

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE N.04°07'58"W, ALONG THE EAST LINE OF SAID TRACT "C"; A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E, ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W, A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'43"W, A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E, A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.78°25'59"W, A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E, A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W, A DISTANCE OF 261.59 FEET; THENCE S.07°30'52"W, A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SURVEYOR'S REFERENCES:

- FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.
- OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARE BY KEITH AND SCHNARS, P.A., PROJECT No. 138560, MAY 1996 WITH SUBSEQUENT REVISIONS.
- F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ENCROACHMENTS:

- THE 6' CHAIN LINK FENCE ENCLOSES 5.5' EAST OF THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL & THE WESTERN MOST LINE OF THE RESIDENTIAL TOWER PARCEL.

PARKING SPACES:

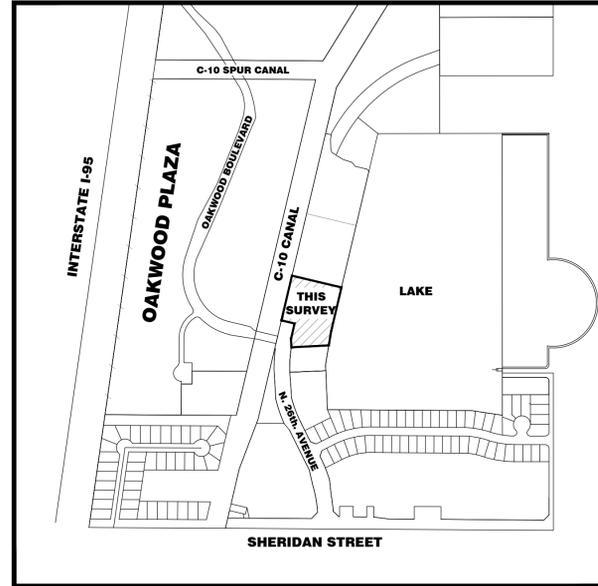
REGULAR: NONE
HANDICAP: NONE

AREA TABLE

IDENTIFICATION	SQ. FT.	ACRES
RESIDENTIAL TOWER PARCEL	105,506	2.422

NOTE:

- AREA FIGURES ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH OF AN ACRE.



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

- THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED MAY 31, 2024.
- A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W, ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 20, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.266'.
- THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
 - NFP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113
 - COUNTY NAME: BROWARD COUNTY
 - STATE OF FLORIDA
 - MAP/PANEL NUMBER: 12011C0566
 - SUFFIX: J
 - FIRM INDEX DATE: 7/31/2024
 - FIRM PANEL EFFECTIVE/REVISED DATE: 7/31/2024
 - FLOOD ZONE: X, AE
 - BASE FLOOD ELEVATION: 6'

THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
- THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE-TENTH (0.1' ±) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS-BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES, ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- ALL OFFICIAL RECORDS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- THE PARCEL SHOWN HEREON IS SUBJECT TO CERTAIN LAND USE RESTRICTIONS SHOWN ON THE PLAT OF RECORD THAT HAVE BEEN AMENDED BY SEPARATE INSTRUMENT THAT ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 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), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/04/2021.

DATE OF PLAT OR MAP: 1/14/2020
DATE OF SIGNATURE: 8/28/2024

James D Stoner

JAMES D. STONER
PROFESSIONAL SURVEYOR AND MAPPER NO. 4039
STATE OF FLORIDA
STONER AND ASSOCIATES, INC. L.B. 6633
jstoner@stonersurveyors.com

DATE	BY	REVISION
6/13/24	DRL	
9/22/24	DRL	
NO.	DATE	DESCRIPTION
1.		EXPANDED SURVEY, UPDATE TITLE COMMITMENT
2.		

TEL (954) 585-0997
WWW.STONERSURVEYORS.COM

STONER
SURVEYORS & MAPPERS
Licensed Business No. 6633
4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
RESIDENTIAL TOWER
2609 N. 26th AVENUE, HOLLYWOOD, FL 33020

LAST DATE OF FIELD SURVEY: 3/08/24
DRAWN: DRL
CHECKED: JDS/LAS
BOOK/PAGE(S): 1097/01-17 & PLAN & DATA COLLECTOR

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

PROJECT
18-8637
RES TOWER

SHEET NO.
1 OF 4



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

SHEET INDEX

- SHEET 1 - SURVEY NOTES, CERTIFICATION, AND OWNERSHIP AND ENCUMBRANCE REPORT.
SHEET 2 - ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY.
SHEET 3 - SURROUNDING PARCELS AND EASEMENTS EXHIBIT.

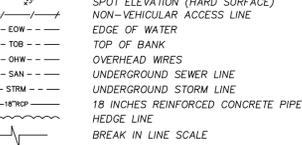
FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, AUGUST 5, 2024.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
2	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
3	Plat of Colonial Square	Plat Book 114	Page 32	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL)
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL), LOT 1-B AS TO PARCELS 1 & 2 (LUPA EAST & SOUTH PARCELS)
5	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	
6	Reservations contained in Deed	Deed Book 557	Page 261	NO	NO	
7	Easement	O.R. Book 4601	Page 627	YES	NO	
8	Easement	O.R. Book 4608	Page 618	YES	NO	
9	Easement contained in Quit Claim Deed	O.R. Book 7551	Page 141	NO	NO	
10	Easement	O.R. Book 8829	Page 842	YES	NO	
11	Utility Easement Deed	O.R. Book 8999	Page 601	YES	NO	
12	Declaration of Covenants and Restrictions	O.R. Book 9114	Page 125	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
13	Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	O.R. Book 12859	Page 669	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
14	Grant of Easements	O.R. Book 12859	Page 681	YES	BLANKET IN NATURE	AS TO ALL PARCELS
15	Easement Agreement	O.R. Book 13526	Page 14	NO	NO	
16	Easement Agreement	O.R. Book 14009	Page 994	NO	NO	
17	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center, Broward County, Florida	O.R. Book 15169	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
18	Agreement for Amendment of Notation on Plat	O.R. Book 15201	Page 55	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
19	Amendment to Easement	O.R. Book 15731	Page 442	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
20	Assignment of Easement	O.R. Book 15809	Page 463	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
21	Assignment of Permits, Licenses or Approvals in E Connection with, that Certain Bridge Traversing the C-10 Canal Assignment	O.R. Book 15809	Page 473	YES	NOT SPECIFICALLY PLOTTABLE	MISSING EXHIBIT "C"
22	Notice	O.R. Book 16117	Page 366	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
23	Assignment of Easement contained in Quit-Claim	O.R. Book 16239	Page 887	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
24	Agreement Regarding Oakwood Center DRI	O.R. Book 16773	Page 803	YES	BLANKET IN NATURE	
25	Ordinance No. 90-25	O.R. Book 17737	Page 179	YES	BLANKET IN NATURE	
26	Agreement	O.R. Book 17762	Page 553	YES	BLANKET IN NATURE	
27	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 313	YES	BLANKET IN NATURE	
28	Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917	YES	BLANKET IN NATURE	
29	Declaration of Restrictive Covenants	O.R. Book 19601	Page 446	YES	BLANKET IN NATURE	
30	Notice of Adoption of a Development Order	O.R. Book 19683	Page 124	YES	BLANKET IN NATURE	
31	Second Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 19965	Page 661	YES	BLANKET IN NATURE	
32	Amendment to Agreement	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	
33	Agreement	O.R. Book 20099	Page 289	NO	NO	
34	Agreement Relating to Nonvehicular Access Lines	O.R. Book 20193	Page 599	YES	NO (NOT PART OF THIS SURVEY)	AS TO PARCEL 1 (LUPA EAST PARCEL)
35	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 259	YES	NO	
36	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 263	YES	NO	
37	Agreement Relating to Nonvehicular Ingress and Egress Lines	O.R. Book 20295	Page 329	NO	NO	CHANGED IN O.R.B. 23799, PG. 58
38	Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340	YES	NOT SPECIFICALLY PLOTTABLE	
39	Memorandum of Lease	O.R. Book 20319	Page 779	YES	NO	
40	Memorandum of Lease	O.R. Book 20543	Page 906	YES	NO	
41	Declaration of Easement	O.R. Book 20553	Page 360	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
42	Resolution 93-338	O.R. Book 20553	Page 369	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
43	Amendment to Second Concurrency Agreement	O.R. Book 20744	Page 757	YES	NO	
44	Memorandum of Lease	O.R. Book 20795	Page 328	YES	NO	
45	Grant of Easement	O.R. Book 20818	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
46	Declaration of Unity of Title	O.R. Book 20917	Page 691	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
47	Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional Impact	O.R. Book 21017	Page 944	YES	NO	
48	Memorandum of Lease	O.R. Book 21018	Page 457	YES	NO	
49	Memorandum of Lease	O.R. Book 21082	Page 290	YES	NO	
50	Agreement for Amendment of Notation on Plat	O.R. Book 21256	Page 229	YES	NO	
51	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 708	YES	BLANKET IN NATURE	
52	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 720	YES	BLANKET IN NATURE	
53	Memorandum of Lease	O.R. Book 21877	Page 301	YES	NO	
54	Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 21877	Page 304	YES	BLANKET IN NATURE	
55	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 21906	Page 202	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
56	Notice of Sewer Easement Relocation and Partial Easement Release	O.R. Book 21906	Page 211	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
57	Estoppel Certificate	O.R. Book 21906	Page 216	NO	NO	
58	Amendment to Declaration of Covenants and Restrictions	O.R. Book 21990	Page 352	YES	NO	
59	Easement	O.R. Book 22125	Page 731	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
60	Traffic Maintenance Easement	O.R. Book 22633	Page 916	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
61	Agreement for Amendment of Notation on Plat	O.R. Book 22692	Page 606	NO	NO	
62	Corrective Easement	O.R. Book 22874	Page 929	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, AUGUST 5, 2024.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
64	Easement	O.R. Book 22874	Page 942	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
65	Declaration of Easement	O.R. Book 22874	Page 952	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
66	Declaration of Easement	O.R. Book 22874	Page 972	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
67	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383	YES	NO	
68	Third Traffic Concurrency Agreement	O.R. Book 23193	Page 441	YES	NO	
69	Short Form of Lease	O.R. Book 23370	Page 50	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
70	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23370	Page 61	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
71	Notice of Adoption of Development Order for	O.R. Book 23447	Page 317	YES	BLANKET IN NATURE	AS TO ALL PARCELS
72	Easement	O.R. Book 23465	Page 172	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
73	Conservation Easement	O.R. Book 23586	Page 751	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
74	Non-Exclusive Deed of Utility Easement	O.R. Book 23657	Page 271	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
75	Notice of Permit	O.R. Book 23745	Page 201	YES	NO	NOT A MATTER OF SURVEY
76	Agreement Relating to Nonvehicular Access Lines	O.R. Book 23799	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
77	Conservation Easement	O.R. Book 24126	Page 431	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
78	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 948	YES	NO	
79	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 989	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
80	Notice of Adoption of an Amendment to Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
81	Real Estate Mortgage, Assignment of Security and Loan Agreement	O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
82	Assignment of Rents and Leases	O.R. Book 25213	Page 758	YES	NO	NOT A MATTER OF SURVEY
83	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664	YES	NO	NOT A MATTER OF SURVEY
84	Conveyance Agreement	O.R. Book 25505	Page 667	YES	NO	NOT A MATTER OF SURVEY
85	Easement	O.R. Book 25505	Page 692	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
86	Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	O.R. Book 26083	Page 857	YES	BLANKET IN NATURE	
87	Easement	O.R. Book 26358	Page 858	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
88	Declaration of Easements	O.R. Book 26400	Page 285	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
89	Non-Exclusive Easement for Passenger Vehicular Parking	O.R. Book 26400	Page 298	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
90	Declaration of Restrictions	O.R. Book 26400	Page 304	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
91	Non-Exclusive Right, License and Privilege	O.R. Book 26400	Page 318	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
92	Amendment of Declaration of Easement	O.R. Book 26560	Page 263	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
93	Memorandum of Lease	O.R. Book 26637	Page 506	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
94	Agreement for Amendment of Notation on Plat	O.R. Book 26914	Page 319	YES	NO	
95	Memorandum of Lease	O.R. Book 27208	Page 840	YES	BLANKET IN NATURE	
96	Short Form Lease Agreement	O.R. Book 27347	Page 805	NO	NO	CHEVY'S LEASE EXPIRED
97	Assignment of Lease	O.R. Book 27528	Page 24	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
98	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
99	First Amendment to Memorandum of Lease	O.R. Book 27924	Page 57	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
100	First Amendment to Agreement for Easements, Covenants and Restrictions Affecting Land	O.R. Book 27924	Page 65	NO	NO	BRADDOCK PARCEL
101	Amended and Restated Memorandum of (Sub) Lease Interests	O.R. Book 28017	Page 560	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
102	Assignment of Lease	O.R. Book 28226	Page 330	YES	NO	CHEVY'S LEASE
103	Amended and Restated Memorandum of (Sub)Lease Interests	O.R. Book 28641	Page 606	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
104	Assignment of Lease	O.R. Book 28869	Page 1920	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
105	Assignment of Note, Mortgage, and Other Loan Documents	O.R. Book 29177	Page 898	YES	NO	NOT A MATTER OF SURVEY
106	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29177	Page 901	YES	NO	NOT A MATTER OF SURVEY
107	Assignment of Rents and Leases	O.R. Book 29177	Page 927	YES	BLANKET IN NATURE	
108	Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29181	Page 1	YES	BLANKET IN NATURE	
109	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 29190	Page 1547	YES	BLANKET IN NATURE	
110	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Page 1050	YES	BLANKET IN NATURE	
111	First Amendment to Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29352	Page 1058	YES	NO	NOT A MATTER OF SURVEY
112	Memorandum of Lease	O.R. Book 29466	Page 1271	NO	NO	BUILDER'S SQUARE
113	Assignment of Lease	O.R. Book 29466	Page 1279	NO	NO	
114	Memorandum of Assignment of Lease	O.R. Book 29466	Page 1285	NO	NO	
115	First Amendment to Memorandum of Lease	O.R. Book 29466	Page 1291	YES	NO	BUILDER'S SQUARE TRANSFER TO KMART
116	Collateral Assignment of Lease	O.R. Book 29466	Page 1296	YES	NO	BI'S AND KMART LEASES
117	Assignment of Assignment of Leases and Rents	O.R. Book 29789	Page 1671	YES	BLANKET IN NATURE	

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. 3020-1209874, UPDATED & REVISED, AUGUST 5, 2024.						
OWNERSHIP AND ENCUMBRANCE REPORT						
No.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
118	Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29789, pg 1677		YES	BLANKET IN NATURE	
119	Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing	O.R. Book 29796, pg 1689		YES	BLANKET IN NATURE	
120	Memorandum of Lease	O.R. Book 29839, pg 1176		YES	NO	
121	Corrective Declaration of Restrictions	O.R. Book 29960, pg 1832		YES	NO	AS TO PARCEL 1 (LUPA EAST PARCEL)
122	Memorandum of Sublease	O.R. Book 31217, pg 1708		YES	NO	ILLEGIBLE
123	Amendment to Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	O.R. Book 32379, pg 1557		YES	BLANKET IN NATURE	AS TO ALL PARCELS
124	Partial Release of Easement	O.R. Book 32389, pg 1328		YES	NO	VACATES A PORTION OF O.R.B. 23657, PG. 771
125	Notice of Adoption of Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 32573, pg 1589		YES	BLANKET IN NATURE	AS TO ALL PARCELS
126	Affidavit	O.R. Book 33011, pg 220		YES	NO	
127	Agreement for Amendment of Notation on Plat	O.R. Book 33030, pg 27		YES	NO	
128	Amendment to Short Form Lease Agreement	O.R. Book 33257, pg 234		YES	NO	CHEVY'S FORMER LEASE
129	Lease	O.R. Book 33652, pg 1991		YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
130	Amended Memorandum of Lease	O.R. Book 34028, pg 1195		YES	NO	DAVE AND BUSTER'S LEASE INFO
131	Easement	O.R. Book 34412, pg 234		YES	NO	AS TO LUPA NORTH, WENDY'S LEASE PARCEL
132	Memorandum of Lease	O.R. Book 34469, pg 646		YES	NO	WENDY'S LEASE PARCEL
133	Amendment to Nonvehicular Access Lines	O.R. Book 36832, pg 1502		NO	NO	
134	Memorandum of Lease	O.R. Book 41358, pg 1770		YES	NO	
135	Amendment to Declaration of Restrictions	O.R. Book 44865, pg 313		YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
136	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 45922, pg 1929		YES	BLANKET IN NATURE	AS TO ALL PARCELS
137	Assignment of Note and Mortgage	O.R. Book 46282, pg 980		YES	BLANKET IN NATURE	
138	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 47023, pg 1132		YES	BLANKET IN NATURE	
139	Resolution No. 11-DP-22a	O.R. Book 48209, pg 1733		NO	NO	
140	Resolution No. 11-DP-22a	O.R. Book 48536, pg 1517		YES	NOT SPECIFICALLY PLOTTABLE	BJ'S PROPANE TANK, MISSING EXHIBIT "B"

ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
C	CENTER LINE
CONC.	CONCRETE
EL.	ELEVATION
FIRC	FOUND 5/8" IRON ROD AND CAP LB 6633
FIR	FOUND 5/8" IRON ROD
FN/D	FOUND NAIL & DISC LB 6633
ID.	IDENTIFICATION
I.E.	INVERT ELEVATION
LB	LICENSED BUSINESS
MH	MANHOLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
R.E.	RIM ELEVATION
R/W	RIGHT-OF-WAY
SAN	SANITARY
SWK.	SIDEWALK
ESMT.	EASEMENT
C.L.F.	CHAIN LINK FENCE
TRAV. PT.	TRAVERSE POINT
(P)	PER PLAT OF RECORDS
(M)	DATA BASED ON FIELD MEASUREMENTS
(R)	DATA BASED ON INFORMATION RECORDED IN THE PUBLIC RECORDS
	SPOT ELEVATION (SOFT SURFACE)
	SPOT ELEVATION (HARD SURFACE)
	NON-VEHICULAR ACCESS LINE
	EDGE OF WATER
	TOP OF BANK
	OVERHEAD WIRES
	UNDERGROUND SEWER LINE
	UNDERGROUND STORM LINE
	18 INCHES REINFORCED CONCRETE PIPE
	HEDGE LINE
	BREAK IN LINE SCALE



LEGEND

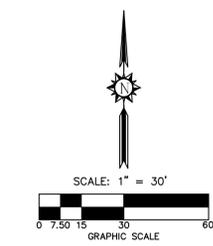
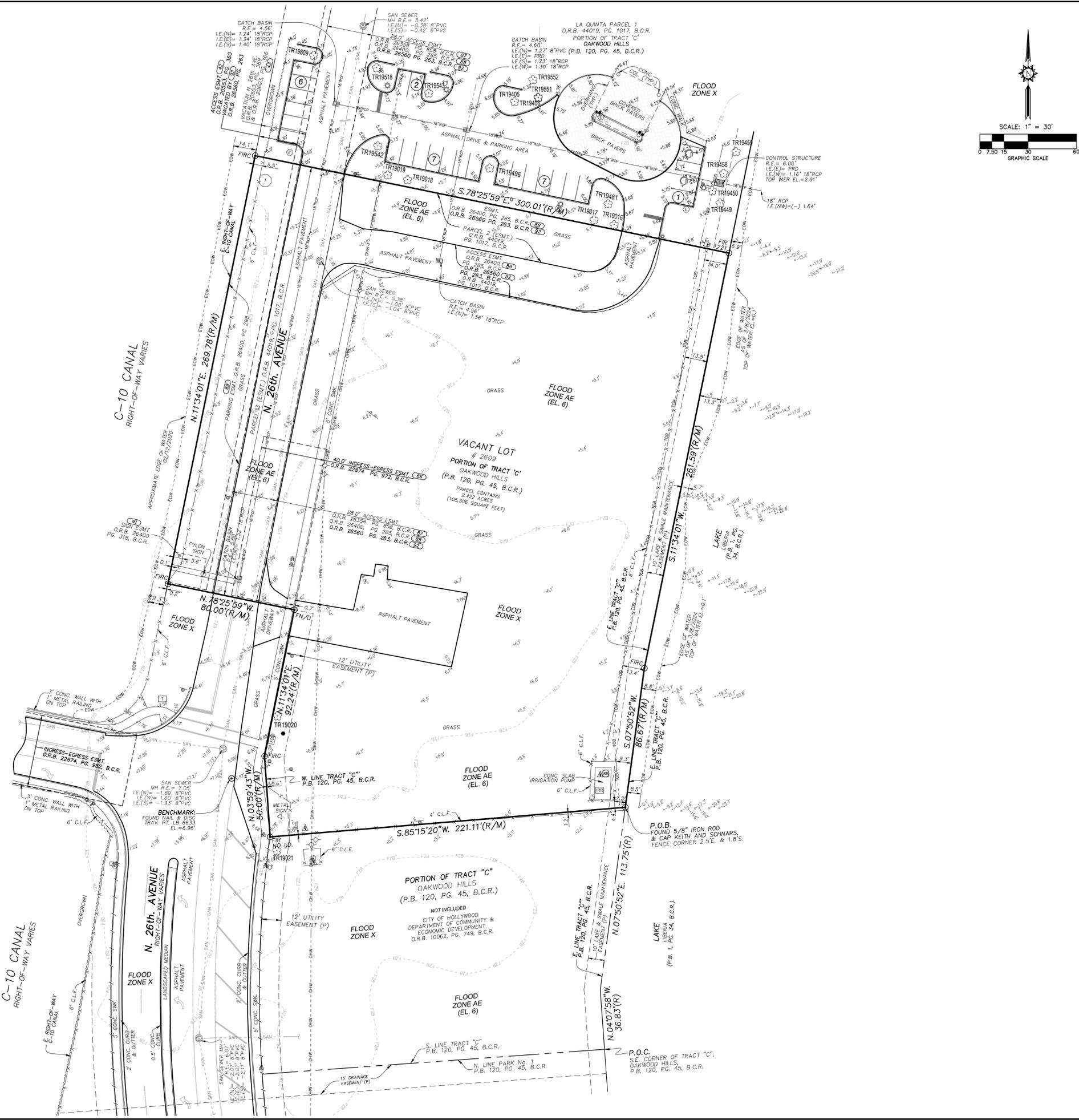
	CATCH BASIN
	CONCRETE POWER POLE
	ELECTRIC PANEL
	FIRE HYDRANT
	FIBER OPTIC VAULT
	IRRIGATION BOX
	IRRIGATION PUMP
	LAMP POST
	ELECTRIC METER
	SANITARY SEWER MANHOLE
	DOUBLE SUPPORT SIGN
	SINGLE SUPPORT SIGN
	TELEPHONE RISER
	TELEPHONE VAULT
	UTILITY MARKER
	WATER VALVE
	ELECTRIC WIRE PULL BOX
	ELECTRIC WIRE PULL BOX
	GROUND LIGHT
	ENCROACHMENT NUMBER
	TREE (REFER TO TREE LIST)
	ITEM NUMBER NOTED IN OWNERSHIP AND ENCUMBRANCE REPORT
	NUMBER OF PARKING SPACES

TREE SURVEY NOTES:

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.
2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
5. TREES LOCATED WEST OF N. 26th AVENUE (ALONG CANAL BANK) WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

TREE LIST		
TREE #	COMMON NAME	DIAMETER IN INCHES
19016	OAK TREE	10
19017	OAK TREE	16
19018	OAK TREE	10
19019	OAK TREE	16
19020	OAK TREE	36
19021	OAK TREE	32
19405	OAK TREE	22
19406	OAK TREE	16
19449	CYPRESS TREE	10
19450	CYPRESS TREE	18
19458	OAK TREE	24
19459	OAK TREE	12
19481	OAK TREE	12
19496	OAK TREE	18
19518	OAK TREE	16
19542	OAK TREE	16
19543	OAK TREE	15
19551	OAK TREE	14
19552	OAK TREE	12
19809	OAK TREE	14

ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



DATE	BY
REVISION	
NO.	

TEL (954) 585-0997
www.stonersurveyors.com

STONER
SURVEYORS & MAPPERS
Licensed Business No. 6633
4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
RESIDENTIAL TOWER
2609 N. 26th AVENUE, HOLLYWOOD, FL. 33020

LAST DATE OF FIELD SURVEY: 03/08/24
DRAWN BY: DRL
CHECKED BY: DS/LAS
BOOK/PAGE(S): 1097/01-37 & PLAN
& DATA COLLECTOR

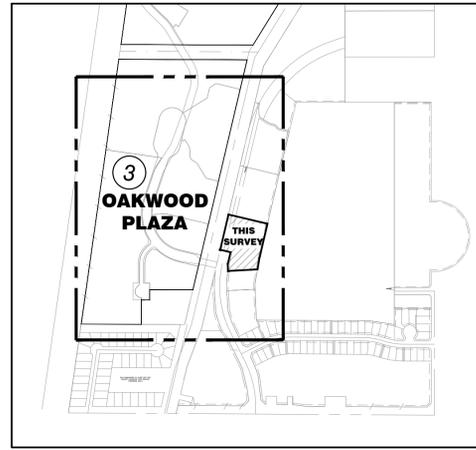
JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
RES TOWER

SHEET NO.
2 OF 3

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

EXHIBIT OF PARCELS AND EASEMENTS



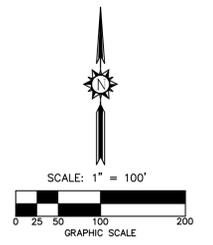
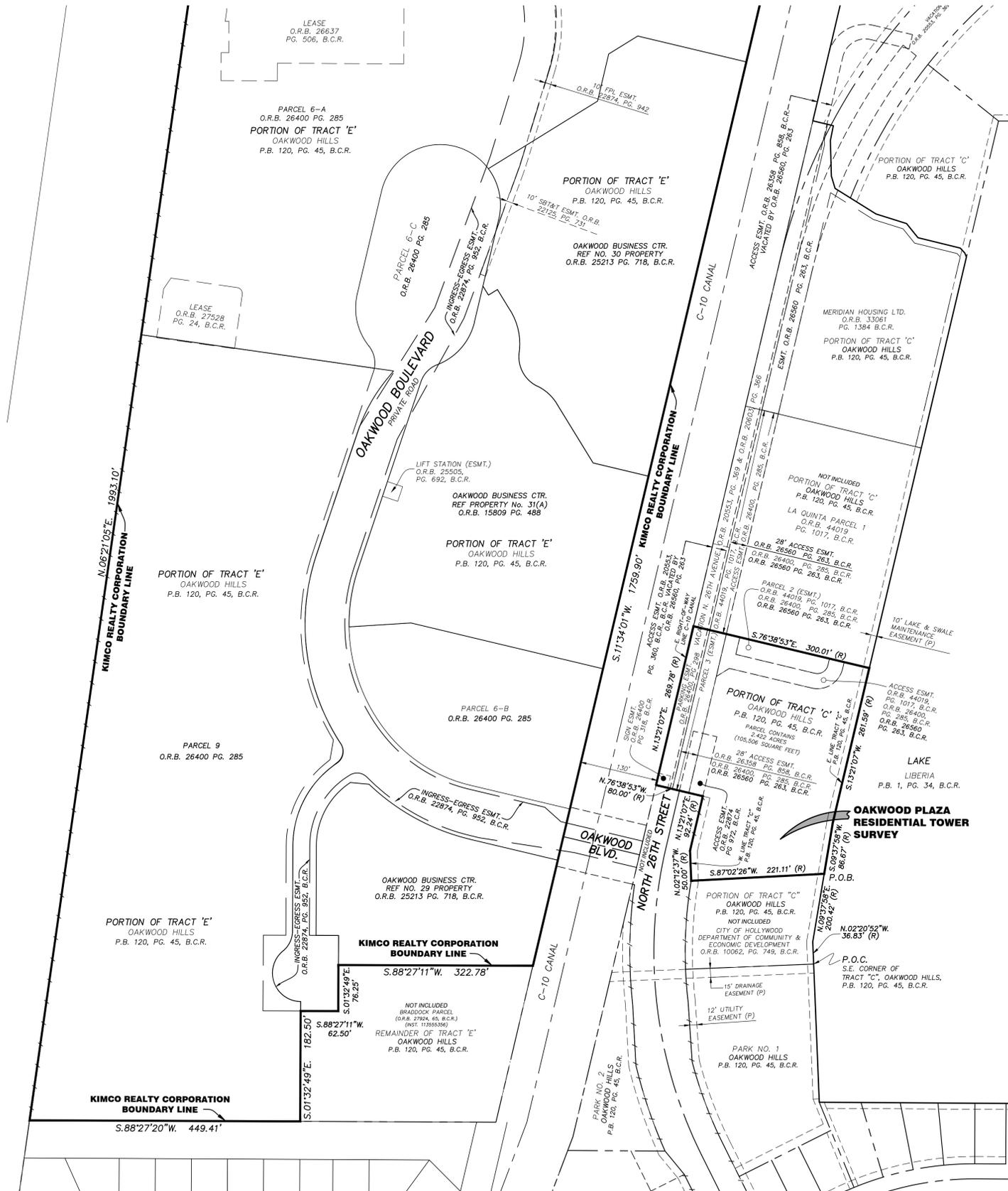
KEY MAP - PARCELS AND EASEMENTS
NOT TO SCALE

ABBREVIATIONS AND LEGEND

- ESMT. EASEMENT
- FPL FLORIDA POWER & LIGHT
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT-OF-WAY
- SBT&T SOUTHERN BELL TELEPHONE & TELEGRAPH
- U.E. UTILITY EASEMENT
- NON-VEHICULAR ACCESS LINE NON-VEHICULAR ACCESS LINE

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th, 2020.



NO.	REVISION	DATE	BY:

STONER
 SURVEYORS & MAPPERS
 Licensed Business No. 6633
 4341 S.W. 62nd AVENUE, DAVIE, FLORIDA 33314

SKETCH OF ALTA/NSPS LAND TITLE SURVEY
OAKWOOD PLAZA
RESIDENTIAL TOWER
 2609 N. 26th. AVENUE, HOLLYWOOD, FL. 33020

LAST DATE OF FIELD SURVEY	03/08/24
DRAWN BY	DRL
CHECKED BY	DS/LAS
BOOK/PAGE(S)	1097/01-17 & PLAN
& DATA COLLECTOR	

JAMES D. STONER
PROFESSIONAL SURVEYOR
AND MAPPER NO. 4039
STATE OF FLORIDA

PROJECT
18-8637
RES TOWER

SHEET NO.
3 OF 3



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)

Printed By: Biscardi, Samantha Street: OAKWOOD EAST MULTI FAMILY PROJECT Location: 001 GENERAL NOTES Date: September 14, 2024 05:12:54pm K:\NBS_LDEV\147507129 - Oakwood East Towers\CAD\PlanSheets\0-001 GENERAL NOTES.dwg This document, together with the concepts and designs presented herein, is an instrument of service intended only for the specific purpose and client for which it was prepared. Release of and inproper 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 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 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.

DEMOLITION NOTES

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

PAVING, GRADING AND DRAINAGE NOTES

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

WATER AND SEWER UTILITY NOTES

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

EROSION CONTROL NOTES

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

EROSION CONTROL NOTES (CONT.)

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

MAINTENANCE

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

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

Project title: OAKWOOD EAST MULTI FAMILY PROJECT. Client: CITY OF HOLLYWOOD, FLORIDA. Designer: GREGORY D WILFONG, PROFESSIONAL ENGINEER. License No. 63166. Date: 09/13/24. Scale: AS SHOWN. Includes Kimley-Horn logo and revision table.

Revision table with columns: No., REVISIONS, DATE, BY.

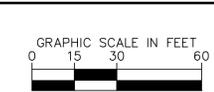
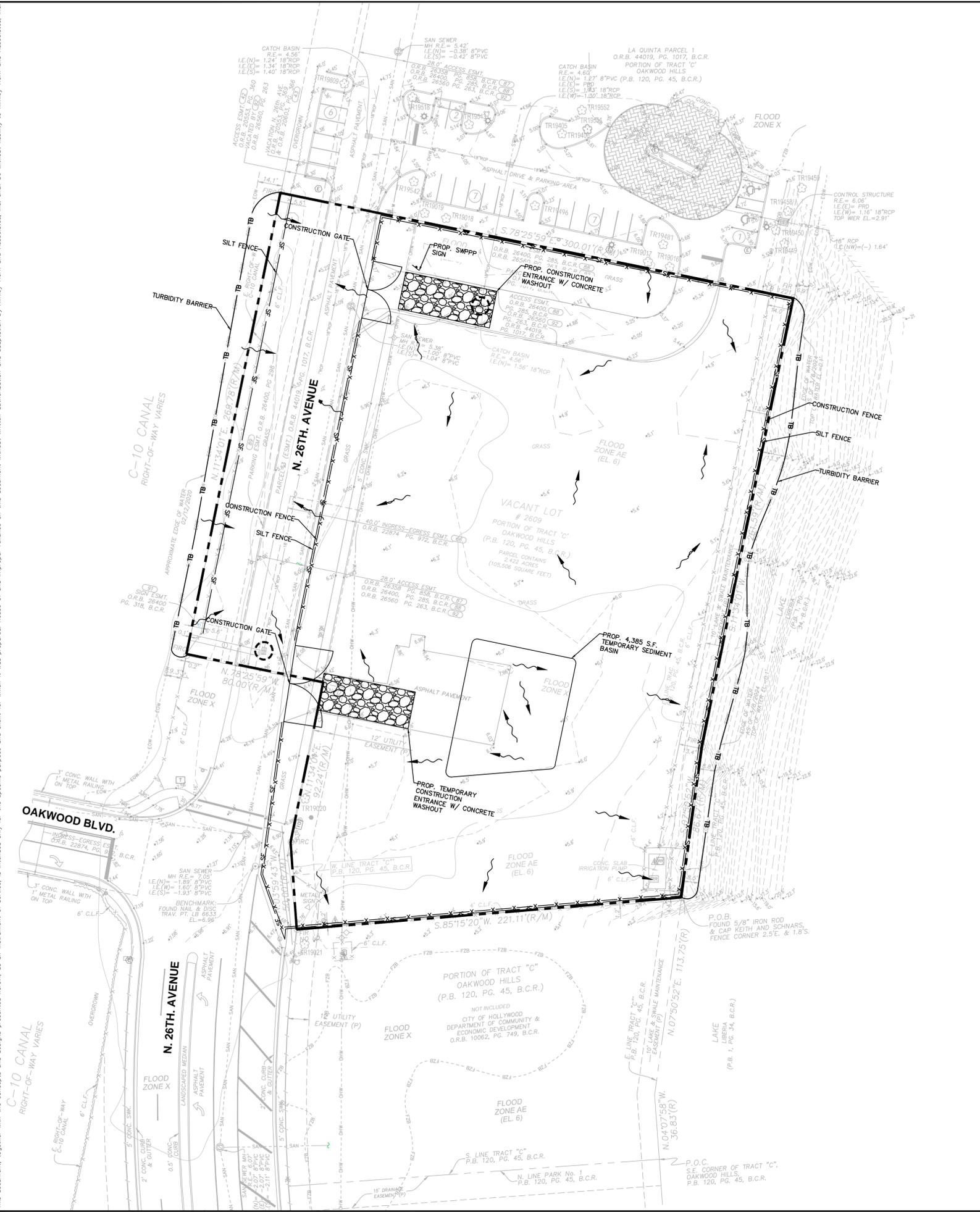
Kimley-Horn logo and contact information: 2024 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960. PHONE: 772-794-4100. WWW.KIMLEY-HORN.COM. REGISTRY NO. 35106.

Professional Engineer seal for Gregory D. Wilfong, State of Florida, License No. 63166. Includes project name and date.

Project title: OAKWOOD EAST MULTI FAMILY PROJECT. Client: CITY OF HOLLYWOOD, FLORIDA.

Project title: OAKWOOD EAST MULTI FAMILY PROJECT. Client: CITY OF HOLLYWOOD, FLORIDA. Includes sheet number C-001.

Plotted by: Blomhoff, Sommariva, Sheet: SH-OAKWOOD EAST MULTI FAMILY PROJECT, Layout: C-050 EROSION CONTROL PLAN PHASE I, September 14, 2024, 05:13:13pm, K:\VBE\DEVI\147507129 - Oakwood East Towers\CAD\PlanSheets\C-050 EROSION CONTROL PLAN PHASE I.dwg
 This document, together with the concepts and designs presented herein, is 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.



LEGEND

- SF SILT FENCE
- PROPERTY LINE
- TB TURBIDITY BARRIER
- - - PROPOSED CONSTRUCTION FENCE WITH FABRIC
- ~ INLET PROTECTION
- ~ SURFACE WATER FLOW DIRECTION
- CONSTRUCTION EXIT
- CONSTRUCTION GATE

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 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-LOADED 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 ENCOACHMENT, 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 INDEX NUMBER 104 OF F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS 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.
19. DEWATERING ACTIVITIES:
 - A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
 - B. CONTRACTOR MUST HAVE A TRANSFERABLE SJRWMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
 - C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
 - D. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.

MAINTENANCE

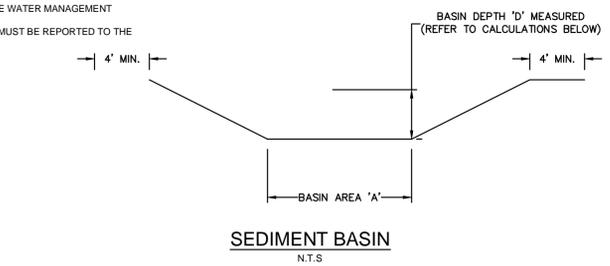
- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
 2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEED AS NEEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
 4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
 6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
 7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE AFTER DEMOLITION IS COMPLETE. THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HALL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
11. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.

ACREAGE SUMMARY

TOTAL PROJECT AREA	2.42
ON-SITE DISTURBED AREA	2.42
OFF-SITE DISTURBED AREA	0.00
TOTAL DISTURBED AREA	2.42
IMPERVIOUS AREA AT COMPLETION	0.602
PERVIOUS / SEEDED AREA AT COMPLETION / POND AREA	0.433



SEDIMENT BASIN NOTES:

- SEDIMENT BASINS SHALL BE LOCATED TO INTERCEPT THE LARGEST POSSIBLE AMOUNT OF RUNOFF FROM THE DISTURBED AREA. AS CONSTRUCTION SEQUENCING AND PHASING PROGRESSES, SEDIMENT BASIN SIZES AND LOCATIONS SHALL BE ADJUSTED APPROPRIATELY.
- CONTRACTOR TO PROVIDE BASIN AREA 'A' BASED ON DISTURBED AREA AND EXCAVATED BASIN DEPTH 'D' PER THE CALCULATION BELOW:
- $$2.42 \text{ (ACRES)} \times (3,600 \text{ CF/ACRE}) / \text{BASIN DEPTH 'D' (FEET)} = \text{MINIMUM BASIN AREA 'A' (SF)}$$

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

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

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT CONTROL STRUCTURES												
FOUNDATION / BUILDING CONSTRUCTION												
LANDSCAPING/SEED/FINAL STABILIZATION												

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.

NO.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 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

9/16/24

GREGORY D. WILFONG
 LICENSE
 No. 63166
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

KHA PROJECT	147507129
DATE	09/13/24
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GOW

EROSION CONTROL PLAN PHASE I

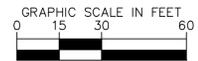
OAKWOOD EAST MULTI FAMILY PROJECT

FLORIDA

CITY OF HOLLYWOOD

SHEET NUMBER
C-050

Plotted by: Blomhoff, Samantha. Sheet: SH1-OAKWOOD EAST MULTI FAMILY PROJECT. Layout: C-051 EROSION CONTROL PLAN PHASE II. September 14, 2024. 05:13:33pm. K:\VRB\LD\EA\MultiFamily\147507129 - Oakwood East Multi-Family Project - Erosion Control Plan Phase II.dwg. This document, together with the concepts and designs presented herein, 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.



LEGEND

- SF SILT FENCE
PROPERTY LINE
TB TURBIDITY BARRIER
PROPOSED CONSTRUCTION FENCE WITH FABRIC
INLET PROTECTION
SURFACE WATER FLOW DIRECTION
CONSTRUCTION EXIT
CONSTRUCTION GATE

MAINTENANCE

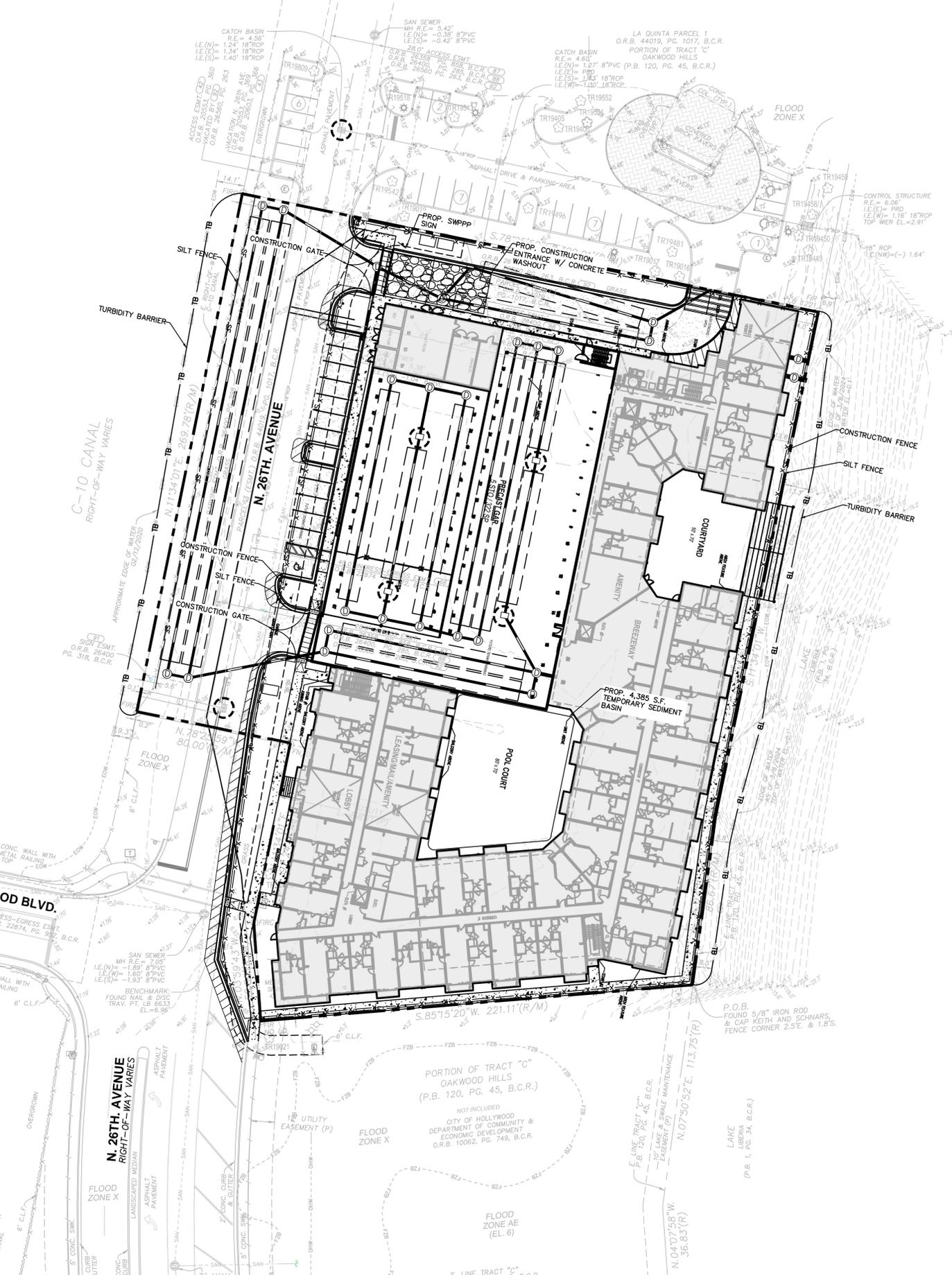
- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.
7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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 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-LOADED 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 INDEX NUMBER 104 OF F.O.D.T. ROADWAY AND TRAFFIC DESIGN STANDARDS 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.
19. DEWATERING ACTIVITIES:
A. DISCHARGE MUST NOT EXCEED STATE WATER QUALITY STANDARDS.
B. CONTRACTOR MUST HAVE A TRANSFERABLE SURVIMD CONSUMPTIVE USE PERMIT KNOWN AS A "NOTICED GENERAL PERMIT FOR SHORT TERM CONSTRUCTION DE-WATERING".
C. NO HYDRAULIC PUMPS MAY BE USED FOR DEWATERING UNLESS APPROVED BY THE WATER MANAGEMENT DISTRICT FOR THAT AREA.
D. NO TURBID DISCHARGE. TURBIDITY READINGS ARE REQUIRED ONCE A WEEK AND MUST BE REPORTED TO THE PROJECT ENGINEER.

DEMOLITION NOTES:

- 1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
11. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
12. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT DEMOLITION DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.



ACREAGE SUMMARY

Table with 2 columns: Category and Value. Includes Total Project Area (2.42), On-Site Disturbed Area (2.42), Off-Site Disturbed Area (0.00), Total Disturbed Area (2.42), Impervious Area at Completion (0.602), and PerVIOUS/Seeded Area at Completion (0.433).

SEDIMENT BASIN NOTES:

SEDIMENT BASINS SHALL BE LOCATED TO INTERCEPT THE LARGEST POSSIBLE AMOUNT OF RUNOFF FROM THE DISTURBED AREA. AS CONSTRUCTION SEQUENCING AND PHASING PROGRESSES, SEDIMENT BASIN SIZES AND LOCATIONS SHALL BE ADJUSTED APPROPRIATELY.
CONTRACTOR TO PROVIDE BASIN AREA 'A' BASED ON DISTURBED AREA AND EXCAVATED BASIN DEPTH 'D' PER THE CALCULATION BELOW:
2.42 (ACRES) x (3,600 CF/ACRE) / BASIN DEPTH 'D' (FEET) = MINIMUM BASIN AREA 'A' (SF)

SEDIMENT BASIN



SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

Table with columns for months (JAN to DEC) and rows for construction phases: PERMANENT CONTROL STRUCTURES, FOUNDATION / BUILDING CONSTRUCTION, LANDSCAPING/SEED/FINAL STABILIZATION.

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.

Sunshine811 logo and contact information: Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Table with columns: No., REVISIONS, DATE, BY.

Kimley-Horn logo and address: 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960. Phone: 772-794-4100. Website: WWW.KIMLEY-HORN.COM. Registry No. 35106.

Professional Engineer seal for Gregory D. Wilfong, State of Florida, License No. 63166.

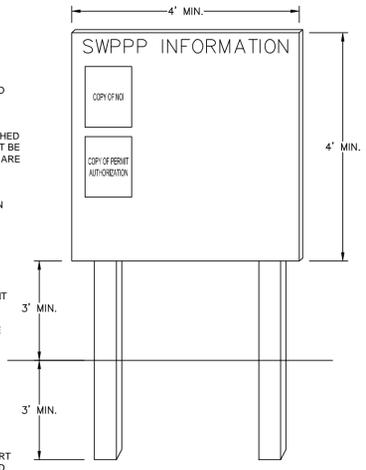
Table with columns: KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY.

EROSION CONTROL PLAN PHASE II

OAKWOOD EAST MULTI FAMILY PROJECT. SHEET NUMBER C-051. CITY OF HOLLYWOOD, FLORIDA.

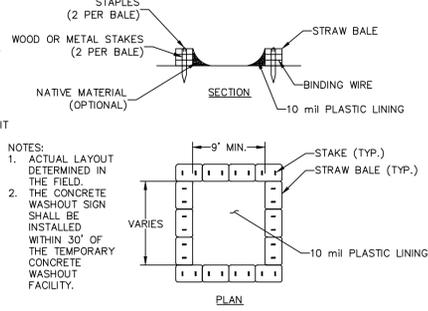
EROSION CONTROL NOTES

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.

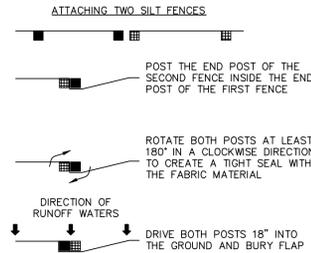
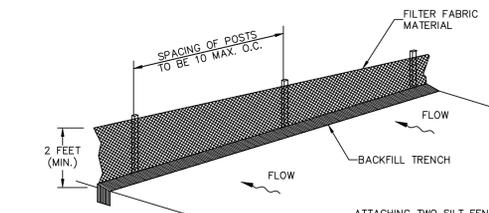


SWPPP INFORMATION SIGN
N.T.S.

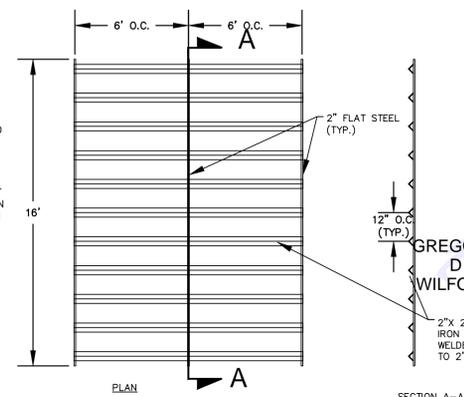
- NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
 2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
 3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VISIBLE 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.



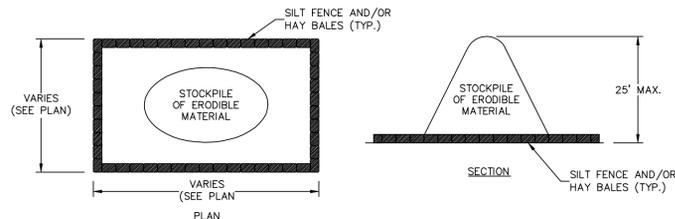
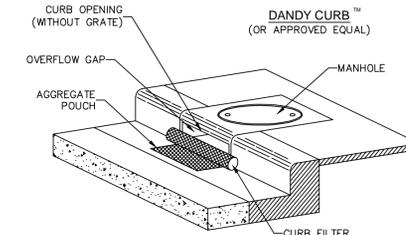
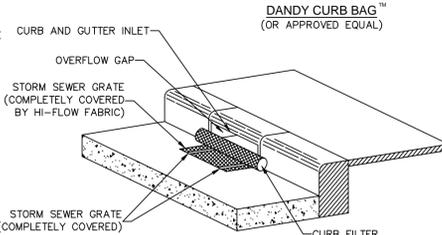
CONCRETE & STUCCO WASTE MANAGEMENT
N.T.S.



- 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.



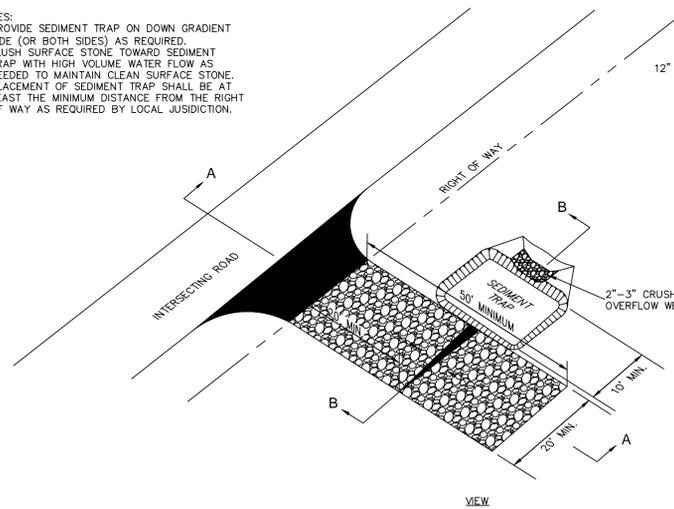
CURB INLET SEDIMENT CONTROL
N.T.S.



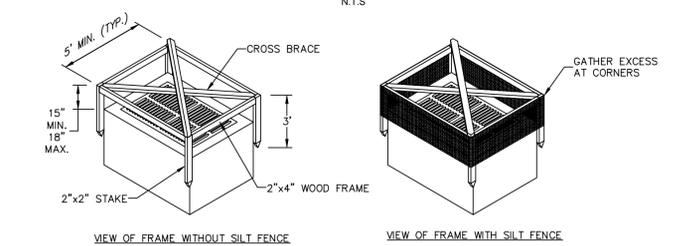
SEDIMENT CONTROL FOR STOCKPIILING OF ERODIBLE MATERIAL
N.T.S.

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

- NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
 2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
 3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JURISDICTION.

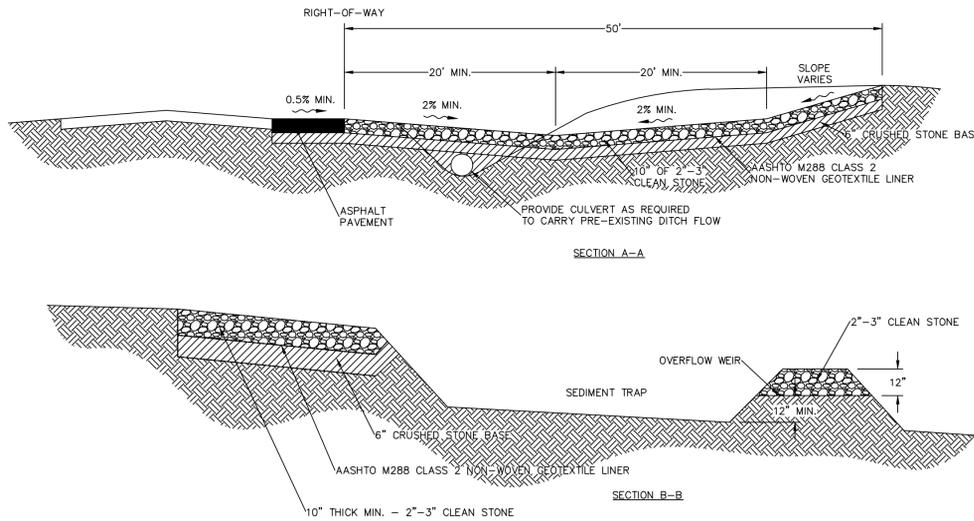
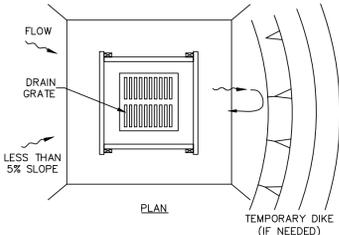


SILT FENCE INSTALLATION
N.T.S.

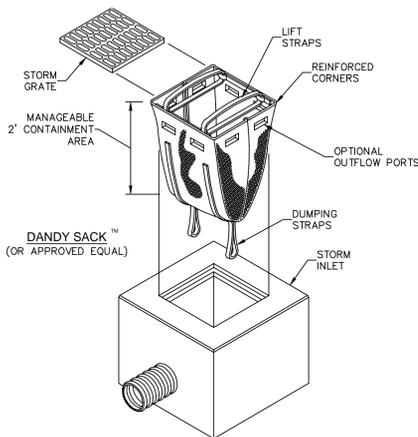


SILT FENCE INLET PROTECTION
N.T.S.

- NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS.
 2. THE TOP OF THE FRAME (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY PASSING THE INLET. A TEMPORARY DIKE MAY BE NECESSARY ON THE DOWNSLOPE SIDE OF THE STRUCTURE.
 3. THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS IS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.



CONSTRUCTION EXIT
N.T.S.



INLET INSERT
N.T.S.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
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	UNITS
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.
 2. NOT TO BE UTILIZED AS THE ONLY SEDIMENT CONTAINMENT SYSTEM.
 3. AN OIL ADSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
 4. INSPECT PER REGULATORY REQUIREMENTS.

Plotted By: Blain, Samantha - Sheet: SiltOakwood_East_Multi_Family_Project - 05/13/24 - 05:13:46pm - K:\VRB_LDEV\147507129 - Oakwood East Towers\CAD\PlanSheets\052-EROSION CONTROL DETAILS.dwg
 This document, together with the concepts and designs presented herein, 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 approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OAKWOOD EAST
 MULTI FAMILY
 PROJECT

CITY OF HOLLYWOOD
 FLORIDA

SHEET NUMBER
C-052

EROSION CONTROL DETAILS

KHA PROJECT
 147507129

DATE
 09/13/24

SCALE AS SHOWN
 SHB
 DESIGNED BY
 SHB
 DRAWN BY
 SHB
 CHECKED BY
 GDW

GREGORY D. WILFONG
 No. 63166
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

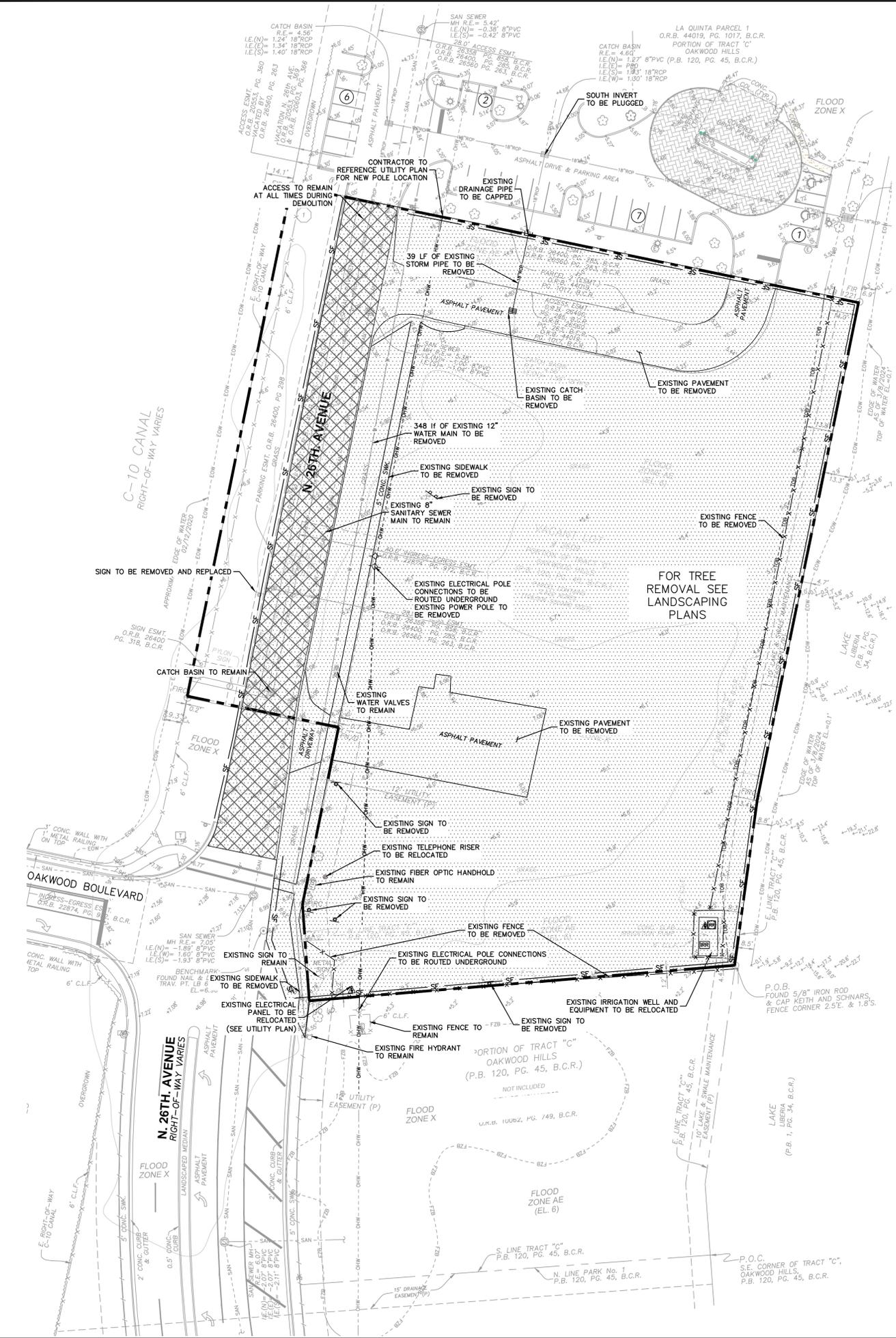
9/16/24

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

REVISIONS
 No. _____
 DATE _____

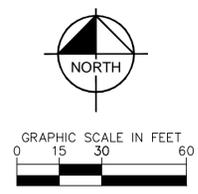
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Plotted By: Blischoff, Samantha - Sheet: Oakwood East Multi-Family Project - Layout: C-100 - Demolition Plan - September 14, 2024 - 05:14:02pm - K:\VRB\LD\EA\Multi-Family Project - Layout: C-100 - Demolition and Erosion Control Plan.dwg
 This document, together with the concepts and designs presented herein, 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.



UTILITY LEGEND

	PROPERTY LINE
	UTILITY EASEMENT
	WATER MAIN (WM)
	SANITARY MAIN
	OVERHEAD ELECTRIC
	GAS
	EXISTING STORM PIPE
	PROPOSED CONSTRUCTION FENCE WITH FABRIC
	FDC
	90° BEND
	45° BEND
	22.5° BEND
	11.25° BEND
	TEE
	TRANSFORMER
	EXISTING SEWER MANHOLE
	AREA TO BE DEMOLISHED AND CLEARED. DEMOLITION INCLUDES BUT IS NOT LIMITED TO PAVEMENT, SUBBASE, UTILITIES, STORM DRAINAGE, CONDUIT, LIGHT POLES, AND TREES UNLESS OTHERWISE SPECIFIED.
	MILLED AND RESURFACED



DEMOLITION NOTES:

- THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCLUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
- THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
- ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
- CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
- CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
- CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
- DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
- ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
- WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
- SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
- SEE LANDSCAPE PLAN FOR TREE REMOVAL/LOCATION AND TREE PROTECTION.
- SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.

(ALTERNATE NOTES)

- INGRESS AND EGRESS, AS WELL AS SUFFICIENT PARKING SHALL BE MAINTAINED, TWENTY-FOUR HOURS A DAY, SEVEN DAYS A WEEK, THROUGHOUT ALL PHASES OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING SITE LIGHTING AND CONDUIT ROUTINGS AND FOR ASSURING THAT THE CIRCUITRY OF THE SITE LIGHTING TO REMAIN IS MAINTAINED AND THAT THE DEVELOPMENT DOES NOT IMPACT SITE LIGHTING OF THE REMAINDER OF THE DEVELOPMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DEMOLISHING ALL EXISTING IRRIGATION. THE CONTRACTOR SHALL ASSURE THAT THE INTEGRITY OF THE IRRIGATION SYSTEM FOR THE REMAINING DEVELOPMENT IS MAINTAINED.

Digitally signed by Gregory D. Wilfong
 DN: cn=Gregory D. Wilfong, ou=Kimley-Horn and Associates, email=greg.wilfong@kimley-horn.com, Date: 2024.09.16 10:17:44 -0400

No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

9/16/24
 GREGORY D. WILFONG
 LICENSE No. 63166
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

KHA PROJECT	147507129
DATE	09/13/24
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GDW

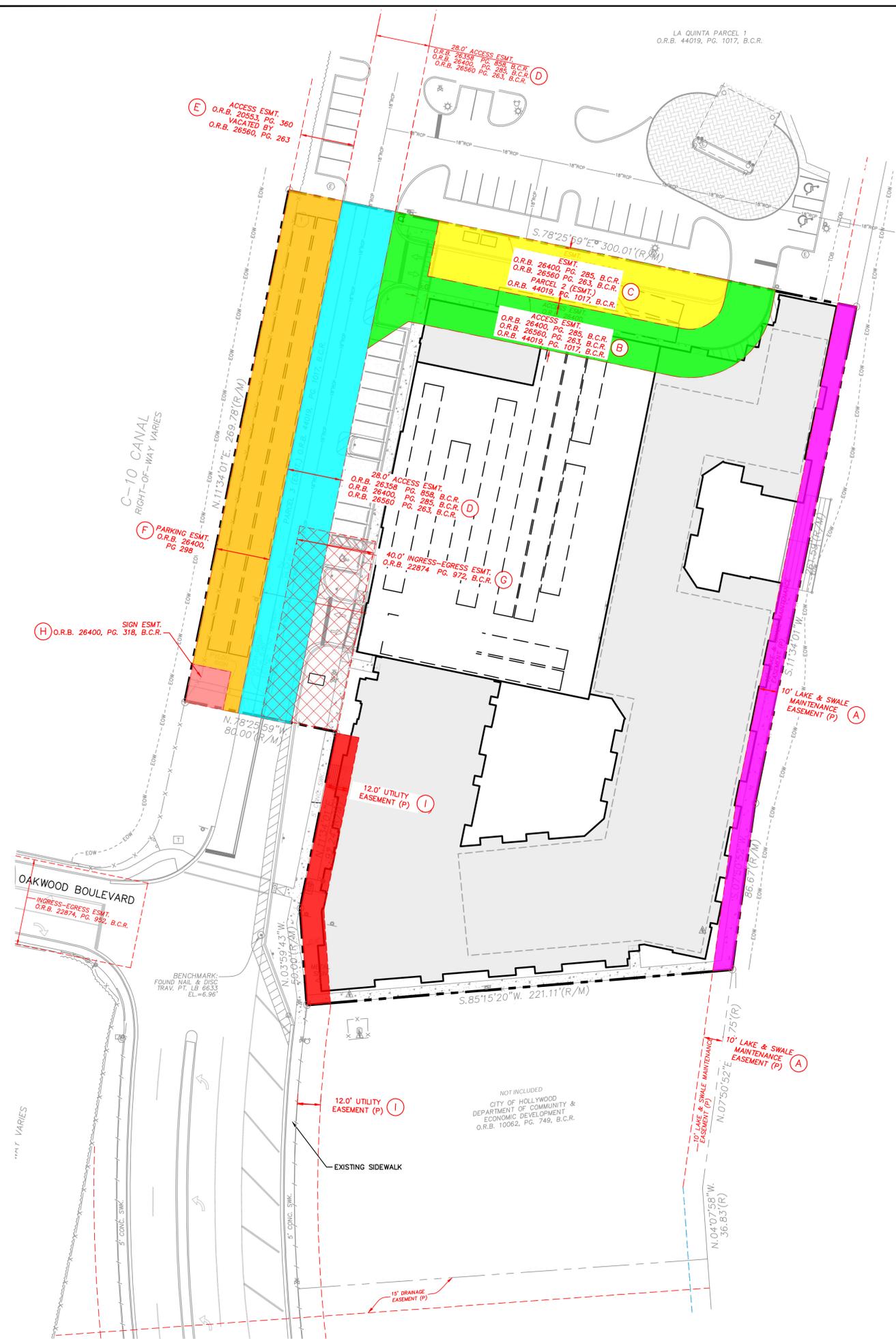
DEMOLITION PLAN

OAKWOOD EAST
 MULTI-FAMILY
 PROJECT
 CITY OF HOLLYWOOD FLORIDA

SHEET NUMBER
C-100

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

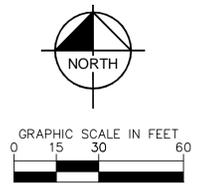
Plotted By: Biscoff, Somantia - Sheet Set: OAKWOOD EAST MULTI FAMILY PROJECT - Layout: C-150 EXISTING EASEMENTS - September 14, 2024, 05:14:25pm - K:\VRL\LD\147507129 - Oakwood East Towers CAD Plan Sheets C-150 EXISTING EASEMENTS.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, 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.



LA QUINTA PARCEL 1
 O.R.B. 44019, PG. 1017, B.C.R.

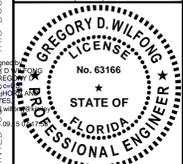
- EASEMENT LEGEND**
- (A) EXISTING 10' LAKE & SWALE MAINTENANCE EASEMENT TO REMAIN
 - (B) EXISTING ACCESS EASEMENT TO REMAIN, THE EASEMENT ALLOWS FOR BUILDING AND IMPROVEMENTS TO ENCROACH WITHIN THE EASEMENT.
 - (C) EXISTING PARCEL 2 EASEMENT TO REMAIN, THIS EASEMENT ALLOWS FOR MODIFICATIONS AND IMPROVEMENT TO BE WITHIN THE EASEMENT.
 - (D) EXISTING 28' WIDE ACCESS EASEMENT TO REMAIN
 - (E) EXISTING ACCESS EASEMENT TO REMAIN
 - (F) EXISTING PARKING EASEMENT TO REMAIN (THIS OVERLAPS ACCESS EASEMENT ITEM E)
 - (G) EXISTING 40' INGRESS-EGRESS EASEMENT TO REMAIN
 - (H) EXISTING SIGN EASEMENT TO REMAIN
 - (I) EXISTING 12' UTILITY EASEMENT TO REMAIN

- LEGEND**
- — — — — PROPERTY LINE
 - — — — — PROPOSED CURB & GUTTER
 - - - - - EXISTING EASEMENTS



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED. THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

GREGORY D. WILFONG



Kimley»Horn
 © 2024 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

KHA PROJECT	147507129
DATE	09/13/24
SCALE	AS SHOWN
DESIGNED BY	SHB
DRAWN BY	SHB
CHECKED BY	GDW

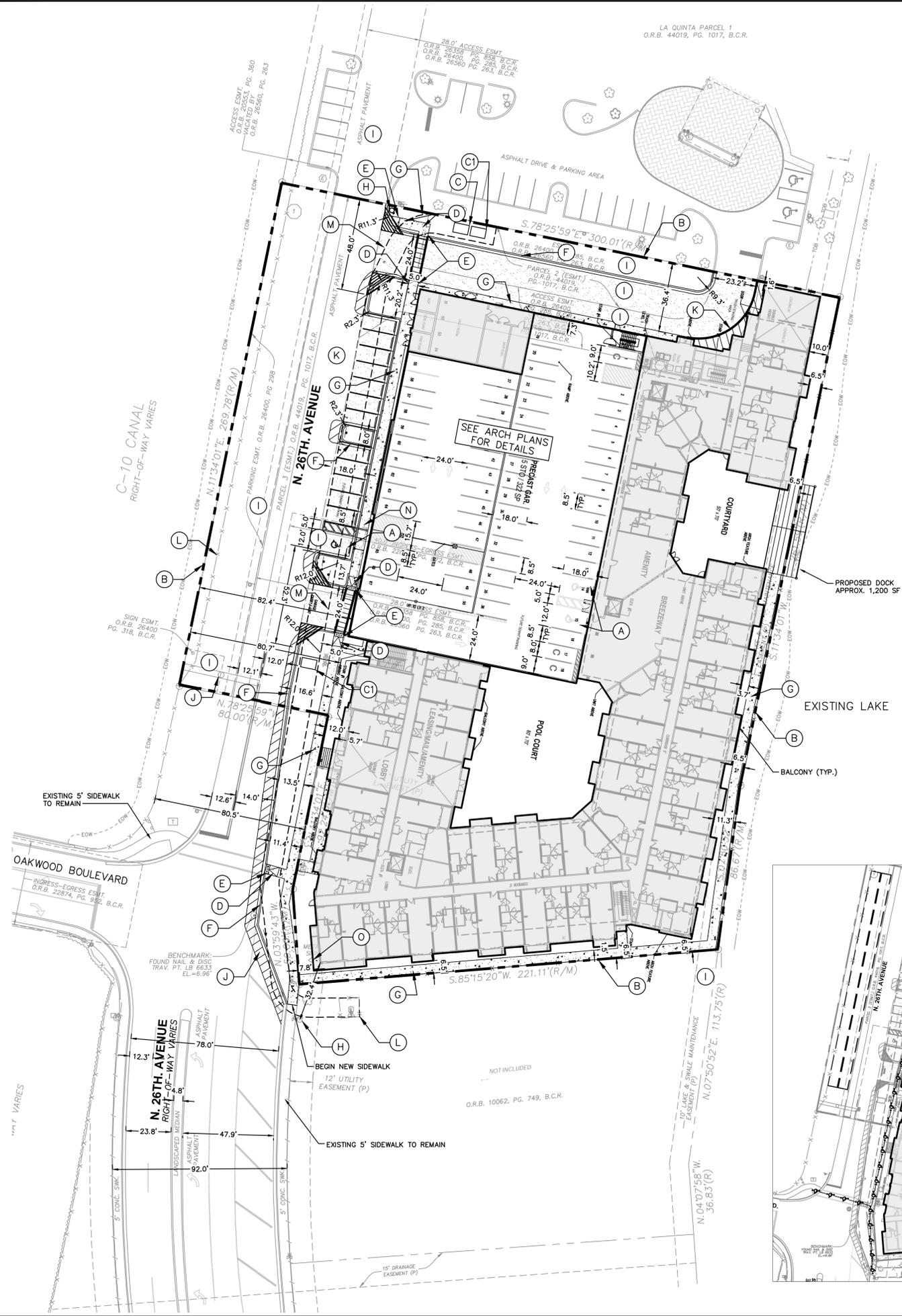
EXISTING EASEMENTS

OAKWOOD EAST MULTI FAMILY PROJECT
 CITY OF HOLLYWOOD FLORIDA

SHEET NUMBER
C-150

No.	REVISIONS	DATE	BY

Plotted By: Biscotti, Samantha Street: Oakwood East Multi Family Project Layout: C-200 SITE PLAN September 14, 2024 05:14:52pm K:\VRS_LDEV\147507129 - Oakwood East Towers\CAD\PlanSheets\C-200 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and any 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.



- SITE LEGEND**
- (A) ACCESSIBLE PARKING SPACE (TYP.) SEE C-201 FOR DETAIL WITH ADA SIGN
 - (B) PROPERTY LINE
 - (C) CONCRETE TRANSFORMER PAD, TRANSFORMER AND SWITCH CABINET, CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
 - (D) FDOT CURB RAMP TYPE CR-E INDEX 522-002 (SEE SHEET C-201 FOR DETAIL)
 - (E) DETECTABLE WARNING PER FDOT INDEX 522-002 (SEE SHEET C-201)
 - (F) 6" TYPE 'F' CURB AND GUTTER (SEE DETAIL C-26 ON SHEET C-202)
 - (G) STANDARD DUTY CONCRETE SIDEWALK (5' MIN) (SEE SHEET C-202 AND SHEET C-206)
 - (H) PROPOSED OR EXISTING FIRE HYDRANTS
 - (I) EXISTING EASEMENTS (SEE SHEET C-150)
 - (J) EXISTING PYLON SIGN TO REMAIN
 - (K) LOADING AREA (SEE ARCH. PLANS)
 - (L) FENCE TO REMAIN
 - (M) ASPHALT DRIVEWAY (SEE SHEET C-202, DETAIL C-20)
 - (N) FDOT CURB RAMP TYPE CR-C INDEX 522-002 (SEE SHEET C-201 FOR DETAIL)
 - (O) EXISTING SIGN TO REMAIN

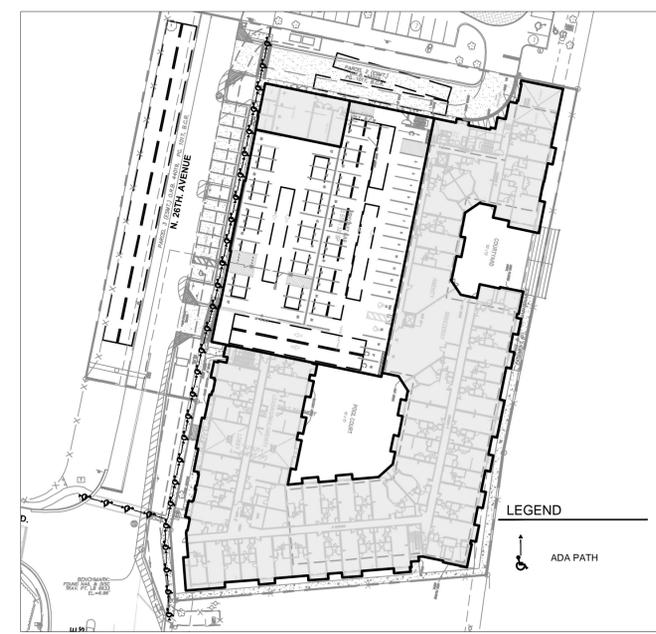
SITE DATA
 PROJECT DESCRIPTION:
 PARCEL ID: 514204120590 514204120594
 LOCATION: HOLLYWOOD, FL
 ADDRESS: 2609 N 26 AVE HOLLYWOOD FL 33020
 LAND USE: OAKWOOD ACTIVITY CENTER
 ZONING DISTRICT: OAKWOOD PLAZA PD
 FLOOD ZONE: ZONE X
 SITE AREA:

SITE COVERAGE:	PROVIDED	
BUILDING AREA:	1.34 A.C.	
OPEN SPACE:	0.54 A.C.	
IMPERVIOUS AREA:	0.54 A.C.	
TOTAL:	2.42 A.C.	105,415 S.F.

BUILDING SETBACKS:	REQUIRED	PROVIDED
EAST:	0'	6.5'
SOUTH:	0'	6.5'
WEST:	0'	5.7'
NORTH:	0'	1.5'

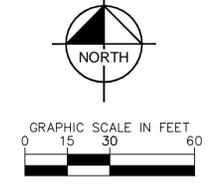
LANDSCAPE BUFFERS:	REQUIRED	PROVIDED
NORTH (SIDE):	0'	1.5'
EAST (REAR):	0'	6.5'
SOUTH (SIDE):	0'	6.5'
WEST (FRONT):	0'	5.7'

BUILDING HEIGHT:	MAXIMUM	PROVIDED
	300'	89'
BUILDING STORIES:		8



ADA PATH
 1" = 60'

- LEGEND**
- PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - EXISTING EASEMENTS (SEE EASEMENT PLAN SHEET C-150 FOR MORE INFORMATION)
 - STANDARD DUTY PAVEMENT (SEE DETAIL ON SHEET C-350)
 - HEAVY DUTY ASPHALT (SEE DETAIL ON SHEET C-350)(SEE DETAIL ON SHEET C-350)
 - PROPOSED SIDEWALK
 - ▲ VISIBILITY TRIANGLE (12X12')



MAIL DELIVERY NOTE
 MAIL DELIVERY WILL BE INSIDE BUILDING

SITE LIGHTING CONFORMANCE NOTE
 THE LIGHTING OF THE SITE SHALL CONFORM TO THE SITE LIGHTING CRITERIA ESTABLISHED BY THE CITY OF HOLLYWOOD. THIS CONSISTS OF WELL DIRECTED LED LIGHTING WITH MAX FOOT CANDLE LEVEL AT PROPERTY LINE = 0.5 (ADJACENT TO RESIDENTIAL). A PHOTOMETRICS PLAN WILL BE PROVIDED TO THE CITY AT A LATER DATE

GREEN ORDINANCE NOTE
 FLORIDA GREEN BUILDING COALITION (FGBC) COMMERCIAL CERTIFICATION WILL BE PURSUED FOR THIS PROJECT.

MECHANICAL EQUIPMENT NOTE
 ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.

SITE PLAN APPROVAL NOTE
 CHANGES TO THE DESIGN OF THE SITE PLAN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.

SIGNAGE NOTE
 ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE OAKWOOD PLAZA PD SIGN REGULATIONS.

OFF-STREET PARKING

Required	Multifamily	# of units or SF	# Spaces
	ST, 1BD @ 1 sp/du	180 units	180
	2BD or more @ 1.5 sp/du	100 units	150 sp
	TOTAL REQUIRED	280 units	330 sp
Provided	Loading Parking	2 sp	
	Parking Garage	ADA	Standard
	Level 1	2	44 sp
	Level 2	2	67 sp
	Level 3	1	71 sp
	Level 4	1	71 sp
	Level 5	2	59 sp
	Sub-Total	8	312 sp
	TOTAL GARAGE		320 sp
	TOTAL SURFACE PARKING	1	12
	TOTAL PROVIDED		333 sp

Note: Min provided ADA spaces meet ADA Standards for Accessible

DEVELOPMENT SUMMARY - UNIT MIX

Unit Types	Gross Area	Total Units	% of Totals	LEASABLE AREA (NRSF)
STUDIO				
ST	480 sf	23 units	8.2%	11,040 sf
STM	448 sf	7 units	2.5%	3,136 sf
Sub-total		30 units	10.7%	14,176 sf
1 BD				
A1	720 sf	69 units	24.6%	49,680 sf
A1M	672 sf	13 units	4.6%	8,736 sf
A2	826 sf	45 units	16.1%	37,170 sf
A2H	775 sf	16 units	5.7%	12,400 sf
A3	836 sf	7 units	2.5%	5,852 sf
Sub-total		150 units	53.6%	113,838 sf
2 BD				
B1	900 sf	22 units	7.9%	19,800 sf
C1	1,080 sf	63 units	22.5%	68,040 sf
C2	1,012 sf	7 units	2.5%	7,084 sf
Sub-total		92 units	32.9%	94,924 sf
3 BD				
D1	1,350 sf	8 units	2.9%	10,800 sf
Sub-total		8 units	2.9%	10,800 sf
TOTAL UNITS		280 units	100%	233,738 sf
Gross Average Unit Area				835 sf

LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT (C) OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26TH AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT (C) THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT (C) A DISTANCE OF 36.83 FEET; THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT (C); THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT (C)); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT (C) THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT (C)) TO THE POINT OF BEGINNING.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED HEREON IS THE ORIGINAL SIGNATURE OF GREGORY D. WILFONG, P.E. THIS DOCUMENT IS NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Kimley»Horn
 © 2024 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

9/16/24

GREGORY D. WILFONG
 No. 63166
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

KHA PROJECT
 147507129
 DATE
 09/13/24
 SCALE
 AS SHOWN
 DESIGNED BY
 SHB
 DRAWN BY
 SHB
 CHECKED BY
 GDW

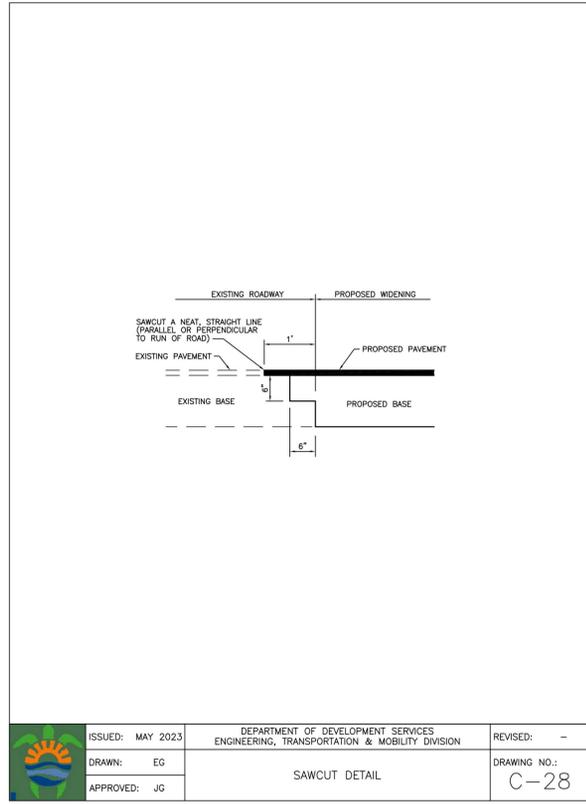
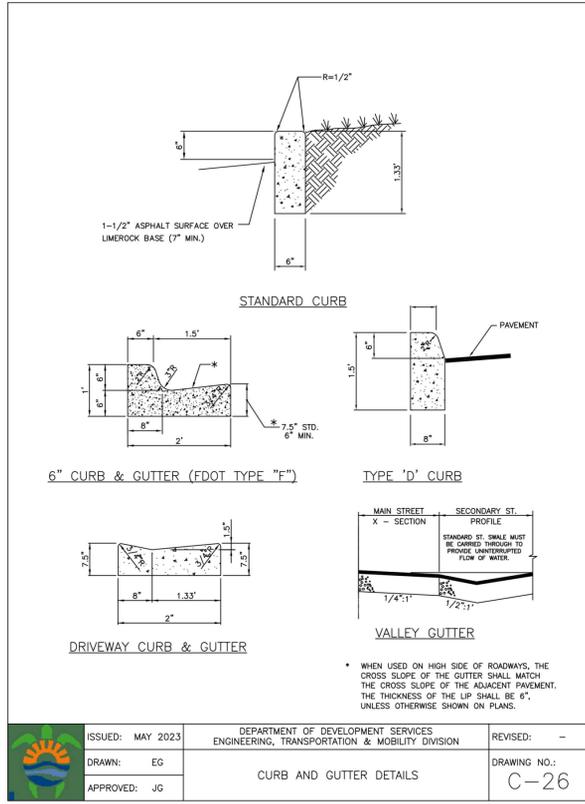
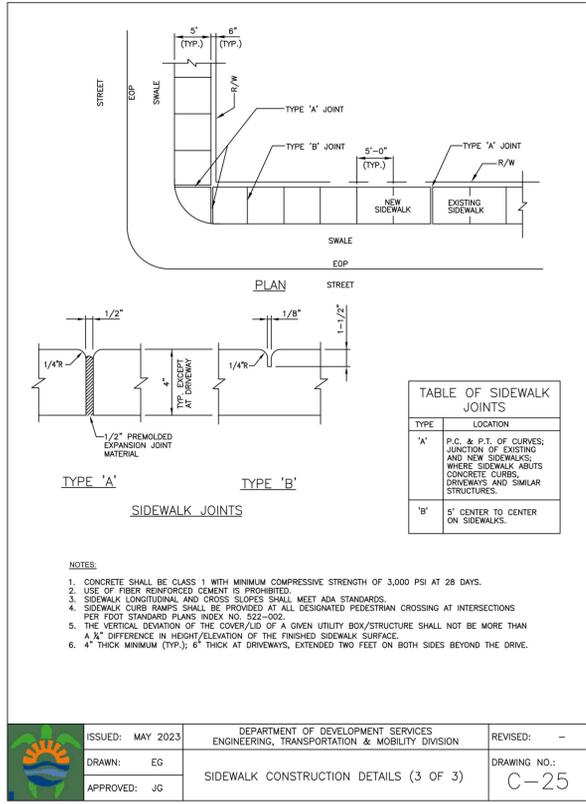
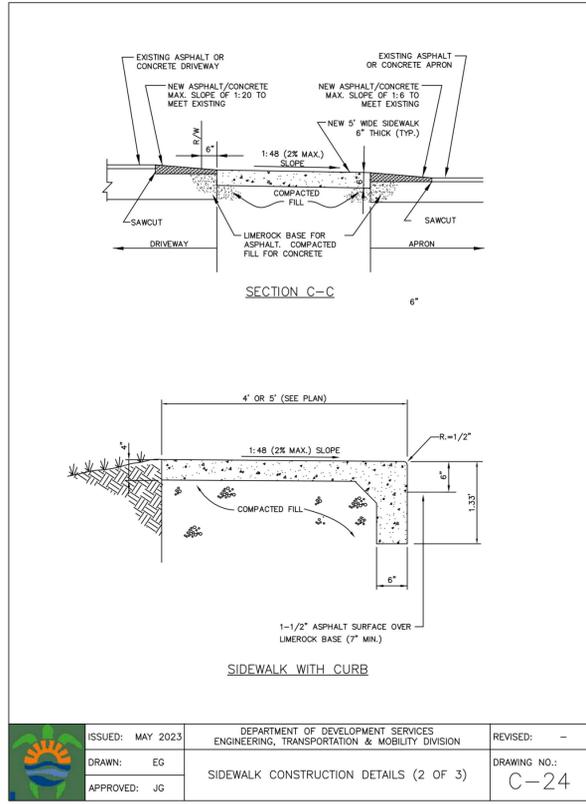
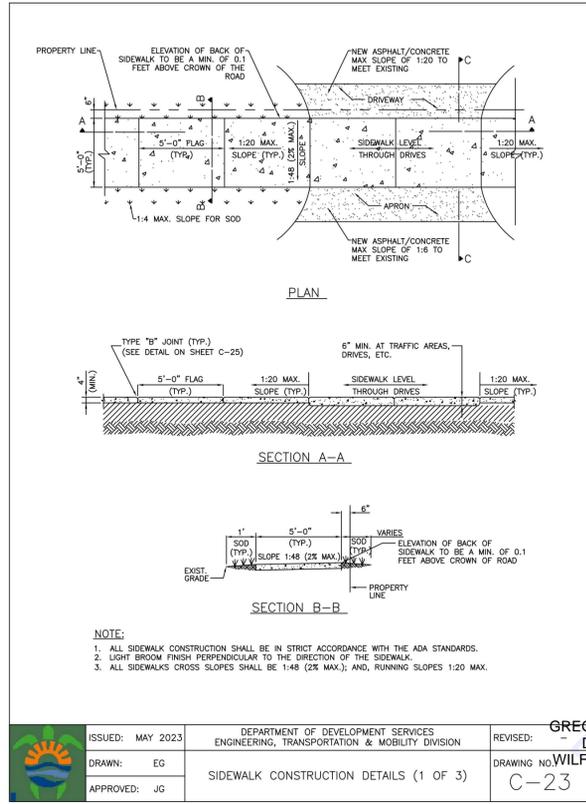
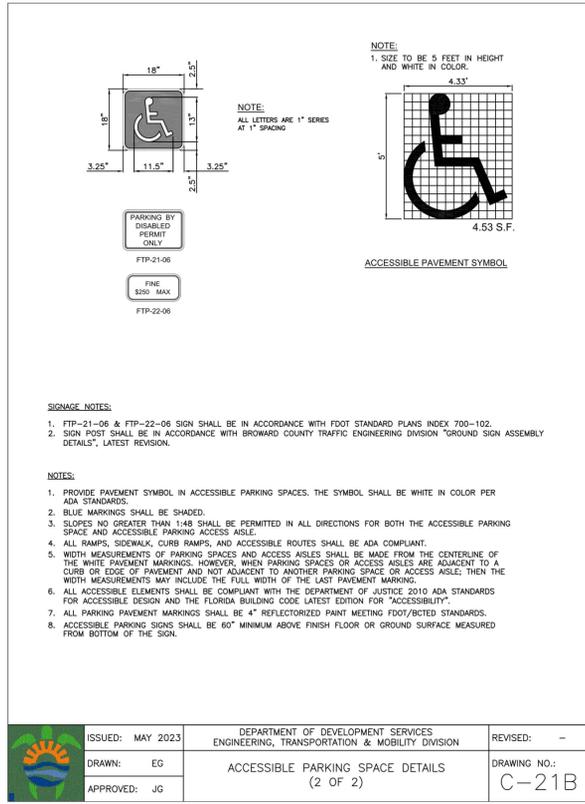
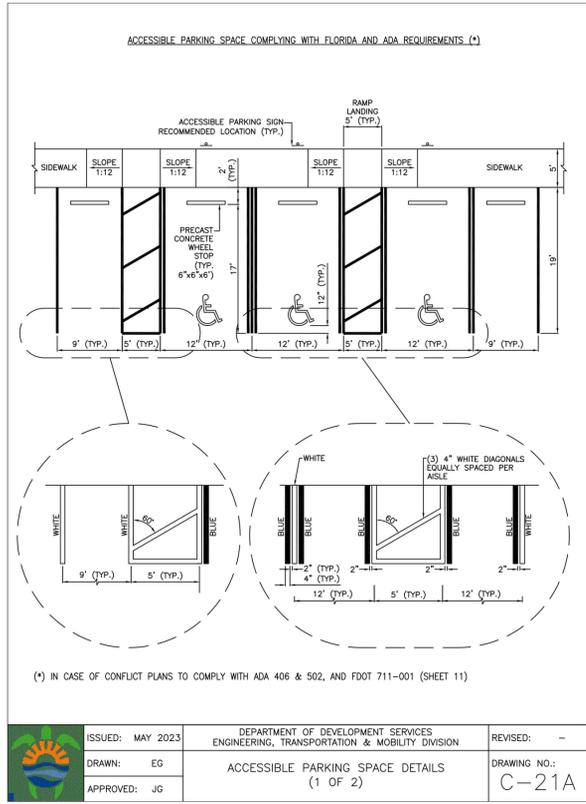
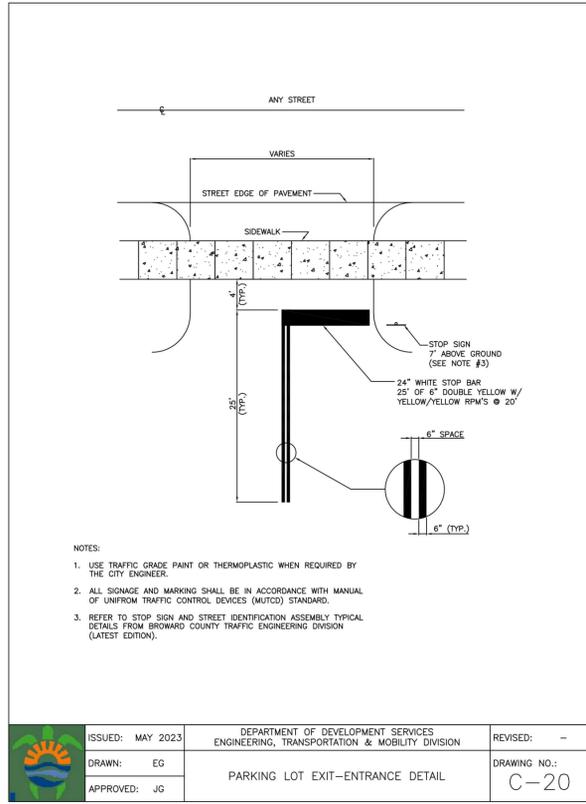
OAKWOOD EAST MULTI FAMILY PROJECT
 FLORIDA
 CITY OF HOLLYWOOD

SITE PLAN

SHEET NUMBER
C-200

REVISIONS
 NO.
 DATE
 BY

Picked By: Biscotti, Samantha Street: OAKWOOD EAST MULTI FAMILY PROJECT Layout: C-202 SITE DETAILS September 14, 2024 05:15:04pm K:\WEB_LDEV\147507129 - Oakwood East Towers\CAD\Plan Sheets\C-200 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Release of and any 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.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY GREGORY D. WILFONG, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE DIGITAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DATE: BY:

9/16/24

KHA PROJECT
147507129

DATE
09/13/24

SCALE
AS SHOWN

DESIGNED BY
SHB

DRAWN BY
SHB

CHECKED BY
GDW

SITE DETAILS

OAKWOOD EAST
MULTI FAMILY
PROJECT

FLORIDA

CITY OF HOLLYWOOD

SHEET NUMBER
C-202

