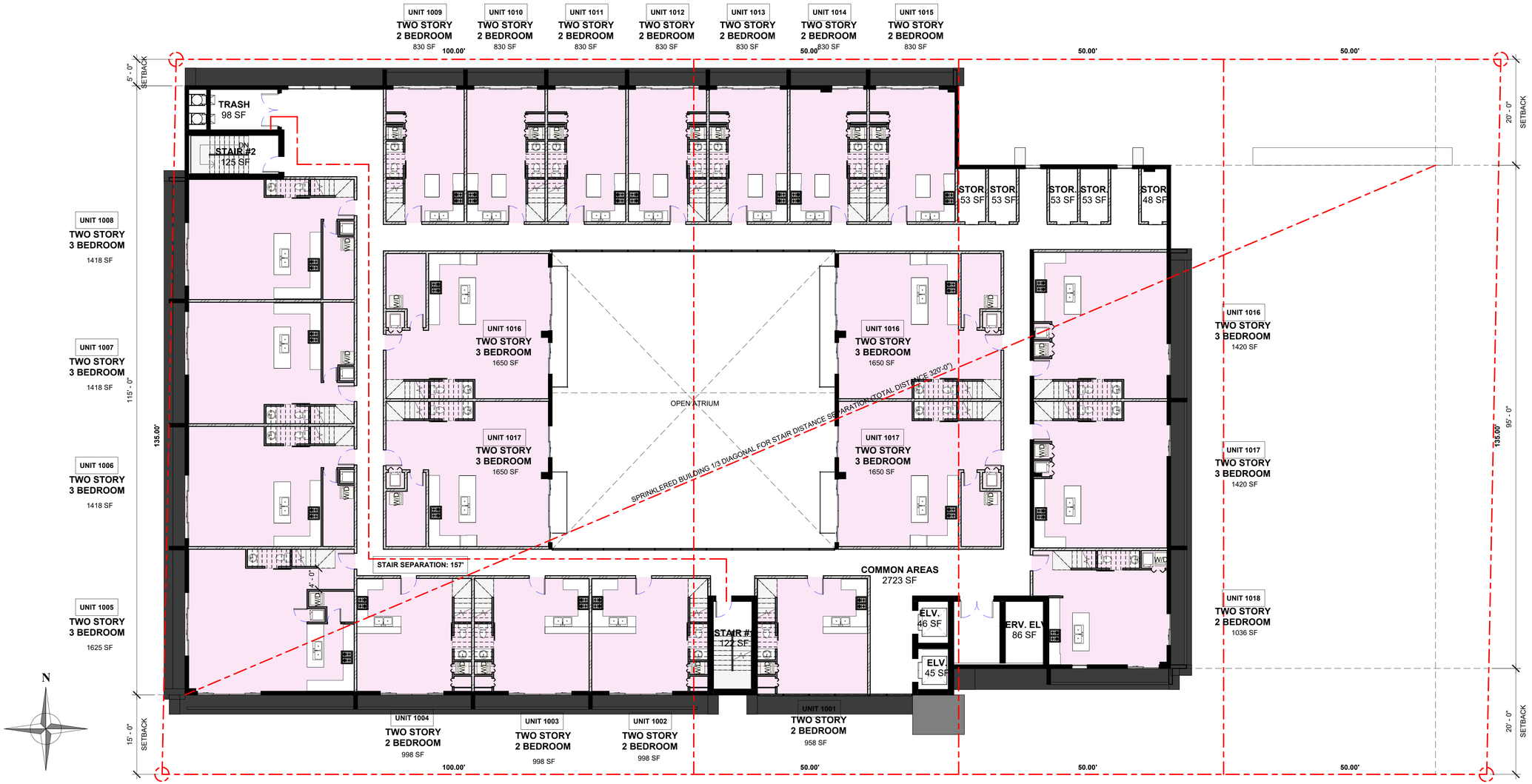
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1" = 10'-0"



1 10TH FLOOR
1" = 10'-0"

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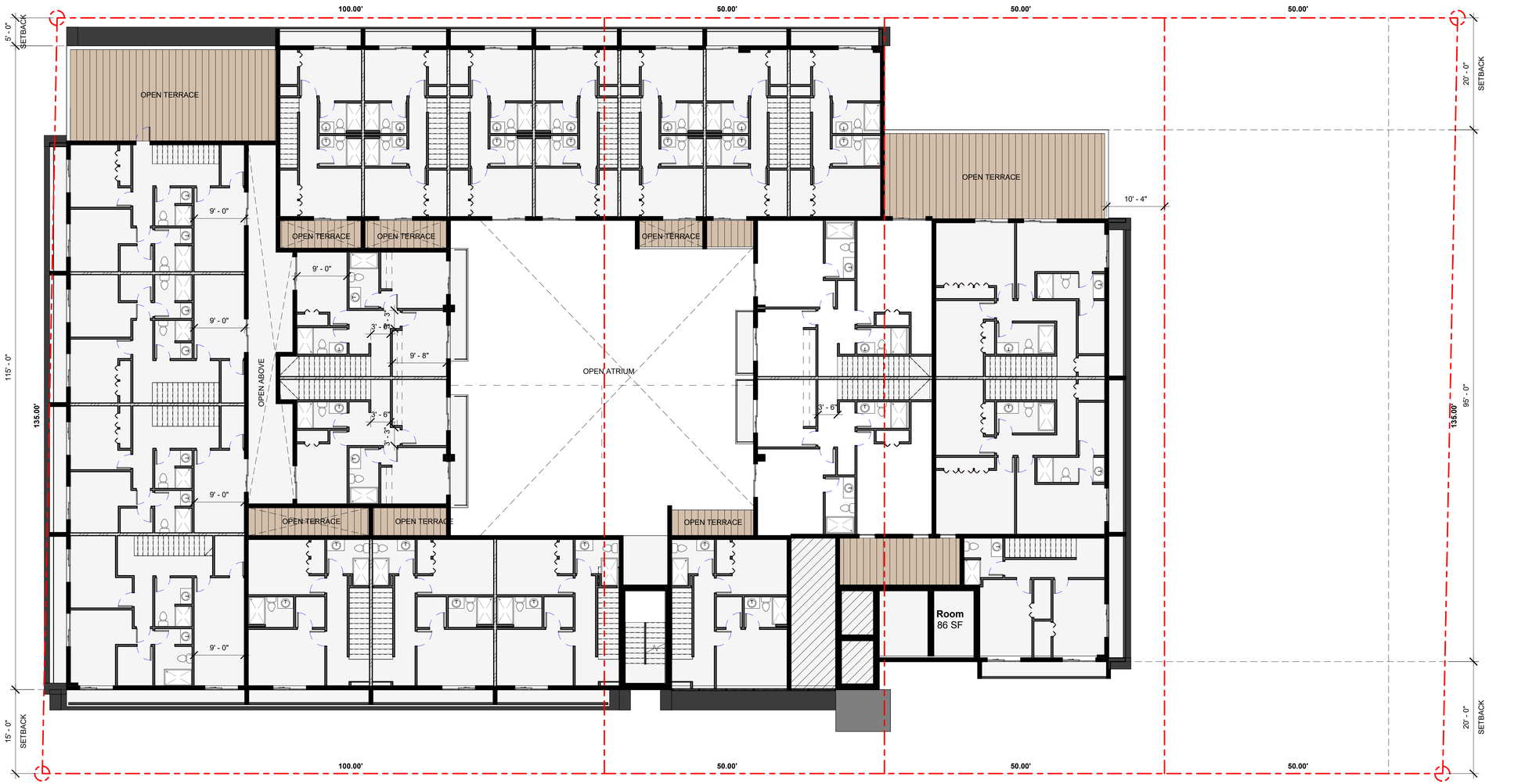
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1" = 10'-0"



N

1 11TH FLOOR
1" = 10'-0"

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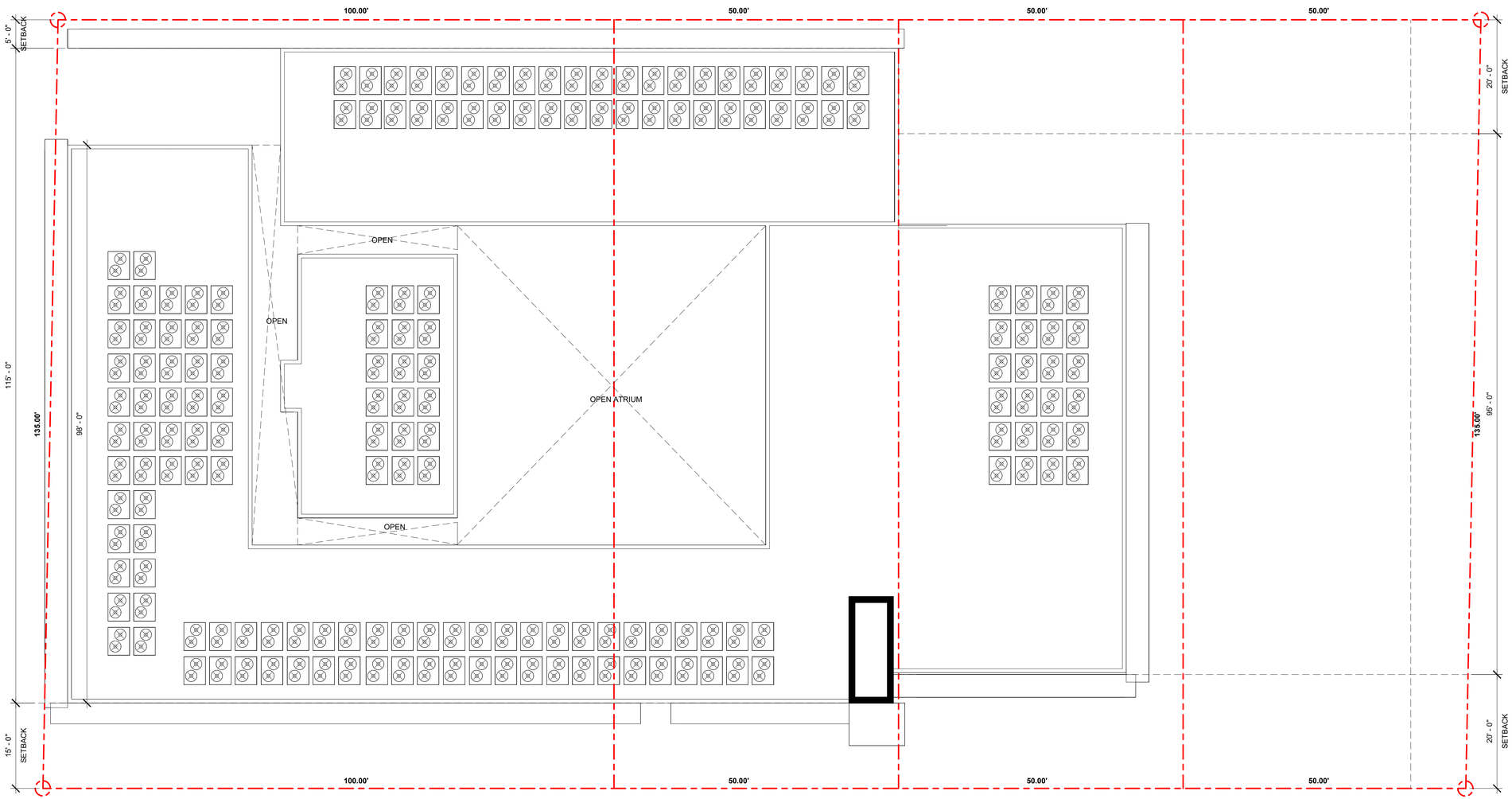
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1" = 10'-0"



1 TOP OF ROOF
1" = 10'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis La Rosa -Registered Architect
AR#-0017852

Revision

#	REV	DATE	BY

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LA ROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	Author
CHECKED:	Checker
DATE:	9/5/2024
SCALE:	AS NOTED
JOB. NO.:	024-052
SHEET:	A 1.9
OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

6/16/2025 1:19:55 PM

1" = 10'-0"

A	5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
B	5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
C	DECORATIVE EXTERIOR TILE OR CLAD
D	IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
E	IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
F	IMPACT RESISTANT GLASS RAILING

MATERIAL LEGEND ELEVATIONS
1/4" = 1'-0"

MATERIAL BOARD



BODY

MANUFACTURER: *SHERWIN-WILLIAMS*
COLOR NAME: *PURE WHITE*
NUMBER: *SW 7005*



TRIM

MANUFACTURER: *SHERWIN-WILLIAMS*
COLOR NAME: *MARCH WIND*
NUMBER: *SW 7668*



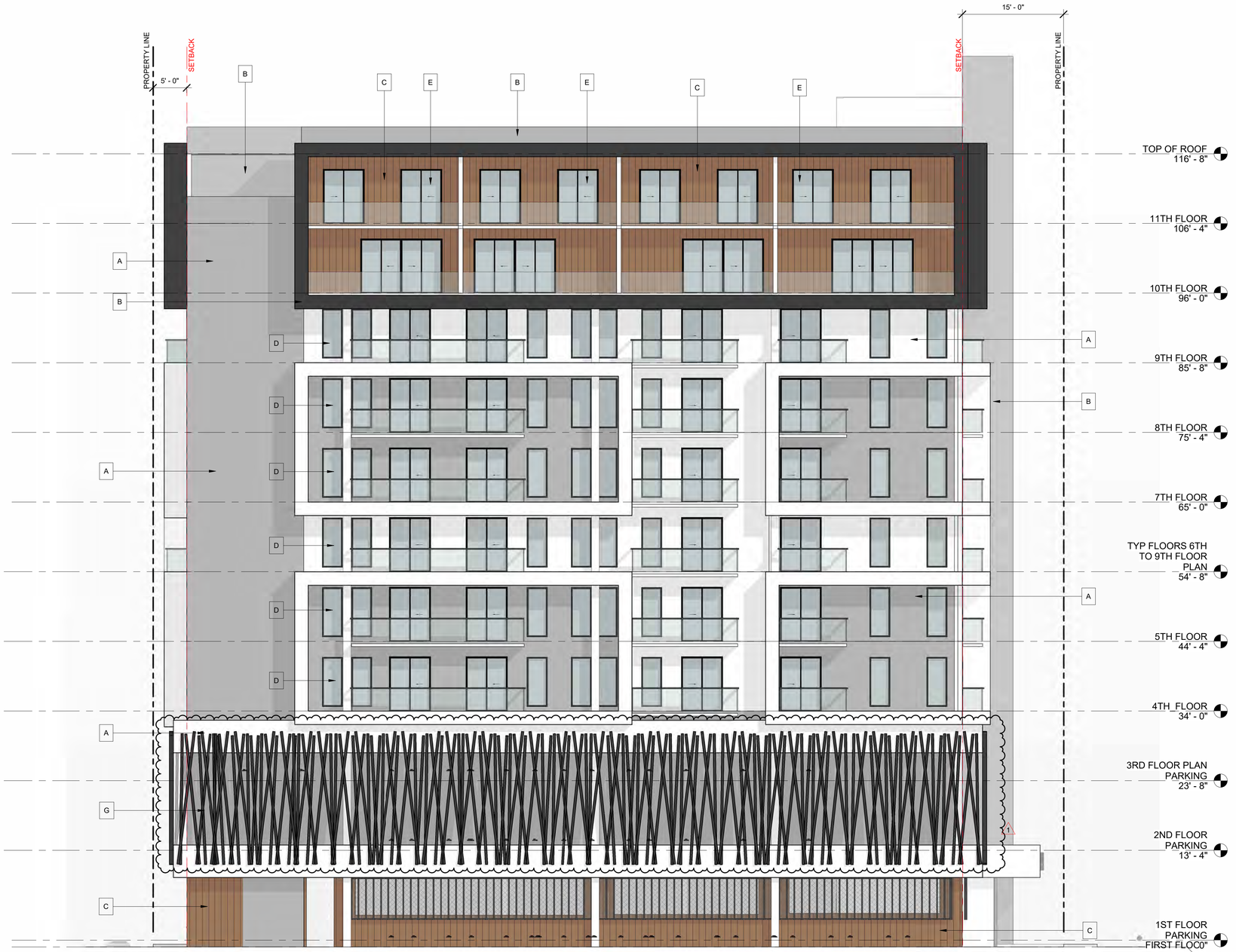
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COLOR NAME: *WOOD CLADDING*
NUMBER: *N/A*



CUSTOM SCREEN

MANUFACTURER: *TBD*
COLOR NAME: *BLACK*
NUMBER: *N/A*



1 PROPOSED-WEST ELEVATION
1/8" = 1'-0"

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PEMBROKE PINES, FL 33024

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Luis La Rosa -Registered Architect
AR#-0017852

Revision			
#	REV	DATE	BY
1	TAC 2	3/1/24	A.G.

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LA ROSA
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REGISTERED ARCHITECT

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OF:	SHEETS:

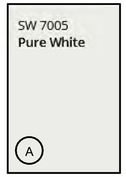
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As indicated

- A — 5/8" SMOOTH STUCCO WITH SCRATCH, PURE WHITE
- B — 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C — DECORATIVE EXTERIOR TILE OR CLAD
- D — IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E — IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F — IMPACT RESISTANT GLASS RAILING

MATERIAL LEGEND ELEVATIONS
1/4" = 1'-0"

MATERIAL BOARD



BODY

MANUFACTURER: *SHERWIN-WILLIAMS*
COLOR NAME: *PURE WHITE*
NUMBER: *SW 7005*



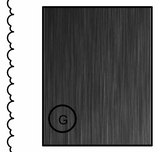
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MANUFACTURER: *SHERWIN-WILLIAMS*
COLOR NAME: *MARCH WIND*
NUMBER: *SW 7668*



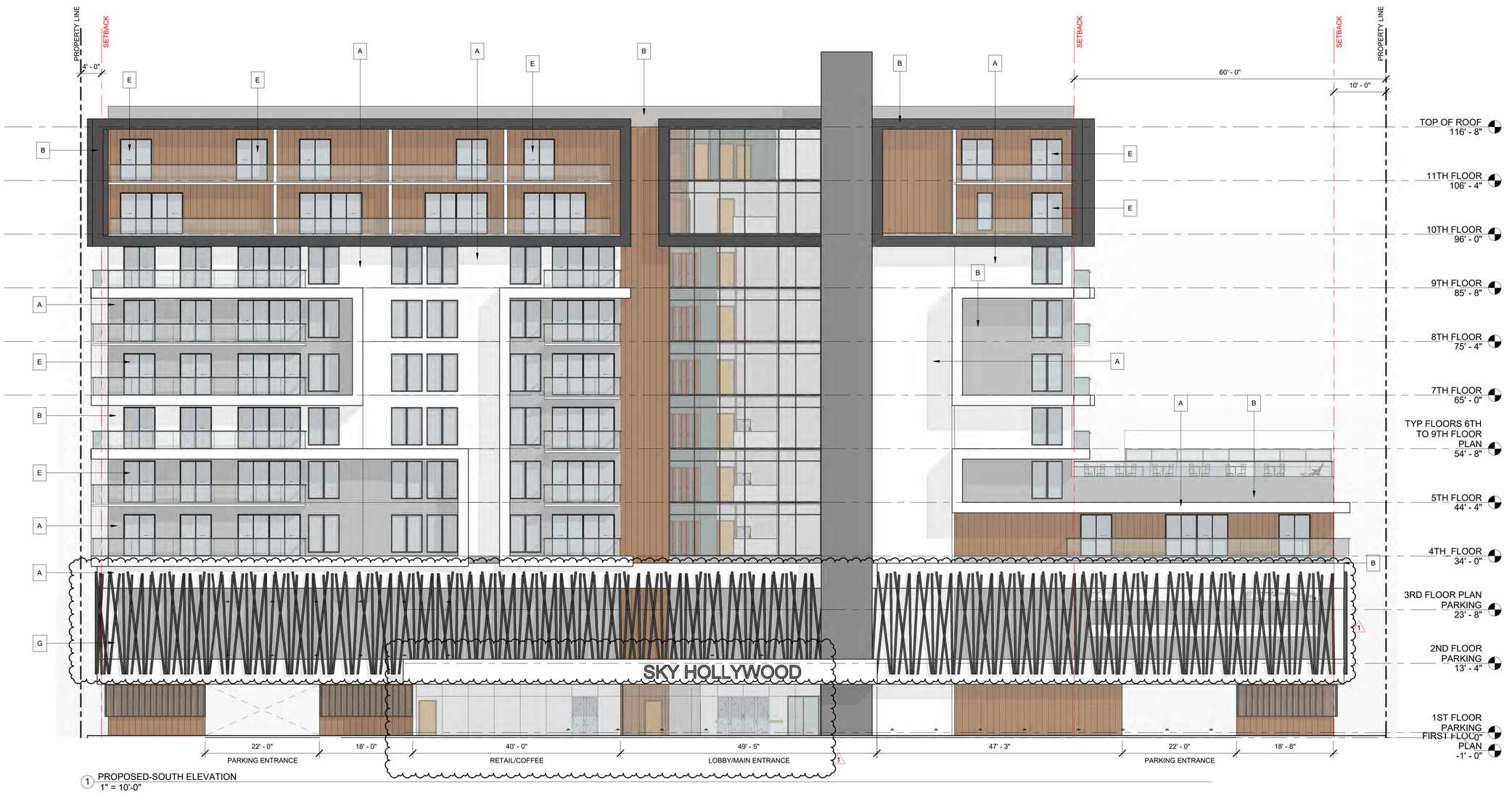
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MANUFACTURER: *WOODPLANK*
COLOR NAME: *WOOD CLADDING*
NUMBER: *N/A*



CUSTOM SCREEN

MANUFACTURER: *TBD*
COLOR NAME: *BLACK*
NUMBER: *N/A*



1 PROPOSED-SOUTH ELEVATION
1" = 10'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
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E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

Luis La Rosa -Registered Architect ARF-0017852

Revision			
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1	TAC 2	3/1/24	A.G.

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
AR 00017852
REGISTERED ARCHITECT

DRAWN:	Author
CHECKED:	Checker
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SCALE:	AS NOTED
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OF:	SHEETS:

100% CONSTRUCTION DOCUMENTS

6/16/2025 1:20:16 PM

As indicated

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- B 5/8" SMOOTH STUCCO WITH SCRATCH, MARCH WIND
- C DECORATIVE EXTERIOR TILE OR CLAD
- D IMPACT RESISTANT WINDOW WITH BRONZE ALUMINUM FRAME.
- E IMPACT RESISTANT DOOR WITH BRONZE ALUMINUM FRAME.
- F IMPACT RESISTANT GLASS RAILING

MATERIAL LEGEND ELEVATIONS
1/4" = 1'-0"

MATERIAL BOARD



BODY

MANUFACTURER: *SHERWIN-WILLIAMS*
COLOR NAME: *PURE WHITE*
NUMBER: *SW 7005*



TRIM

MANUFACTURER: *SHERWIN-WILLIAMS*
COLOR NAME: *MARCH WIND*
NUMBER: *SW 7668*



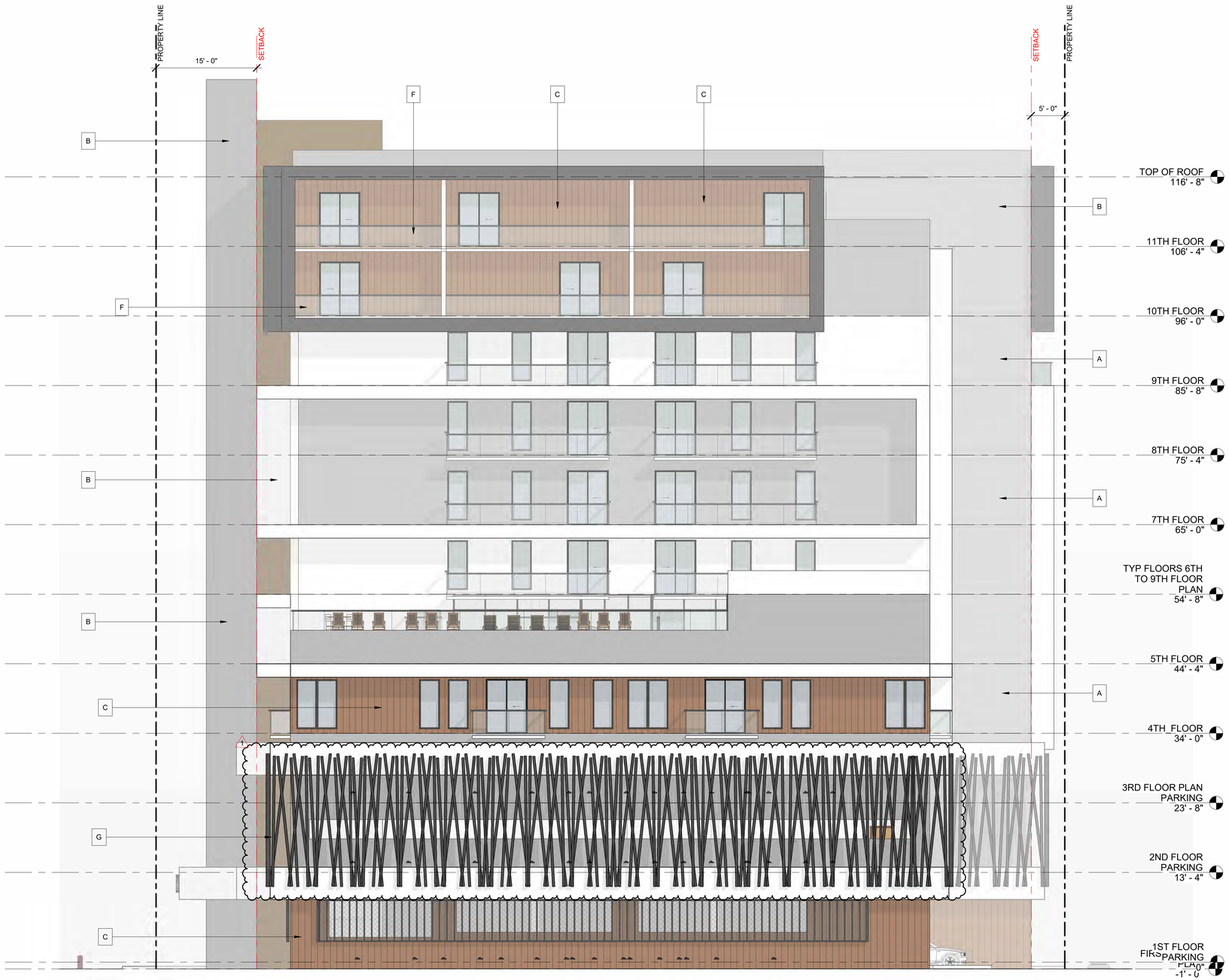
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MANUFACTURER: *WOODPLANK*
COLOR NAME: *WOOD CLADDING*
NUMBER: *N/A*



CUSTOM SCREEN

MANUFACTURER: *TBD*
COLOR NAME: *BLACK*
NUMBER: *N/A*



1 PROPOSED-EAST ELEVATION
1/8" = 1'-0"

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Luis La Rosa -Registered Architect
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ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
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OF:	SHEETS:

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MATERIAL LEGEND ELEVATIONS
1/4" = 1'-0"

MATERIAL BOARD



BODY

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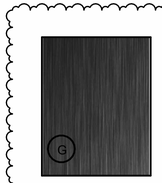
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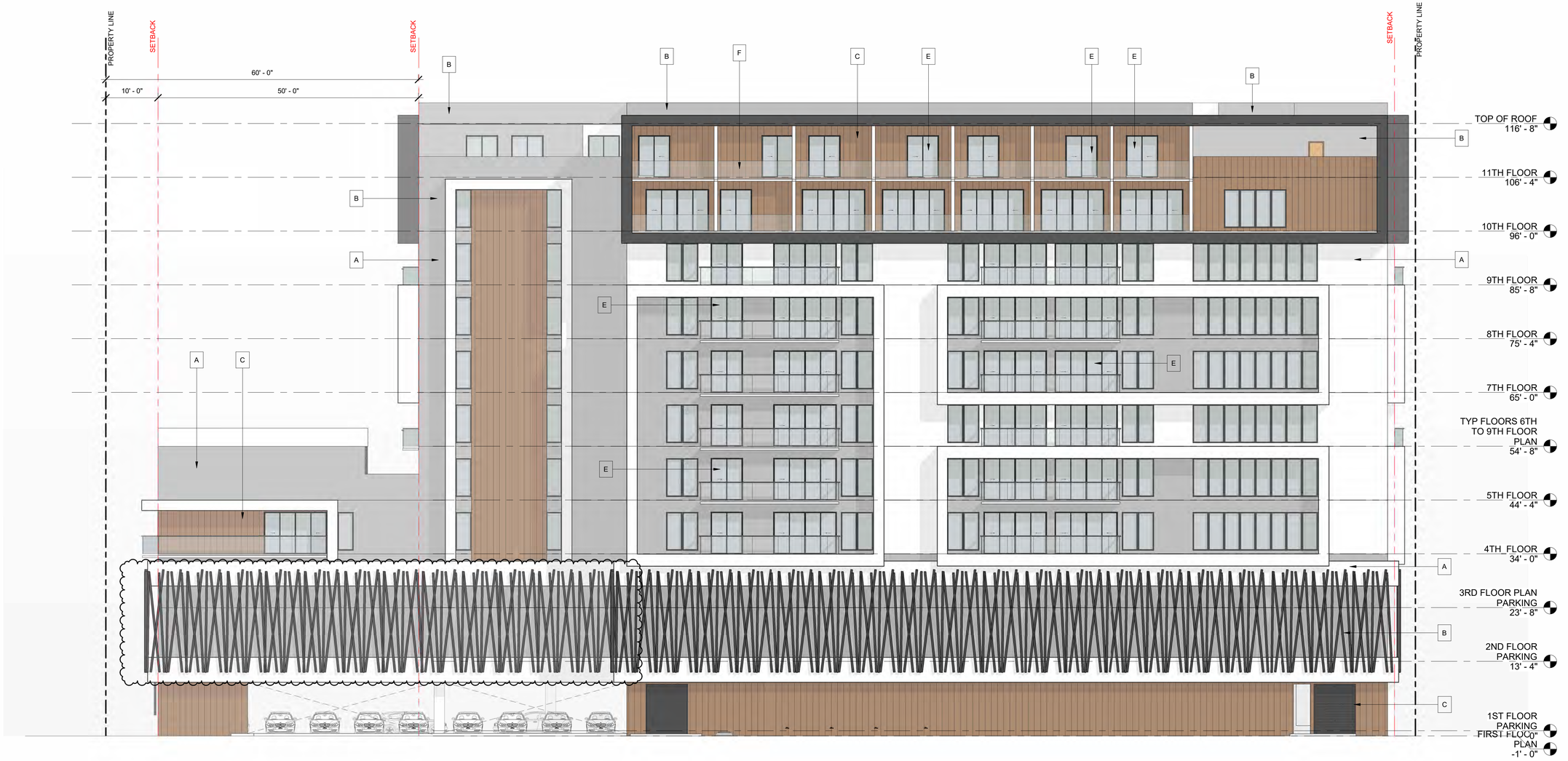
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MANUFACTURER: *WOODPLANK*
COLOR NAME: *WOOD CLADDING*
NUMBER: *N/A*



CUSTOM SCREEN

MANUFACTURER: *TBD*
COLOR NAME: *BLACK*
NUMBER: *N/A*



1 PROPOSED-NORTH ELEVATION
1" = 10'-0"

LLRArchitects, Inc.
ARCHITECTURE & PLANNING
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PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
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Luis La Rosa -Registered Architect
AR#-0017852

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1	TAC 2	3/1/24	A.G.

PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
ZEBI DEVELOPMENT GROUP INC.
1715, 1721, 1723 & 1727 MCKINLEY STREET HOLLYWOOD, FLORIDA 33020

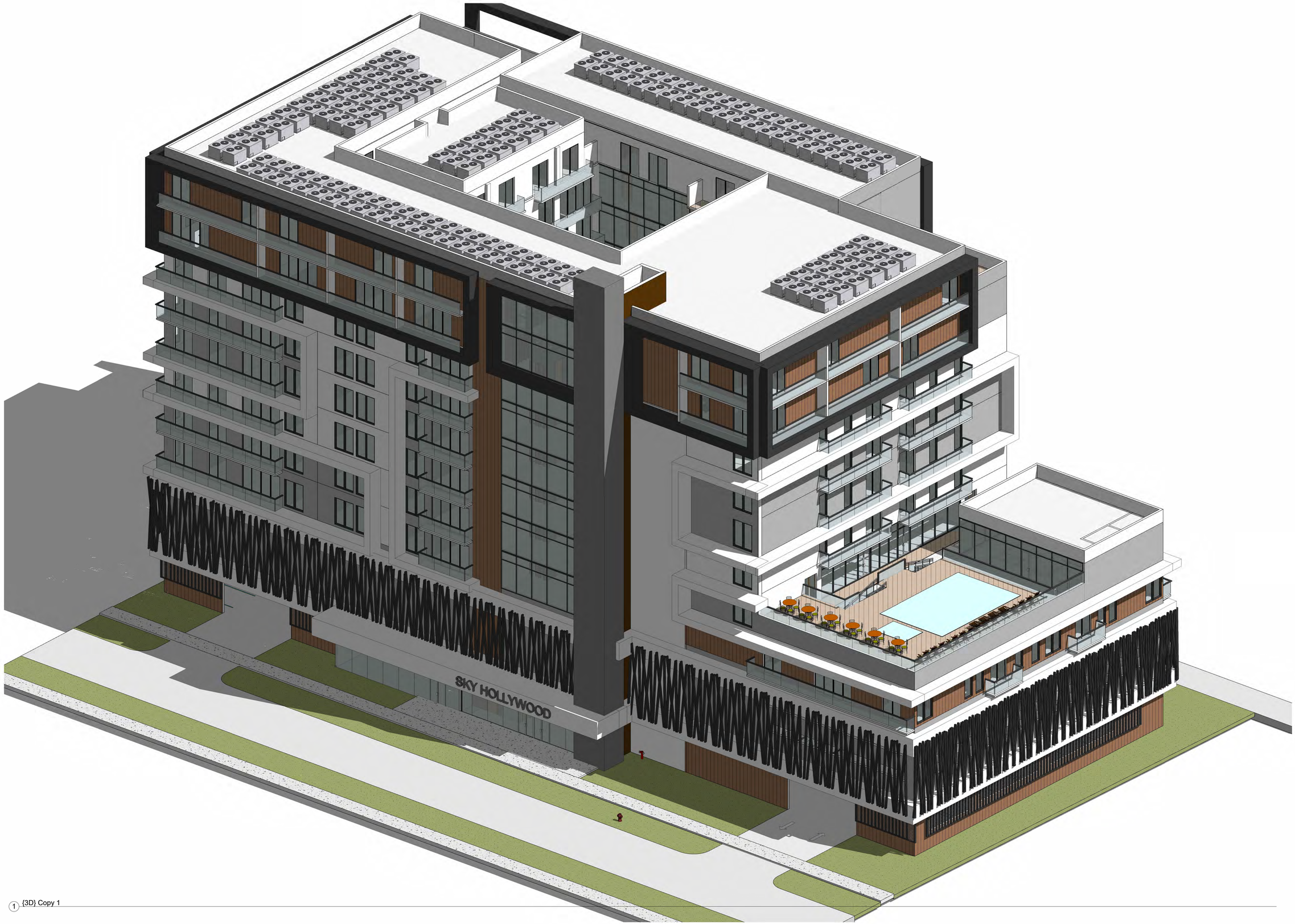
SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 0017852
REGISTERED ARCHITECT

DRAWN:	Author
CHECKED:	Checker
DATE:	9/5/2024
SCALE:	AS NOTED
JOB. NO.:	024-052
SHEET:	A 2.4
OF:	SHEETS:

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As indicated



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ARCHITECTURE & PLANNING
9000 SHERIDAN STREET ST. 158
PEMBROKE PINES, FL 33024

(OFF.) - 305-403-7926
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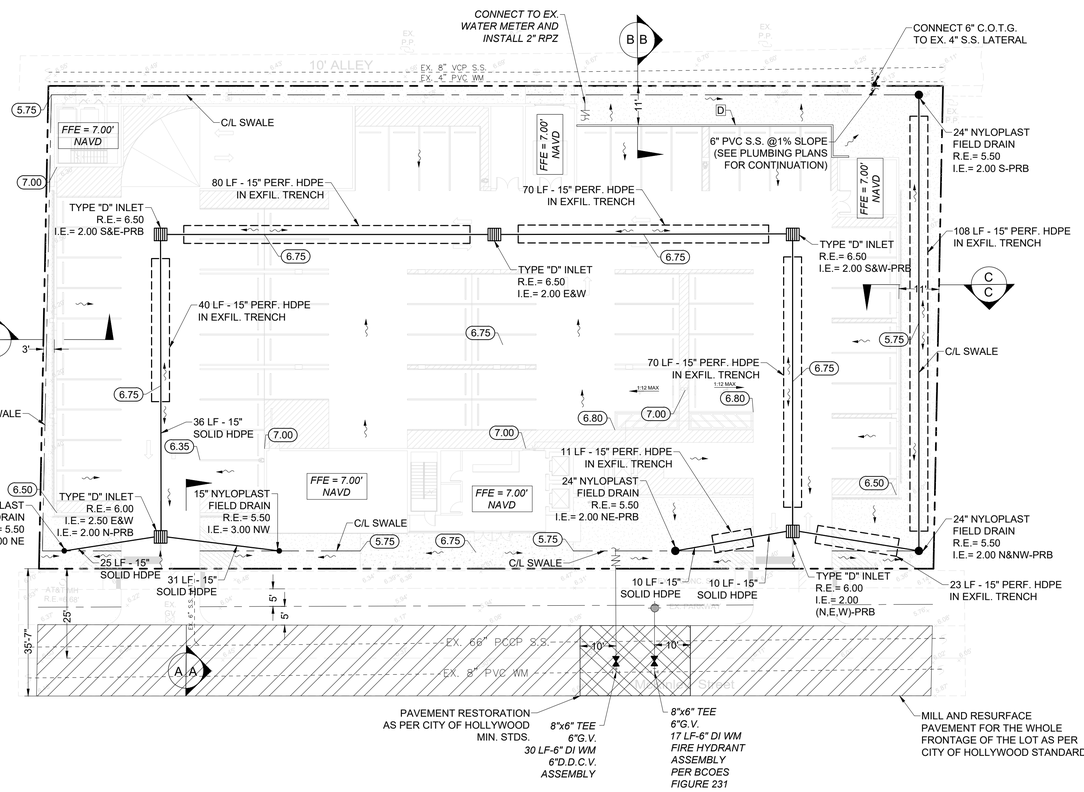
PROPOSED 144-UNITS MULTI FAMILY DEVELOPMENT FOR:
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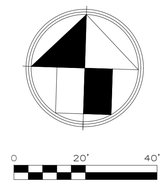
SEAL: AR 0017852
LUIS LA ROSA
STATE OF FLORIDA
LUIS LAROSA
AR 00017852
REGISTERED ARCHITECT

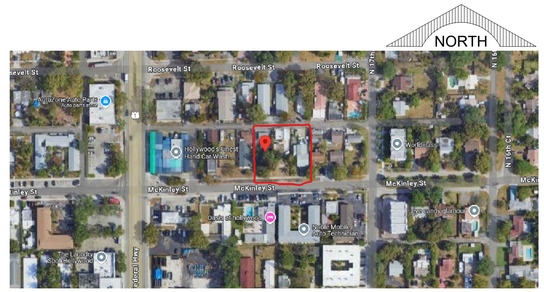
100% CONSTRUCTION DOCUMENTS

DRAWN:	Author
CHECKED:	Checker
DATE:	9/5/2024
SCALE:	AS NOTED
JOB. NO.:	024-052
SHEET:	A 2.5
OF:	SHEETS:

6/16/2025 1:20:48 PM







LOCATION MAP
N.T.S.

LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
	DIRECTION OF OVERLAND FLOW
TOS=	TOP OF SLAB ELEVATION
xxxx	EXISTING ELEVATIONS
x.xx	PROPOSED ELEVATION
x.xx	PROPOSED CONCRETE ELEVATION
WM	EXISTING WATER METER
D	6" TYPE 'D' CURB
	MILL AND RESURFACE
	PAVEMENT RESTORATION
	PROPERTY LINE

NOTE:

1. ALL STREETS & ALLEYS ADJACENT TO SITE TO BE MILLED & RESURFACED. (FULL WIDTH OF ROAD AT STREET OR ALLEY AND FULL LENGTH OF PROPERTY).

2. THE MAX. LIP AT GROUND FLOOR DOORS IS 1/2". ANY LIP GREATER THAN 1/4" WILL BE BEVELED TO MEET A.D.A. REQUIREMENT.

3. REFER TO DETAIL 2 ON SITE PLAN SPECIFICATION SHEET FOR CAR LIFTS. WE ARE USING AM S.U.V.-SEDAN CONFIGURATION WHICH REQUIRES A 12'-2" CLEARANCE.

4. SWALES TO BE RESTORED IN THE ROW AS PER CITY OF HOLLYWOOD DRAWING DETAILS C-32 AND C-33. (SEE SHEET C-4B).

5. FFE PROVIDED BY OTHERS.

NOTE:

ENSURE THE MATERIAL REQUIREMENTS ALIGN WITH CITY OF HOLLYWOOD CODE BELOW AND ADD THE APPLICABLE NOTES TO THE CIVIL PLANS:
A. CONCRETE:CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
B. PAVER: PAVER DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
C. ASPHALT: ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIME ROCK BASE, TACK COAT, AND 1-INCH LAYER OF S-III ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA
TASK:
CIVIL ENGINEERING PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

DATE:	SCALE:
DEC 2024	1"=20'
DESIGNED BY:	DRAWN BY:
B.J.R.	A.R.

PROJECT NO.
24-0331

SHEET
C-1

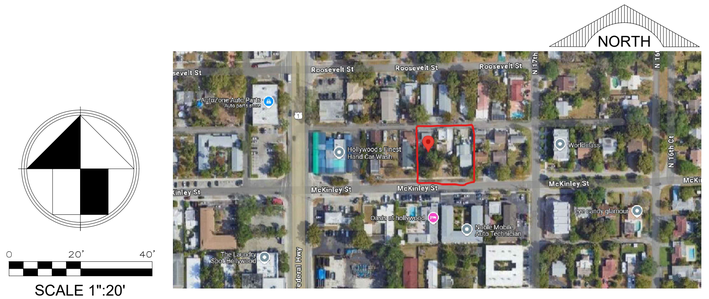
BRIAN J. ROSS LICENSE No. 71549 STATE OF FLORIDA
This document has been digitally signed and sealed by Brian J. Ross, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The following items are not reviewed or accepted by Broward County:

1. Broward County Traffic Engineering Division's review does not include a review and acceptance of the project's design or operation. These items are to be reviewed and approved by the City Engineer.

2. Broward County Traffic Engineering Division does not review and approve, or inspect and accept the following items for maintenance: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work or asphalt work.

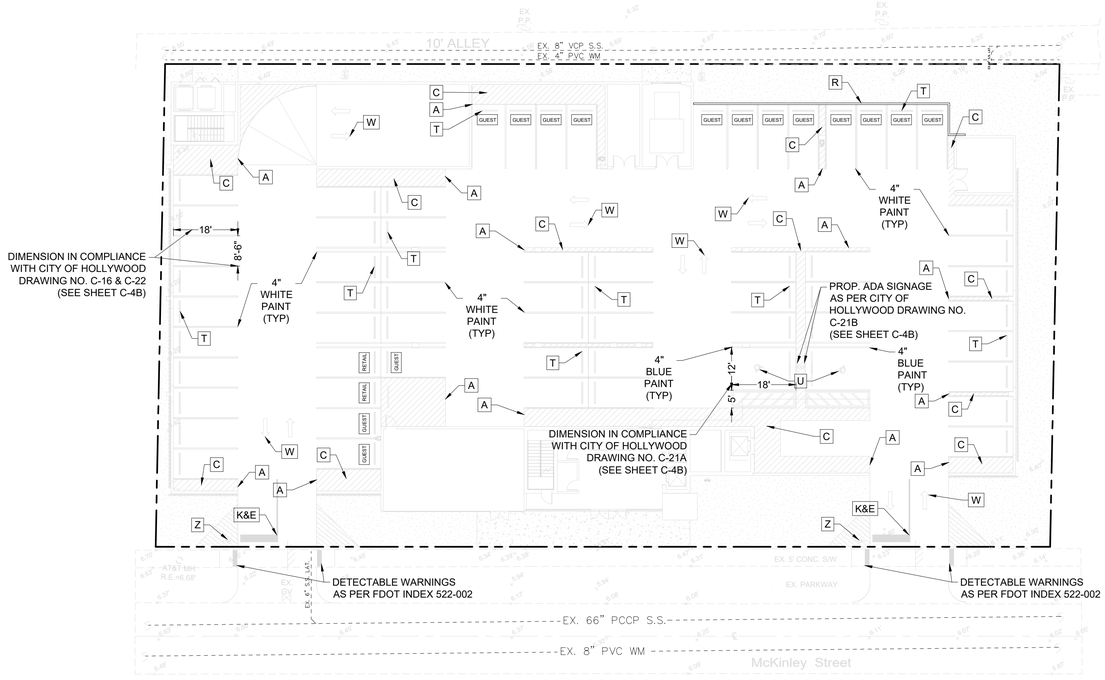
3. The City Engineer is responsible for the review and approval of the design and operation of the project, and for the inspection and acceptance of the following items that will be maintained by the City: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, pavement markings on or adjacent to painted asphalt, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work and asphalt work.



LOCATION MAP
N.T.S.

LEGEND AND STRIPING KEY

A = 6" SOLID WHITE
B = 12" SOLID WHITE CROSSWALK
C = 8" SOLID WHITE CHEVRONS
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'- 30')
G = 6" SKIP WHITE TYP (6'- 10')
H = 6" SKIP WHITE TYP (2'- 4')
I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = AMBER/AMBER RPM's @ 1' C.C.
M = 6" SKIP YELLOW TYP (6'- 10')
N = 6" SKIP YELLOW TYP (2'- 4')
P = R3-5R RIGHT TURN ONLY SIGN
Q = R3-1 NO RIGHT TURN SYMBOL
R = TYPE 'D' CURB
S = TYPE 'F' CURB AND GUTTER
T = CONCRETE WHEEL STOP
U = WHITE PAINTED HC SYMBOL
V = HANDICAP W/ VAN ACCESSIBLE (R7-8P)
W = WHITE DIRECTIONAL ARROWS
X = W14-1 DEAD END SIGN
Y = R5-1 DO NOT ENTER SIGN
Z = R1-1 STOP SIGN
ADA SYMBOL



GROUND FLOOR

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

TASK:
PAVEMENT MARKINGS & SIGNAGE PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

DATE:	SCALE:
DEC 2024	1"=20'
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT NO. 24-0331	
SHEET C-2	

BRIAN J. ROSS LICENSE No. 71549 STATE OF FLORIDA

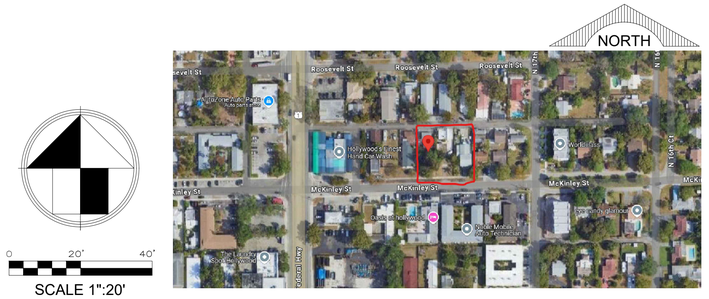
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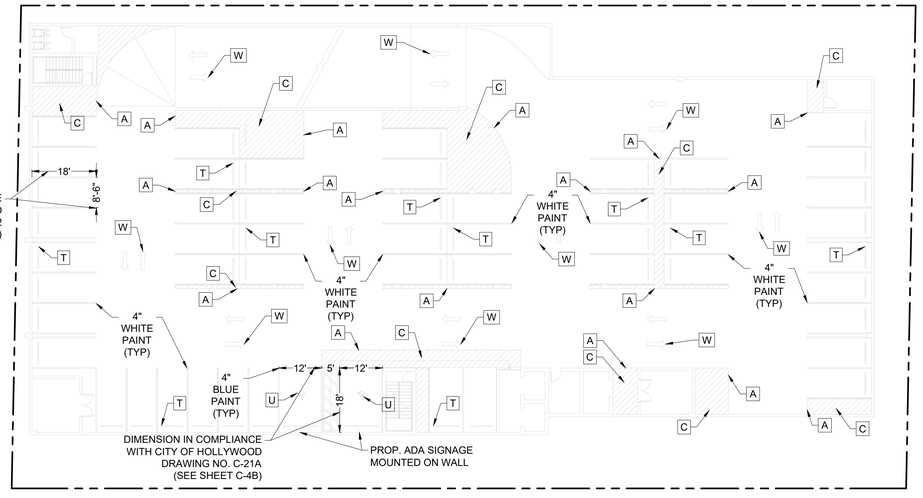
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3. The City Engineer is responsible for the review and approval of the design and operation of the project, and for the inspection and acceptance of the following items that will be maintained by the City: pavement markings on or adjacent to paver bricks, painted asphalt, stamped asphalt or pavement markings made of paver bricks, pavement markings on or adjacent to painted asphalt, raised intersections and related markings and signing, un-warranted mid-block crosswalks and related markings and signing, un-warranted crosswalks and related markings and signing, painted/decorative crosswalks, raised crosswalks and related markings and signing, Advanced Warning pavement markings for Speed Tables, Blinker Signs, Rectangular Rapid Flasher Beacons and related markings and signing, on-street parking and related markings and signing, in-road lighting and related markings and signing, green bike lanes, flexible delineators, decorative signs and decorative sign posts, planters, on-site pavement markings and signing, off-site pavement markings and signing in right-of-way that is not dedicated for public use, sidewalk work and asphalt work.



LOCATION MAP
N.T.S.



LEGEND AND STRIPING KEY

A = 6" SOLID WHITE
B = 12" SOLID WHITE CROSSWALK
C = 8" SOLID WHITE CHEVRONS
D = 18" SOLID WHITE
E = 24" SOLID WHITE
F = 6" SKIP WHITE TYP (10'- 30')
G = 6" SKIP WHITE TYP (6'- 10')
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I = 6" SOLID YELLOW
J = 18" SOLID YELLOW
K = 6" DOUBLE YELLOW
L = AMBER/AMBER RPM's @ 1' C.C.
M = 6" SKIP YELLOW TYP (6'- 10')
N = 6" SKIP YELLOW TYP (2'- 4')
P = R3-5R RIGHT TURN ONLY SIGN
Q = R3-1 NO RIGHT TURN SYMBOL
R = TYPE 'D' CURB
S = TYPE 'F' CURB AND GUTTER
T = CONCRETE WHEEL STOP
U = WHITE PAINTED HC SYMBOL
V = HANDICAP W/ VAN ACCESSIBLE (R7-8P)
W = WHITE DIRECTIONAL ARROWS
X = W14-1 DEAD END SIGN
Y = R5-1 DO NOT ENTER SIGN
Z = R1-1 STOP SIGN
ADA SYMBOL

SECOND FLOOR

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

TASK:
PAVEMENT MARKINGS & SIGNAGE PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

DATE:	SCALE:
DEC 2024	1"=20'
DESIGNED BY:	DRAWN BY:
B.J.R.	A.R.

PROJECT NO.
24-0331

SHEET
C-2A

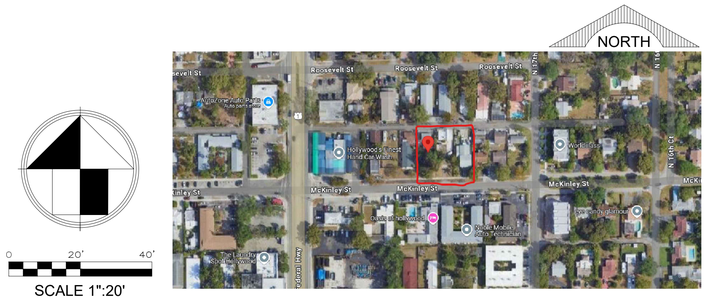
BRIAN J. ROSE LICENSE No. 71549 STATE OF FLORIDA PROFESSIONAL ENGINEER
This document has been digitally signed and sealed by Brian J. Rose, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

The following items are not reviewed or accepted by Broward County:

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0 20' 40'

SCALE 1":20'

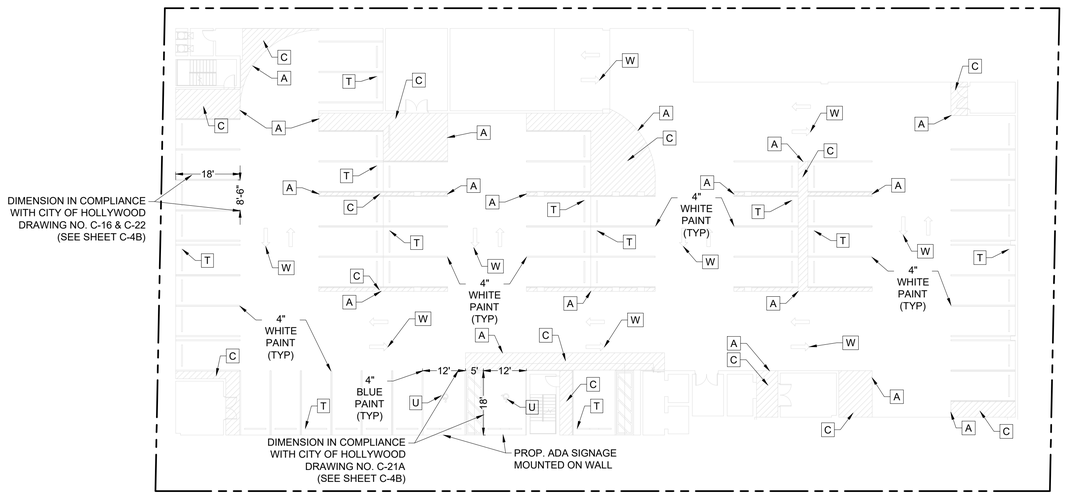
LOCATION MAP

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THIRD FLOOR

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Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

DATE:	SCALE:
DEC 2024	1"=20'
DESIGNED BY:	DRAWN BY:
B.J.R.	A.R.

PROJECT NO.
24-0331

SHEET
C-2B

BRIAN J. RICE LICENSE No. 71549 STATE OF FLORIDA ENGINEER
This document has been digitally signed and sealed by Brian J. Rice, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES, ENGINEERING AND CONSTRUCTION SERVICES DIVISION (ECSD), AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITIES TO ARRANGE FOR THE RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT ANY AND ALL EXISTING UTILITIES ON THIS PROJECT, AND TO ENSURE THAT EXISTING UTILITIES ARE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS APPROVED OTHERWISE BY THE UTILITY OWNER.
6. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS INCLUDING VALVE BOXES, MANHOLES, HAND-HOLES, PULL-BOXES, STORMWATER INLETS, AND SIMILAR STRUCTURES IN CONSTRUCTION AREA TO BE OVERLAID WITH ASPHALT PAVEMENT.
7. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY ECSD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
9. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, SHOP DRAWINGS SHALL BE SUBMITTED TO ECSD IN ACCORDANCE WITH THE CONTRACT DOCUMENT'S REQUIREMENTS, FOR APPROVAL. IN ADDITION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
10. THE CONTRACTOR SHALL NOTIFY ECSD IMMEDIATELY FOR ANY CONFLICT ARISING DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE DRAWINGS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
11. ELEVATIONS SHOWN ARE IN FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	GENERAL NOTES	DRAWING NO. G-00
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

12. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING / STORAGE AREA. CONTRACTOR SHALL SECURE STAGING / STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
13. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
14. CONTRACTOR SHALL CLEAN / SWEEP THE ROAD AT LEAST ONCE DAY OR AS REQUIRED BY THE ENGINEER.
15. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN / ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
16. THE CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 8:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
17. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
18. ALL ROAD CROSSINGS ARE OPEN CUT AS PER THE REQUIREMENTS OF THE ECSD UNLESS OTHERWISE NOTED ON THE DRAWINGS.
19. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION OR AS DIRECTED BY ECSD FIELD ENGINEER.
20. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF PUBLIC UTILITIES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
22. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.
23. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARDS AND CITY OF HOLLYWOOD DEPARTMENT OF PUBLIC UTILITIES STANDARDS.
24. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE ECSD FIELD ENGINEER.
25. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
26. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS / REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF ECSD.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.1
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
28. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
29. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN / VEHICULAR TRAFFIC.
30. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
31. ALL DUCTILE IRON PRODUCTS SHALL BE DOMESTIC MADE HEAVY DUTY CLASSIFICATION SUITABLE FOR HIGHWAY TRAFFIC LOADS, OR 20,000 LB.
32. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SODDED.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
34. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
35. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
36. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
37. CONTRACTOR SHALL NOTIFY LAW ENFORCEMENT AND FIRE PROTECTION SERVICES TWENTY-FOUR (24) HOURS IN ADVANCE OF TRAFFIC DETOUR IN ACCORDANCE WITH SECTION 336.07 OF FLORIDA STATUTES.
38. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED.
39. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING DEWATERING PER SPECIFICATION SECTION 02140 DEWATERING.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.2
APPROVED: XXX		

GENERAL NOTES (CONTINUED):

40. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).

Always call 811 two full business days before you dig.
Sunshine811.com

41. WHEN PVC PIPE IS USED, A METALLIZED MARKER TAPE SHALL BE INSTALLED CONTINUOUSLY 18" ABOVE THE PIPE. THE MARKER TAPE SHOULD BE IMPRINTED WITH A WARNING THAT THERE IS BURIED PIPE BELOW. THE TAPE SHALL BE MAGNA TEC, AS MANUFACTURED BY THOR ENTERPRISES INC. OR APPROVED EQUAL.
42. ALL CONNECTIONS TO EXISTING MAINS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WATER CONNECTIONS SHALL BE METERED, AND THE COST OF WATER AND TEMPORARY METER SHALL BE BORNE BY THE CONTRACTOR.
43. A COMPLETE AS-BUILT SURVEY SHALL BE ACCURATELY RECORDED OF THE UTILITY SYSTEM DURING CONSTRUCTION. AS-BUILT SURVEY SHALL BE SUBMITTED TO ECSD SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PROJECT. THE COST OF SIGNED AND SEALED AS-BUILTS SHALL BE COVERED IN OVERALL BID. THE AS-BUILT SURVEY SHALL INCLUDE:
    a. PLAN VIEW SHOWING THE HORIZONTAL LOCATIONS OF EACH MANHOLE, INLET, VALVE, FITTING, BEND AND HORIZONTAL PIPE DEFLECTIONS WITH COORDINATES AND IN REFERENCE TO A SURVEY BASELINE OR RIGHT-OF-WAY CENTERLINE.
    b. THE PLAN VIEW SHALL ALSO SHOW SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERTS (GRAVITY MAINS) AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG MAIN. THE PLAN VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    c. THE PLAN VIEW SHALL ALSO SHOW THE HORIZONTAL SEPARATION FROM UNDERGROUND UTILITIES IMMEDIATELY ADJACENT OR PARALLEL TO THE NEW MAIN.
    d. PROFILE VIEW WITH SPOT ELEVATIONS OF THE TOP OF THE MAIN (WATER MAIN AND FORCE MAIN) OR PIPE INVERT (GRAVITY MAIN) AND OF THE FINISHED GRADE OR MANHOLE RIM DIRECTLY ABOVE THE MAIN AT INTERVALS NOT TO EXCEED 100 FEET AS MEASURED ALONG THE MAIN. THE PROFILE VIEW SHALL ALSO INCLUDE SPOT ELEVATIONS AT EACH MANHOLE, INLET, VALVE, FITTING, BEND AND VERTICAL PIPE DEFLECTION.
    e. THE PROFILE VIEW SHALL SHOW ALL UNDERGROUND UTILITIES CROSSING THE NEW MAIN AND THE VERTICAL SEPARATION PROVIDED BETWEEN THAT UNDERGROUND UTILITY AND THE NEW MAIN.
    f. ALL CADD FILES MUST BE CREATED FOLLOWING THE CITY OF HOLLYWOOD "SURVEY / AS-BUILT CAD DRAWING STANDARDS"

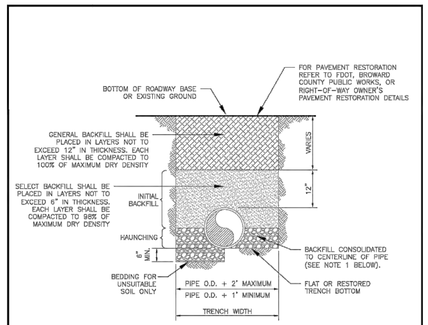
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	GENERAL NOTES (CONTINUED)	DRAWING NO. G-00.3
APPROVED: XXX		

WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSING (1), (4)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)
STORM SEWER, STORM WATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN — 3 ft minimum	WATER MAIN — 12 inches is the minimum except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft minimum — WATER MAIN
GRAVITY SANITARY SEWER, (3) SANITARY SEWER FORCE MAIN, RECLAIMED WATER	WATER MAIN — 10 ft preferred 6 ft minimum	WATER MAIN — 12 inches is the minimum except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft minimum — WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 ft minimum	———	———

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. 18" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
5. A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.
6. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
7. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHOULD ALWAYS BE ABOVE THE SEWER. JOINTS ON THE WATER MAIN SHALL BE LOCATED AS FAR APART AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).
8. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALY RESTRAINED.

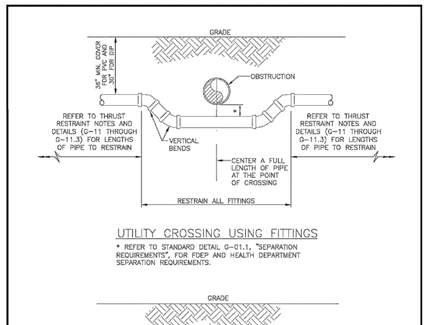
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	SEPARATION REQUIREMENTS OF F.D.E.P.	DRAWING NO. G-01.1
APPROVED: XXX		



NOTES:

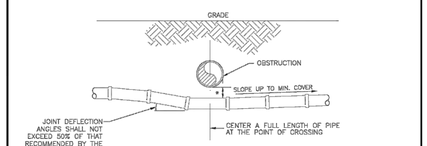
1. WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
2. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
3. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
4. BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	DRAWING NO. G-02
APPROVED: XXX		



UTILITY CROSSING USING FITTINGS

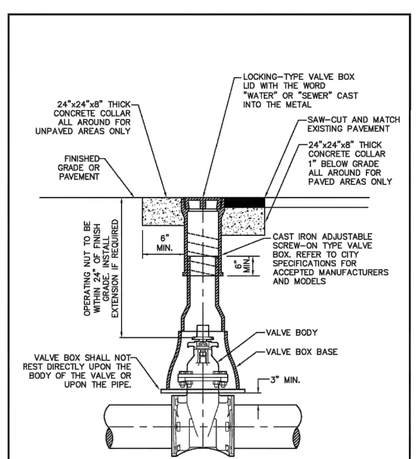
* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.



UTILITY CROSSING USING JOINT DEFLECTIONS

* REFER TO STANDARD DETAIL G-01.1, "SEPARATION REQUIREMENTS", FOR FDEP AND HEALTH DEPARTMENT SEPARATION REQUIREMENTS.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	UTILITY CROSSING DETAIL	DRAWING NO. G-04
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL VALVE BOX SETTING	DRAWING NO. G-05
APPROVED: XXX		

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC.
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PEMBROKE PINES, FL., 33024

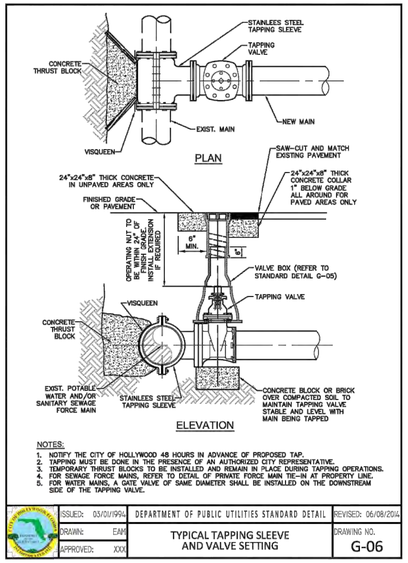
PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

TASK:
GENERAL NOTES AND CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No.: 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
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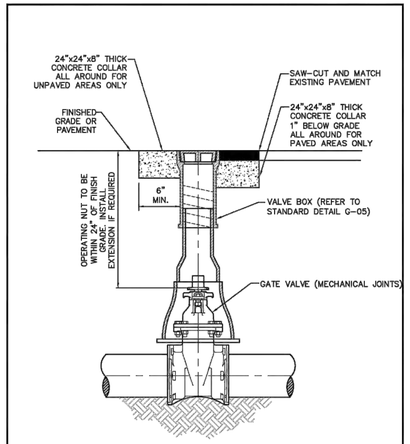
DATE:	SCALE:
DEC 2024	N.T.S.
DESIGNED BY:	DRAWN BY:
B.J.R.	A.R.
PROJECT NO.	
24-0331	
SHEET	
C-3	

BRIAN J. ROSS LICENSE No. 71549 STATE OF FLORIDA PROFESSIONAL ENGINEER
This document has been digitally signed and sealed by Brian J. Ross, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL TAPPING SLEEVE AND VALVE SETTING	DRAWING NO. G-06
APPROVED: XXX		

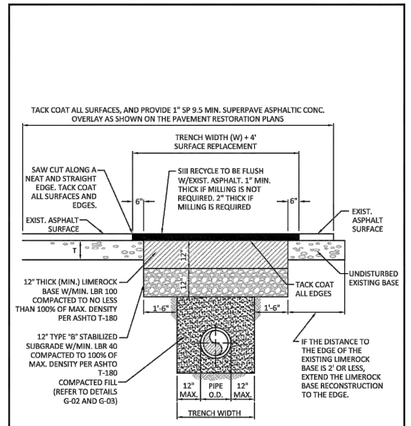


ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL GATE VALVE AND VALVE BOX SETTING	DRAWING NO. G-07
APPROVED: XXX		

FLEXIBLE PAVEMENT RESTORATION NOTES:

1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK".
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 12" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 100% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. MILL AND BUTT JOINT TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK. REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION NOTES	DRAWING NO. G-12
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 11/06/2017
DRAWN: EAM	FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	DRAWING NO. G-12.1
APPROVED: XXX		

WATER SYSTEM NOTES:

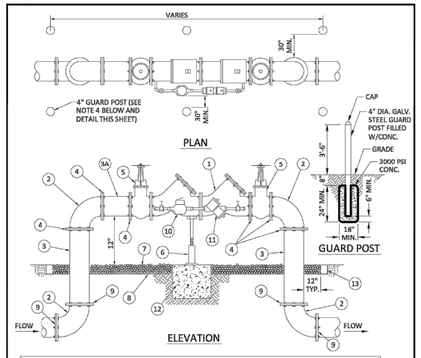
1. NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.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

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

WATER SYSTEM NOTES (CONTINUED):

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

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



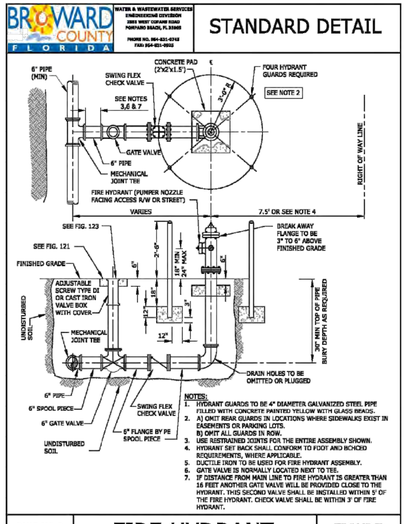
MATERIALS					
ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4"_6"_8" VALVE,DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4"_6"_8" BEND-90°	8	N/A	PLASTIC LINER/WEED STOP (5 MILS)
3	2	4"_6"_8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4"_6"_8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4"_6"_8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4"_6"_8" GATE VALVE (SEE NOTE 6)	12	1	16"X16"X16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

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

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

BROWARD COUNTY FLORIDA — WATER & WASTEWATER SERVICES, ENGINEERING DIVISION, 2555 WEST COPANS ROAD, POMPANO BEACH, FLORIDA, PHONE NO. 954-831-0760, FAX: 954-831-0916

STANDARD DETAIL



NOTES:
1. HYDRANT GUARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE PAINTED YELLOW WITH GLASS BEADS.
2. A) ONLY REAR GUARDS IN LOCATIONS WHERE SIDEWALKS EXIST IN EASEMENTS OR PARKING LOTS.
   B) OMIT ALL GUARDS IN ROW.
3. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
4. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
5. DUCTILE IRON 'D BE USED FOR FIRE HYDRANT ASSEMBLY.
6. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
7. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 16 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT.

DWG NO.8	FIRE HYDRANT INSTALLATION	FIGURE 231
REVISED		

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

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LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
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PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

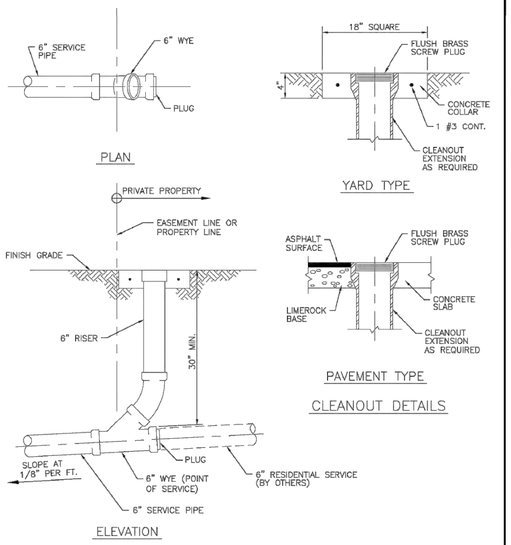
TASK:
CONSTRUCTION DETAILS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

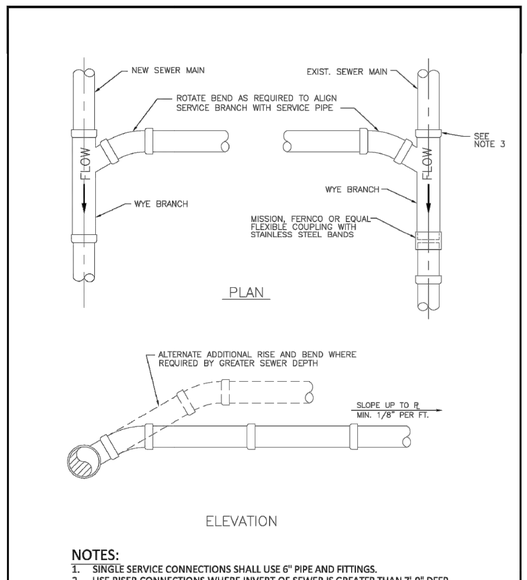
DATE: DEC 2024	SCALE: N.T.S.
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT NO. 24-0331	
SHEET C-4	

BRIAN J. RUSSELL LICENSE No. 71549 STATE OF FLORIDA PROFESSIONAL ENGINEER

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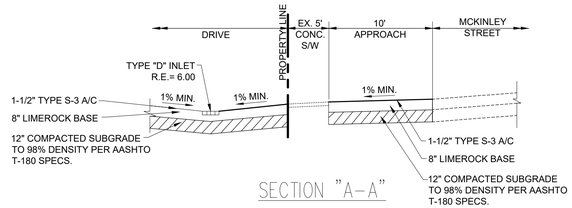


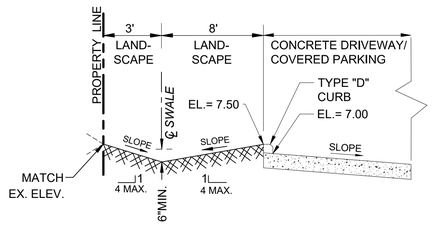
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	SEWER SERVICE CONNECTION AND CLEANOUT AT PROPERTY LINE		DRAWING NO. S-12
APPROVED: XXX			

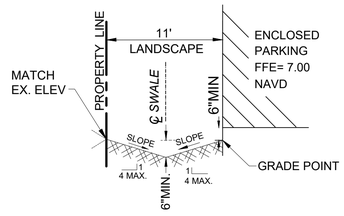


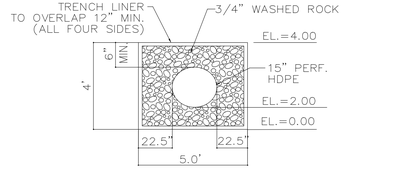
NOTES:
1. SINGLE SERVICE CONNECTIONS SHALL USE 6" PIPE AND FITTINGS.
2. USE RISER CONNECTIONS WHERE INVERT OF SEWER IS GREATER THAN 7'-0" DEEP.
3. WHERE BELL OF WYE AND SPIGOT OF EXISTING MAIN ARE NOT COMPATIBLE, USE A SECOND FLEXIBLE COUPLING.

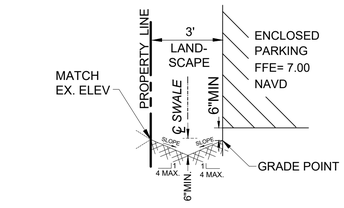
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL		REVISED: 06/08/2014
DRAWN: EAM	WYE BRANCH CONNECTION		DRAWING NO. S-09
APPROVED: XXX			

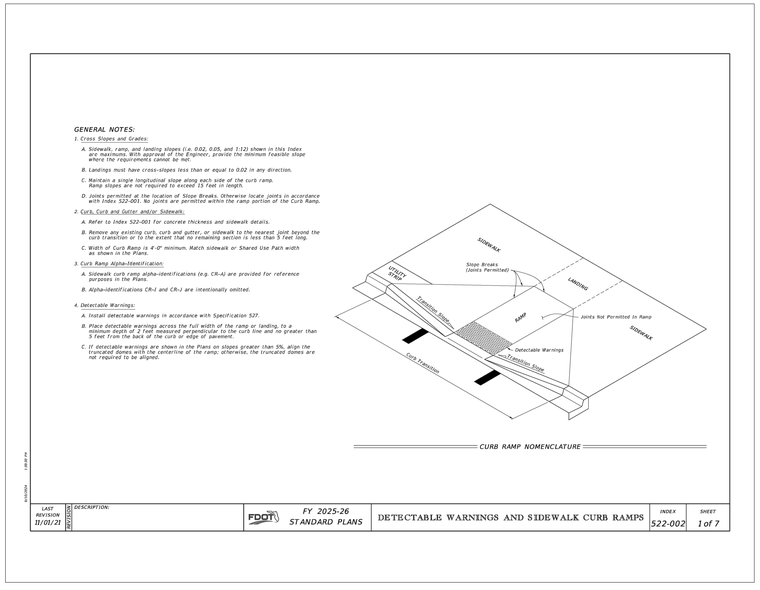












GENERAL NOTES:

1. Cross Slopes and Grades:
   - A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
   - B. Landings must have cross-slopes less than or equal to 0.02 in any direction.
   - C. Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
   - D. Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-001. No joints are permitted within the ramp portion of the Curb Ramp.
2. Curb, Curb and Gutter and/or Sidewalk:
   - A. Refer to Index 520-001 for concrete thickness and sidewalk details.
   - B. Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that no remaining section is less than 5 feet long.
   - C. Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Shared Use Path width as shown in the Plans.
3. Curb Ramp Alpha-Identification:
   - A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
   - B. Alpha-identifications CR-I and CR-J are intentionally omitted.
4. Detectable Warnings:
   - A. Install detectable warnings in accordance with Specification 527.
   - B. Place detectable warnings across the full width of the ramp or landing, to a minimum depth of 2 feet in the direction of pedestrian travel. Locate the curb line and no greater than 5 feet from the back of the curb or edge of pavement.
   - C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

CURB RAMP NOMENCLATURE

LAST REVISION 11/01/21	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX 522-002	SHEET 1 of 7

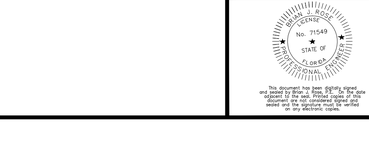
REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

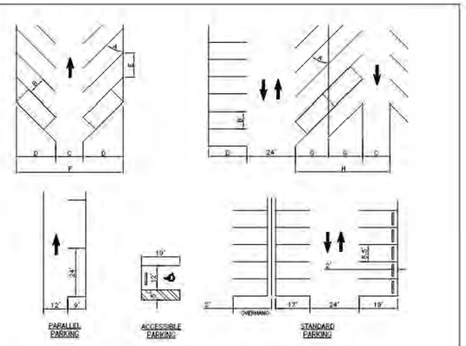
PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA
TASK:
CONSTRUCTION DETAILS & SECTIONS

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

DATE:	SCALE:
DEC 2024	N.T.S.
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT NO. 24-0331	
SHEET C-4A	



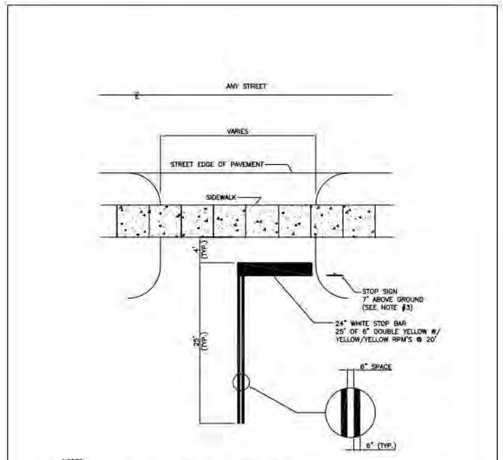
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A	B	C	D	E	F	G	H
PARKING ANGLE	STALL WIDTH	AISLE WIDTH	STALL LENGTH	CURB DEPTH	OVERALL LENGTH	BACK TO BACK STALL LENGTH	OVERALL BACK TO BACK LENGTH
30°	8.5'	12'	16.9'	17'	45.8'	13.2'	38.4'
30°	9'	12'	17.5'	18'	46.6'	13.4'	38.8'
45°	8.5'	13.5'	19.5'	12'	52.4'	16.4'	46.4'
45°	9'	13.5'	19.8'	12.75'	53.1'	16.6'	46.7'
60°	8.5'	18.5'	20.7'	9.8'	59.9'	18.6'	55.7'
60°	9'	18.5'	21'	10.4'	60.5'	18.7'	55.9'
90°	8.5'	24'	19'	9'	62'	19'	62'
90°	9'	24'	19'	9'	63'	19'	62'

STANDARD STALL IS 8.5' x 19', PREFERRED IS 9' x 19'.
ACCESSIBLE SPACE IS 15' x 19', WITH 5' ACCESS AISLE CLEARLY MARKED.
PARALLEL PARKING IS 9' x 24'.
LANDSCAPE ISLANDS ARE FOR TREE PLANTING, NOT FOR LIGHT POLES.
DRIVEWAY WIDTH AT PROPERTY LINE IS NOT TO EXCEED AISLE WIDTH.

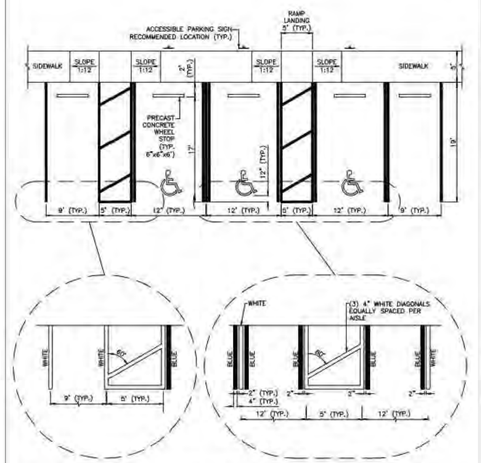
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	STANDARD PARKING GEOMETRICS	DRAWING NO.: C-16
APPROVED: JG		



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

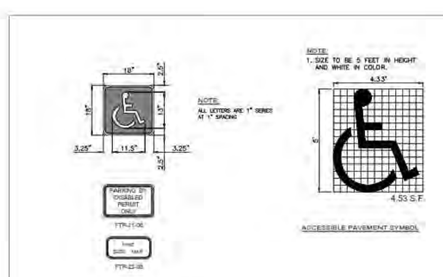
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	PARKING LOT EXIT-ENTRANCE DETAIL	DRAWING NO.: C-20
APPROVED: JG		

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



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

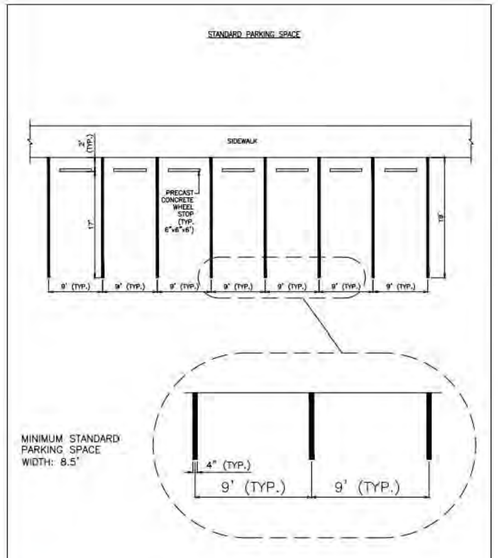
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (1 OF 2)	DRAWING NO.: C-21A
APPROVED: JG		



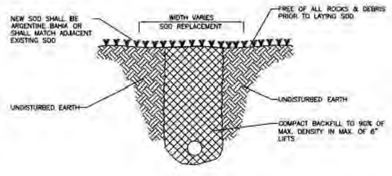
SIGNAGE NOTES:
1. FTP-21-06 & FTP-22-08 SIGN SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX 700-102.
2. SIGN POST SHALL BE IN ACCORDANCE WITH BROWARD COUNTY TRAFFIC ENGINEERING DIVISION "GROUND SIGN ASSEMBLY DETAILS", LATEST REVISION.

NOTES:
1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADED.
3. SLOPES NO GREATER THAN 1:48 SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMPS, SIDEWALK, CURB RAMPS, AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLES THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE LATEST EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/MCTED STANDARDS.
8. ACCESSIBLE PARKING SIGNS SHALL BE 60" MINIMUM ABOVE FINISH FLOOR OR GROUND SURFACE MEASURED FROM BOTTOM OF THE SIGN.

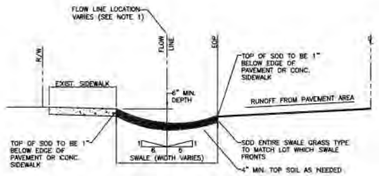
ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	ACCESSIBLE PARKING SPACE DETAILS (2 OF 2)	DRAWING NO.: C-21B
APPROVED: JG		



ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	STANDARD PARKING SPACE DETAIL	DRAWING NO.: C-22
APPROVED: JG		

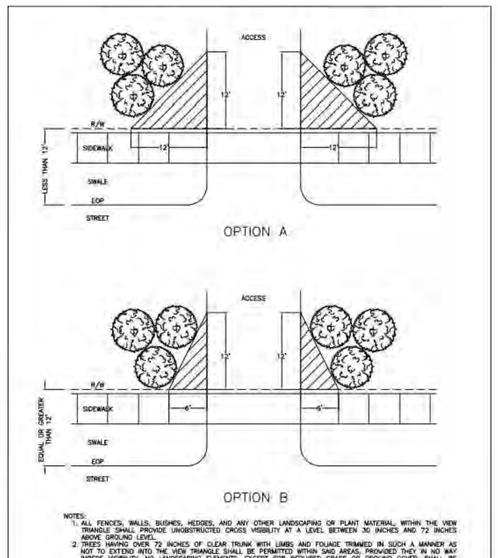


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DRAWN: EG	TURF RESTORATION DETAIL	DRAWING NO.: C-32
APPROVED: JG		



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

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



NOTES:
1. ALL FENCES, WALLS, BUSHES, HEDGES, AND ANY OTHER LANDSCAPING OR PLANT MATERIAL, WITHIN THE VIEW TRIANGLE SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN 30 INCHES AND 72 INCHES ABOVE GROUND LEVEL.
2. TREES HAVING OVER 72 INCHES OF CLEAR TRUNK WITH LIMBS AND FOLIAGE TRIMMED IN SUCH A MANNER AS NOT TO EXTEND INTO THE VIEW TRIANGLE SHALL BE PERMITTED WITHIN SAID AREAS, PROVIDED THEY IN NO WAY IMPEDE VISIBILITY. NO LANDSCAPING ELEMENTS, EXCEPT FOR REQUIRED GRASS OR GROUND COVER, SHALL BE LOCATED CLOSER THAN 36 INCHES FROM THE EDGE OF ANY VEHICULAR TRAVEL LANE.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: –
DRAWN: EG	VISIBILITY TRIANGLE DETAIL	DRAWING NO.: L-07
APPROVED: JG		

REVISIONS:
1. –
2. –
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4. –
5. –
6. –
7. –
8. –

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

TASK:
STANDARD DETAILS

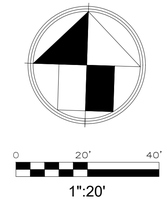
GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

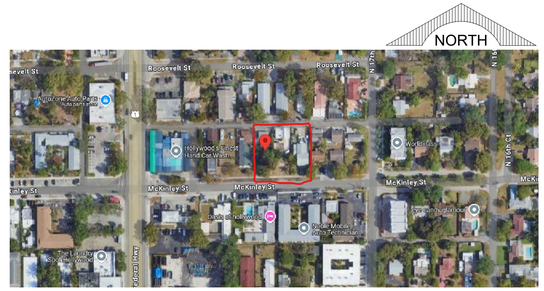
DATE:	SCALE:
DEC 2024	N.T.S.
DESIGNED BY:	DRAWN BY:
B.J.R.	A.R.
PROJECT NO.	
24-0331	
SHEET	
C-4B	

BRIAN J. RUSH LICENSE No. 71549 STATE OF FLORIDA CIVIL ENGINEER
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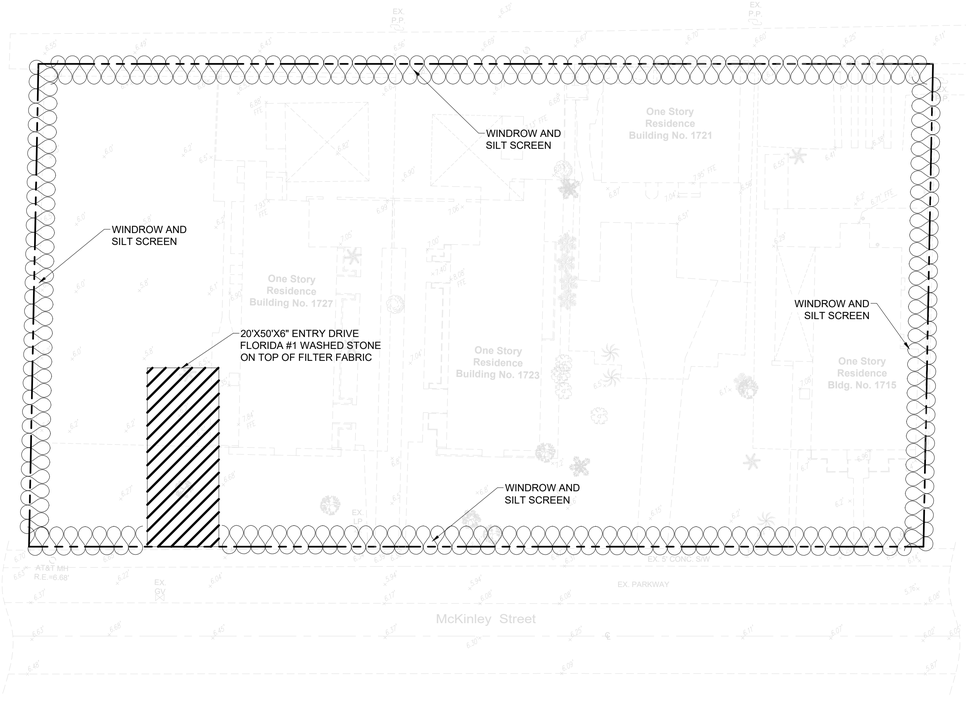
LEGEND

DENOTES WINDROW AND SILT SCREEN ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE





LOCATION MAP
N.T.S.



REVISIONS:
1.
2.
3.
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7.
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CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

TASK:
EROSION AND SEDIMENT CONTROL PLAN

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C–202
Fort Lauderdale, Florida 33312
Fax: (954) 986–6655
Phone: (954) 986–9899

DATE:	SCALE:
DEC 2024	1"=20'
DESIGNED BY:	DRAWN BY:
B.J.R.	A.R.

PROJECT NO.
24-0331

SHEET
C-5



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PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF
A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR: _____ DATE: _____

INSPECTOR'S QUALIFICATIONS:
_____
_____
_____
_____

DAYS SINCE LAST RAINFALL: _____ AMOUNT OF LAST RAINFALL _____ INCHES

STABILIZATION MEASURES

INSPECTION AREA (DESCRIPTION OF LOCATION)	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? (YES/NO)	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:
_____
_____
_____
_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 1 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
STRUCTURAL CONTROLS

DATE: _____

EARTH DIKES/SWALES

DIKE OR SWALE	FROM	TO	IS DIKE/SWALE STABILIZED ?	IS THERE EVIDENCE OF WASHOUT OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/SWALE:
_____
_____
_____
_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

CATCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/WASHOUT OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR CATCH BASIN/CURB INLET/OUTFALLS TURBIDITY CONTROLS:
_____
_____
_____
_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 2 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:
_____
_____
_____
_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

OTHER CONTROLS

STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE CULVERT BENEATH THE ENTRANCE WORKING? (IF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:
_____
_____
_____

TO BE PERFORMED BY: _____ ON OR BEFORE: _____

PAGE 3 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:
_____
_____
_____
_____
_____
_____
_____
_____

REASONS FOR CHANGES:
_____
_____
_____
_____
_____
_____
_____
_____

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

SIGNATURE: _____

DATE: _____

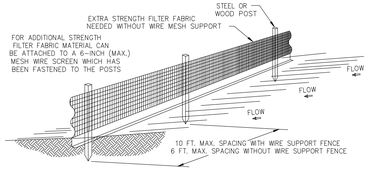
PAGE 4 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES), STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES. THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES. IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE EXTENT OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SLIT FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTLY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

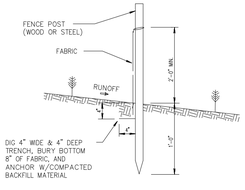
EROSION CONTROL NOTES DETAIL D9.1



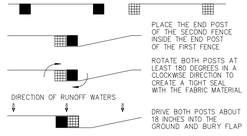
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGIONAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

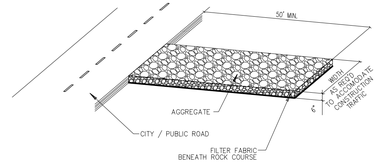


SILT FENCE SECTION
NOT TO SCALE



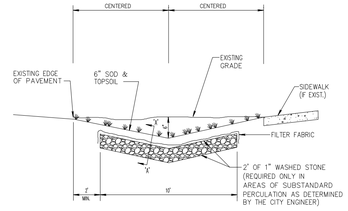
ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C





SECTION 'A'-'A'
NOT TO SCALE

NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

DATE:	SCALE:
DEC 2024	N.T.S.
DESIGNED BY: B.J.R.	DRAWN BY: A.R.
PROJECT NO. 24-0331	
SHEET C-6	

BRIAN J. ROSS
LICENSE NO. 71549
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This document has been digitally signed and sealed by Brian J. Ross, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF. AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINT AIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

DURING CONSTRUCTION, STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF POLK STREET AND NORTH 19TH AVENUE. THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF VIA DRAINAGE PIPES TO THE ATLANTIC OCEAN. AFTER STORMWATER UTILITIES ARE INSTALLED, STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS, EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALES OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL, STATE AND FEDERAL REQUIRMENTS.

TIMING OF CONTROLS/MEASURES

IT IS THE CONTRACTOR IS RESPONSIBLE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

_____

#_____

POLLUTION PREVENTION PLAN CERTIFICATION

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

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

SEQUENCE OF MAJOR ACTIVITIES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. DEMO AND CLEAR SITE
3. INSTALL UNDERGROUND UTILITIES.
4. COMPLETE FINAL GRADING OPERATIONS.
5. CONTINUE WITH E&S CONTROL MEASURES.
6. START BUILDING FOUNDATION.
7. CONTINUE WITH E&S CONTROL MEASURES.
8. COMPLETE BUILDING CONSTRUCTION.
9. CONTINUE WITH E&S CONTROL MEASURES.
10. COMPLETE CURB AND SIDEWALK CONSTRUCTION
11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCTION PROCEEDS, THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OR ALL OF THE SILT FENCE OR HAY BAYS OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.

ENDANGERED SPECIES AND CRITICAL HABITAT

1. ARE THERE ENDANGERED SPECIES ON SITE? NO.
2. ARE THERE CRITICAL HABITAT ON SITE? NO.

IF YES TO EITHER QUESTION, PLEASE EXPLAIN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE GRADING, DRAINAGE & EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE GRADING, DRAINAGE & EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES (IF APPLICABLE):

1. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING, DRAINAGE & EROSION CONTROL PLAN FOR PROPER LOCATION
2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

   REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.
7. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.
9. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES (IF APPLICABLE):

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER – THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP – THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
3. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN: (NOT APPLICABLE)

OTHER CONTROLS

WASTE DISPOSAL (IF APPLICABLE):

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

[X] Concrete	[X] Fertilizers	[X] Wood
[X] Asphalt	[X] Petroleum Based Products	[X] Masonry Blocks
[X] Tar	[X] Cleaning Solvents	[X] Roofing Materials
[X] Detergents	[X] Paints	[X] Metal Studs
[ ] _____	[ ] _____	[ ] _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

* AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
* ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
* PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.
* SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
* WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
* MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
* THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
* ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
* IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

* SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
* THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
* DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
* TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
* A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
* PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* WATER FROM WATER LINE FLUSHING
* PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
* UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		
SUB-CONTRACTOR		

REVISIONS:
1.
2.
3.
4.
5.
6.
7.
8.

CLIENT:
LLR ARCHITECTS, INC.
9000 SHERIDAN STREET
SUITE 158
PEMBROKE PINES, FL, 33024

PROJECT:
1715-1723 MCKINLEY ST
HOLLYWOOD FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION DETAILS AND NOTES

GGB Engineering
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
•CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 38256
2699 Stirling Road, Suite C-202 Fax: (954) 986-6655
Fort Lauderdale, Florida 33312 Phone: (954) 986-9899

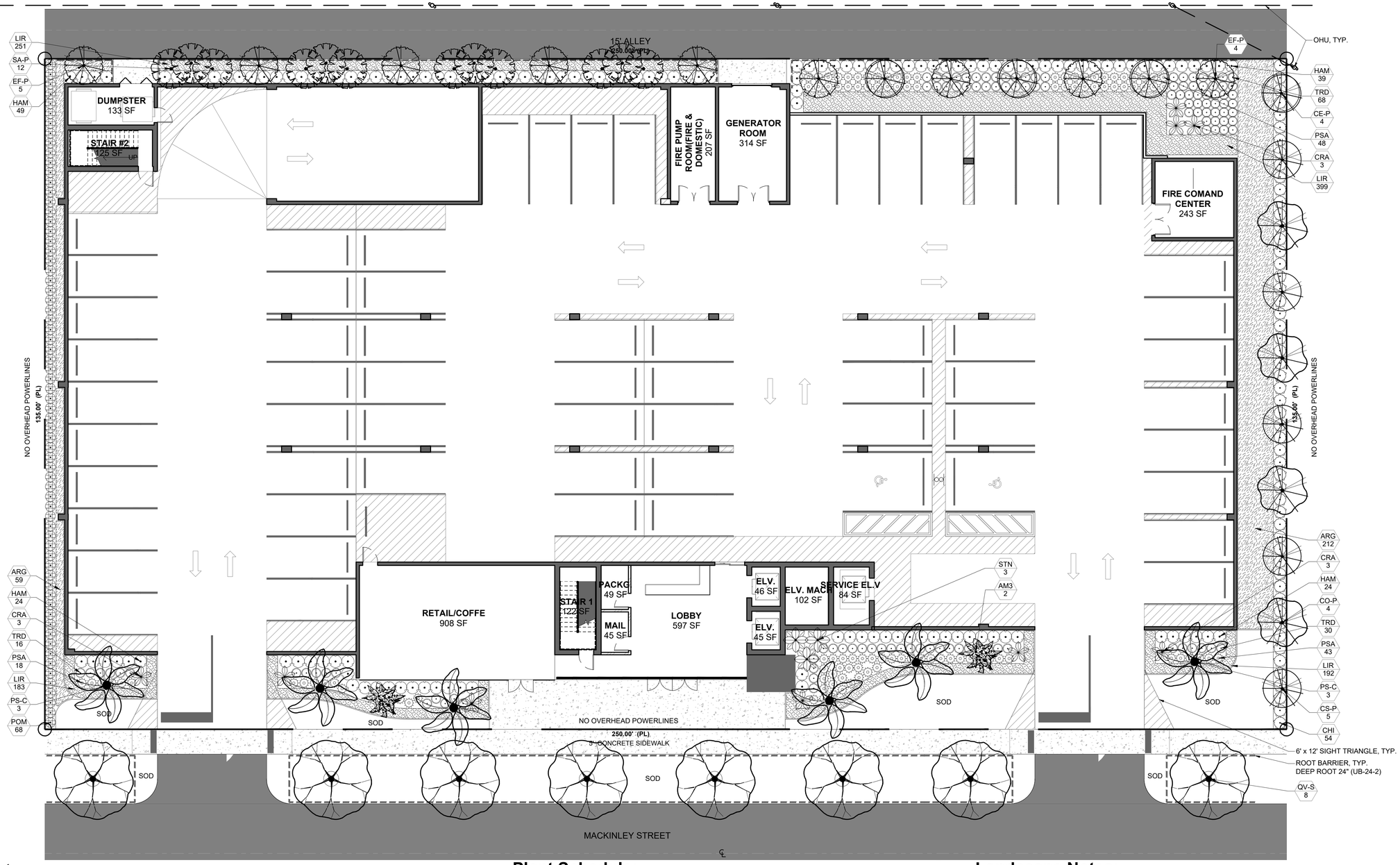
DATE:	SCALE:
DEC 2024	N.T.S.
DESIGNED BY:	DRAWN BY:
B.J.R.	A.R.

PROJECT NO.
24-0331

SHEET
C-7

BRIAN J. ROSS LICENSE No. 71549 STATE OF FLORIDA

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



Landscape Data:

RAC Zoning - FH-1 (Federal Highway Low-Medium Intensity Multi-Family District)	Required	Provided
Perimeter Landscape One 12' street tree per 30 linear feet or portion thereof, of street frontage of property wherein said improvements are proposed.	8 Trees (250'/30)	8 Trees (See Schedule)
Residential Uses shall provide a five (5) foot landscape buffer within required setback areas with one (1) tree for every 20 linear feet of required buffer area.	26 Trees (520'/20)	26 Trees (See Schedule)
Minimum Open Space All pervious areas must be landscaped with grass, ground cover, and/or shrubbery. Minimum of one tree per 1,000 sq. ft. of pervious area.	6 Trees (5,826/1,000)	6 Palms (See Schedule)
Total Required:	40 Trees	40 Trees (See Schedule)
Minimum Tree Sizes Shade trees: 2" DBH/ 12' height. Palm trees: 8' of GW or CT. (Three Palms = 1 Tree Credit)		
Native Requirements A minimum of 60% of required trees and 50% of required shrubs must be native species.	24 Trees 250 Shrubs	34 Trees 304 Shrubs

Plant Schedule:

CODE	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	DROUGHT TOLERANCE	SPACING	QTY
CODE TREES							
PS-C	Phoenix dactylifera 'Zahidi'	Zahidi Date Palm	FG, 8` CT, SGL, SP	No	High		6
PALM TREES							
AM3	Adonidia merrillii	Christmas Palm Triple	FG, 6` OA, TRP, SP	No	Moderate		2
PERIMETER TREES							
CO-P	Conocarpus erectus	Green Buttonwood	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	High		4
CE-P	Conocarpus erectus 'sericeus'	Silver Buttonwood	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	High		4
CS-P	Cordia sebestena	Orange Geiger Tree	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	High		5
EF-P	Eugenia foetida	Spanish Stopper	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	High		9
SA-P	Sabal palmetto	Sabal Palm	FG, 8` CT, SGL, SP	Yes	High		12
STREET TREES							
QV-S	Quercus virginiana	Southern Live Oak	FG, 12` HT, 2" DBH MIN, STD, SP	Yes	High		8
SHRUBS							
CHI	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G, 24" HT x 18" SPR, F, 30" OC	Yes	High		54
CRA	Crinum augustum `Queen Emma`	`Queen Emma` Crinum	15G, 2`-3` OA, F, SP	No	High		9
HAM	Hamilia patens `Compacta`	Dwarf Firebush	3G, 24" HT x 18" SPR, F, 30" OC	Yes	High		136
PSA	Pennisetum setaceum `Alba`	White Leaved Fountain Grass	3G, 18" OA, F	No	High		109
POM	Podocarpus macrophyllus	Podocarpus	7G, 4` HT, FTB	No	High		68
STN	Strelitzia nicolai	White Bird of Paradise	15G, 5`-6` HT, 5PP, F, SP	No	Moderate		3
TRD	Tripsacum dactyloides	Fakahatchee Grass	3G, 24" OA, F	Yes	High		114
GROUND COVERS							
ARG	Arachis glabrata 'Ecoturf'	Perennial Peanut	FG, Sod	No	High	24" o.c.	271
LIR	Liriope muscari 'Big Blue'	Big Blue Liriope	1G, 12" OA, F	No	High	12" o.c.	1,025
SOD	Stenotaphrum secundatum	St. Augustine grass	Sod, Free of Weeds, Pests, & Debris	No	High		

Landscape Notes:

- Alternative plant species for required landscape may be permitted subject to review and approval by the City of Hollywood Planning Department prior to installation.
- All prohibited exotic or invasive species shall be removed from the entire site prior to the issuance of a Certificate of Occupancy.
- All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- No Cypress Mulch is to be used on site. Eucalyptus or Melaleuca Mulch is to be used in a 3" consistent layer in all planting beds.
- Enhanced landscaping beyond minimum requirements will conform to all applicable sections of the City of Hollywood Landscape Manual.
- This plan has been designed to meet the tree planting requirements contained within the FPL document entitled 'Plant the Right Tree in the Right Place' and City of Hollywood Landscape Manual.
- For existing or proposed utilities, no tree shall be planted where it could, at mature height conflict with overhead power lines.
- Tree species shall be selected as to minimize conflicts with existing or proposed utilities.
- See engineer's plans for all underground & overhead utilities and field locate all prior to installation; contact Landscape Designer/Owner regarding any conflicts.
- All site drainage by others.
- Landscape adjacent to vehicular traffic to be maintained to preserve site line visibility.

-Tree Relocation Note: Do not relocate without obtaining permit from the City of Hollywood. Existing tree(s) to be relocated require root pruning by a qualified professional prior to relocation. If the tree(s) does not survive after relocation and is dead or in poor health at time of final inspection, mitigation will be required through payment into the tree preservation fund, equal to $350 per every 2" tree mitigation owed.

-Irrigation Note: Per Article 9: 9.4(4): Irrigation. All landscaped areas shall receive 100% coverage by means of an automatic sprinkler system designed and constructed in accordance with the City of Hollywood Code of Ordinances, the Florida Building Code, State Law, and the regulations of the South Florida Water Management District. Failure to maintain or disconnection of the irrigation system shall be a violation of these regulations.

Know what's below. Call before you dig.

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983
(772) 834-1357 | brandon@las-fl.com

Architect:

LR Architects, Inc.
ARCHITECTURE & PLANNING
12980 S.W. 52 STREET
MIRAMAR, FLORIDA 33027
(OFF.) - 305-403-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTCTS.COM

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
1715 - 1721 McKinley Street, Hollywood, FL 33020

Landscape Plan

Revisions

Date	Init.	Description
12.13.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

L-01

Landscape Specifications:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

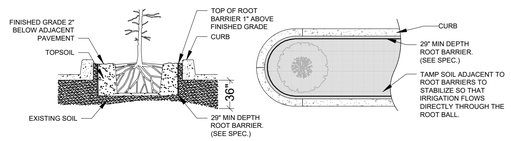
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all trees larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

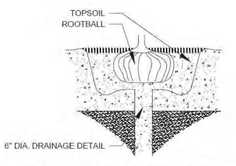
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

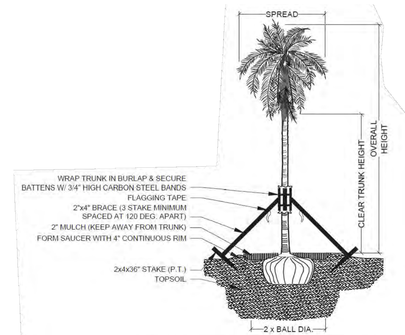
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



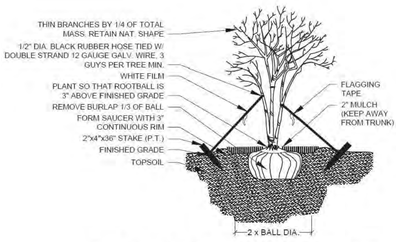
BRACING DETAIL
NOT TO SCALE



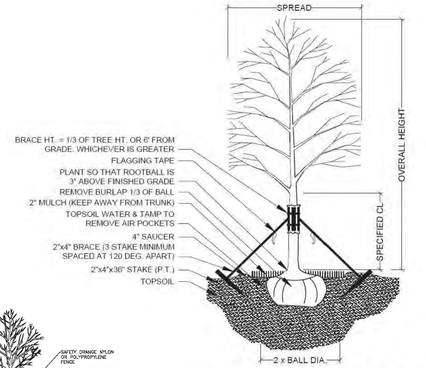
DRAINAGE TESTING DETAIL
NOT TO SCALE



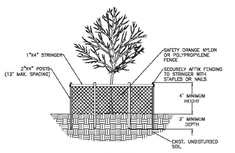
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



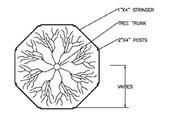
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



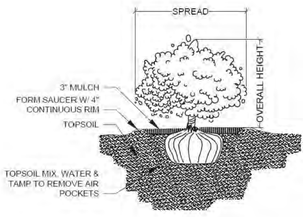
SECTION



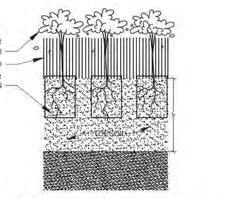
TOP VIEW

NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. WHERE TREE PROTECTION AREA IS LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS, THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

Project Team
Landscape Architect:
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(772) 834-1357 | brandon@las-fl.com
Architect:
LR Architects, Inc.
ARCHITECTURE & PLANNING
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MIRAMAR, FLORIDA 33027
(OFF.) - 305-603-7926
(CELL)- 786-543-0851
E-MAIL: LLAROSA@LAROSAARCHITECTS.COM

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
1715 - 1721 McKinley Street, Hollywood, FL 33020

Landscape Details & Specifications

Revisions		
Date	Init.	Description
12.13.24	DC	Initial Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	DC
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = N.T.S.

0 0 0 0

L-02