


**CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION**

DATE: December 8, 2016

FILE: 16-DPV-56

TO: Planning and Development Board

FROM: Alexandra Carcamo, Principal Planner 

SUBJECT: Variances, Design, and Site Plan for an approximate 4,500 square foot retail space (The Place at Hollywood – Phase V).

REQUEST:

Approval of Variances, Design, and Site Plan for an approximate 4,500 square foot retail space (The Place at Hollywood – Phase V).

Variance 1: To increase the number of permitted monument signs from four to five.

RECOMMENDATION:

Variances: Approval.

Design: Approval, if Variances are granted.

Site Plan: Approval, if Variances and Design are granted.

BACKGROUND

The subject site is currently vacant, generally located on the southeast corner of Hollywood Boulevard and State Road 7, the main commercial node of the State Road 7 Corridor. The current request contains sub-parcels which are part of a phased development totaling approximately 40 acres called the Place at Hollywood, which contains a Wal-Mart store, several retail uses, restaurants, and personal service facilities. The overall project which identified these sub-parcels for future development was approved by the Board on November 14, 2013. Phase II of this development was approved on July 9, 2015 which consisted of a Special Exception allowing a Service Station including a convenience store (RaceTrac). On December 10, 2015, Phase III was approved consisting of retail space serving as Junior Anchors to the overall development and on January 14, 2016, Phase IV was approved allowing additional retail and restaurant space.

REQUEST

At approximately 40 acres, the project is comprised of three parcels and proposes a phased development. Today, Palm Beach 2000, Inc. and Vestmaz, Inc. (the Applicant) requests Variances, Design, and Site Plan for an approximate 4,500 square foot retail space (The Place at Hollywood - Phase V) which will complete the Phased development as it is the only vacant parcel left for the overall site.

As proposed, the building design maintains overall cohesion with the plaza using similar architectural elements, treatments, and materials. Materials include glass, stucco, various stone veneers and architectural screens and louvers. Accentuated volumes and other architectural features highlight building

entrances, which are proposed to face the public right-of-way. The Applicant worked with Staff to ensure adequate vehicular and pedestrian circulation is provided. Safe pedestrian access is provided from the public sidewalk to building entrances and throughout the site.

The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. The proposed landscape helps articulate the property and enhance the design of the building. A variety of native plants and trees are proposed to work in concert with the preserved on-site trees. Ample buffers are provided where required with a considerable amount of native trees, shrubs, and ground cover.

Due to the size, configuration, dual-frontage condition, and tenant mix of the proposed project, signage in excess of what is permitted by-right is necessary. Therefore, the Applicant is requesting a variance to increase the number of permitted monument signs from four to five in order to unify the existing sign plan and design which is proportionately appropriate and compatible with the design of the overall project. As this is a phased development, four signs were previously approved in Phase I, which allowed each retail/restaurant space to have a dedicated monument sign fronting each building in addition to the larger sign for the overall plaza. The current request is for the fifth monument sign which will serve to identify the proposed retail shop building fronting State Road 7; should each of these buildings be located on individual parcels, this variance would not be necessary. As such, Staff recommends approval.

SITE INFORMATION

Owner/Applicant:	Palm Beach 2000, Inc. and Vestmaz, Inc.
Address/Location:	101 S. State Road 7
Net Area of Property:	Overall 1,747,214 Sq. Ft. (Phase V - 28,120 Sq. Ft)
Land Use:	Transit Oriented Corridor
Zoning:	SR7 CCD-CC, C-2, C-3
Existing Use of Land:	Vacant

ADJACENT LAND USE

North:	Transit Oriented Corridor
South:	Transit Oriented Corridor
East:	Low Residential, Office
West:	Transit Oriented Corridor

ADJACENT ZONING

North:	Commercial Corridor District – Commercial Core Sub-Area, Medium Intensity Commercial District, Medium/High Intensity Commercial District, (SR7 CCD-CC, C-3, C-4)
South:	Single Family District, Commercial Corridor District – Commercial Core Sub-Area, Medium Intensity Commercial District, Medium/High Intensity Commercial District, (RS-6, SR7 CCD-CC, C-3, C-4)
East:	Single Family District, Mixed Use Office District (RS-5, RS-6, OM)
West:	Commercial Corridor District – Commercial Core Sub-Area, Medium Intensity Commercial District, Medium/High Intensity Commercial District, (SR7 CCD-CC, C-3, C-4)

CONSISTENCY WITH THE COMPREHENSIVE PLAN

Located within the Transit Oriented Corridor, the project is surrounded by commercial, single family, and multi-family residential uses. The goal of the Land Use Element is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property*. Development of this site will increase the availability of commercial uses and expand the mixture of uses in the area; serving the adjacent community as well as the region.

Policy 2.2.11: *Promote the development of US 441/SR 7 as a major transit corridor.*

Policy 3.1.1: *Continue to prioritize US 441/SR 7 Corridor for redevelopment opportunities and work with the Florida Department of Transportation and other applicable agencies on design of the highway, and create innovative zoning to implement future plans.*

Policy 3.1.4: *Promote land assembly along the US 441/SR 7 Corridor to create larger development parcels for economic sustainability to offset the physical and economic loss from Florida Department of Transportation right-of-way acquisition.*

Policy 3.1.5: *Provide increased buffering between businesses along the US 441/SR 7 Corridor and adjacent residential areas.*

CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The City-Wide Master Plan is a compilation of policy priorities and recommendations designed to improve the appearance, appeal, and economic tax base of the City. It establishes a format for future direction and vision for the City.

The City-Wide Master Plan recognizes the need for a mix of uses along the corridors and identifies the US 441/SR 7 Corridor as a Special Emphasis Area of high importance for the development of the City and its improved image. The proposed project is consistent with the City-Wide Master Plan based upon the following:

Guiding Principles and Policies:

- *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*
- *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Policy CW.21: *Create and expand where appropriate commercial and industrial zones to increase tax dollars.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

Policy CW.46: *Place emphasis on redevelopment along the major highway corridors; SR 7, US 1, Dixie Highway, Hollywood Boulevard and A-1-A by limiting expansion of residential areas, and deepening industrial and commercial zones to increase tax revenues.*

APPLICABLE CRITERIA

Analysis of Criteria and Findings for Sign Variances as stated in the City of Hollywood's Zoning and Land Development Regulations Article 5.

Variance 1: **To increase the number of permitted monument signs from four to five.**

CRITERIA 1: The variance is not contrary to the public interest.

ANALYSIS: The Variance request is to increase the number of permitted monument signs from four to five. Four signs were previously approved in Phase I of the phased development. The current request is for the fifth monument sign which will serve to identify the proposed retail shops fronting State Road 7. Should each of these buildings be located on individual parcels, this variance would not be necessary.

Therefore, granting the Variance request should not affect the public interest in any way.

FINDING: Consistent.

CRITERIA 2: The variance is required due to special conditions.

ANALYSIS: Due to the size, configuration, dual-frontage condition, and tenant mix of the proposed project, signage in excess of what is permitted by-right is necessary. The Applicant worked with Staff to minimize the amount and magnitude of Variances necessary by reducing the number and size of signs; and creating a uniform sign plan and design which is proportionally appropriate and compatible with the design of the overall project.

FINDING: Consistent.

CRITERIA 3: A literal enforcement of the provisions of Article 8 may result in unnecessary hardship.

ANALYSIS: The Zoning and Land Development Regulations limits the number of monument signs to one frontage. However, given the extensive length of the frontage and the amount of buildings adjacent to it, additional signage is necessary. Should each of these buildings be located on smaller individual parcels, this variance would not be necessary.

FINDING: Consistent.

Analysis of Criteria and Findings for Design as stated in the City of Hollywood's Zoning and Land Development Regulations, Article 5.

CRITERIA 1: Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

ANALYSIS: The architectural details for the proposed buildings fit harmoniously with the building's mass. As proposed, the building design maintains overall cohesion with the plaza using similar architectural elements, treatments, and materials. Materials include glass, stucco, various stone veneers and architectural screens and louvers. Accentuated volumes and other architectural features highlight building entrances, which are proposed to face the public right-of-way, as recommended by the Design Guidelines. The Applicant worked with Staff to ensure adequate vehicular and pedestrian circulation is provided. Safe pedestrian access is provided from the public sidewalk to building entrances and throughout the site.

FINDING: Consistent.

CRITERIA 2: Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

ANALYSIS: Since Hollywood Boulevard and State Road 7 are commercial corridors, the proposed development is consistent with the surrounding buildings in scale, massing, and placement. Therefore, it maintains a uniform alignment with the existing street profile; as well as with other buildings proposed in the shopping center. Architectural detailing is provided in harmony with the surrounding built environment using an array of materials to provide an identity for the buildings while creating a cohesive fabric.

FINDING: Consistent.

CRITERIA 3: Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding molding, and fenestration.

ANALYSIS: The proposed project was designed contextually and its massing, scale, rhythm, and architectural elements, are compatible with the adjacent commercial corridors. The proposed one-story building is approximately 24 feet in height. Meeting all setback requirements, the building placement also creates a consistent pattern.

As recommended by the City Design Guidelines, while the proposed building distinguishes itself from neighboring buildings in terms of architectural elements, the scale, rhythm, height, and setbacks bear some relationship to neighboring buildings and maintain some resemblance of compatibility. Materials include glass, stucco, various stone veneers and architectural screens and louvers. Accentuated volumes and other architectural features highlight building entrances, which are proposed to face the public right-of-way, as recommended by the Design Guidelines.

FINDING: Consistent.

CRITERIA 4: Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

ANALYSIS: The landscaping was designed with both beautification and function in mind and all landscape requirements have been met. The proposed landscape helps articulate the property and enhance the design of the buildings. A variety of native plants and trees are proposed to work in concert with the preserved onsite trees. Ample buffers are provided where required with a considerable amount of native trees, shrubs, and ground cover. Vehicular use areas are landscaped along the perimeter and with internal islands, improving the image of the site.

FINDING: Consistent.

SITE PLAN

The Technical Advisory Committee (TAC) found the proposed Site Plan compliant with all regulations as set forth in Article 6 of Zoning and Land Development Regulations on October 20, 2016. Therefore, Staff recommends approval, if the Variances and Design are granted.

ATTACHMENTS

Attachment A: Application Package

Attachment B: Land Use and Zoning Maps

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 333 State Road 7, Hollywood Florida

Lot(s): Parcel B, Plat Book 181, Page 12 Block(s): _____ Subdivision: *SEE ATTACHED SURVEY
Folio Number(s): 514113370021

Zoning Classification: SR7 CCD-CC, C-2 Land Use Classification: 71: Transit Oriented Corridor

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

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

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

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

Explanation of Request: 4,500 sf retail addition to out parcel development

Number of units/rooms: N/A Sq Ft: 4,500 S.F.

Value of Improvement: \$450,000 (est) Estimated Date of Completion: 8/1/2017

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Palm Beach 2000, Inc. and Vestmaz, Inc.

Address of Property Owner: 336 E. Dania Beach Boulevard

Telephone: 954-927-4885 Fax: _____ Email Address: amicha@dacarmanagement.net

Name of Consultant/Representative/Tenant (circle one): Kimley-Horn and Associates, Inc.

Address: 445 24th Street, Suite, 200 Vero Beach, FL 32960 Telephone: 772.794.4100

Fax: _____ Email Address: Greg.Wilfong@Kimley-Horn.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

DEPARTMENT OF PLANNING



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

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

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

Signature of Current Owner: _____ Date: 10-12-16

PRINT NAME: Alberto Micha Buzali Date: _____

Vice President of Palm Beach 2000, Inc / Vice President of Vestmaz, Inc.

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: Greg Wilfong Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) _____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative) _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 12 day of October

Eleanora Malner

Notary Public State of Florida

SIGNATURE OF CURRENT OWNER

Alberto Micha Buzali,
Vice President Palm Beach 2000, Inc
Vice President of Vestmaz, Inc.
PRINT NAME

My Commission Expires: 5/28/19 (Check One) X Personally known to me; OR _____



The Place at Hollywood Phase VI

Legal Description

- A portion of parcel "B" of "Hollywood Plaza" according to the plat thereof as recorded in plat book 181, page 12, of the public records of Broward County, Florida, being more particularly described as follows:

commence at the most southerly southwest corner of said parcel "B"; thence on the westerly boundary of said parcel "B", also being the east right-of-way line of State Road no. 7 (U.S. highway no. 441) the following 4 courses and distances: 1) north 01°47'16" west 48.66 feet to the point of beginning; 2) continue north 01°47'16" west 9.34 feet; 3) north 45°59'46" west 35.35 feet; 4) north 00°59'46" west 84.82 feet; thence north 87°22'36" east 238.28 feet; thence south 02°37'24" east 100.49 feet to a point of curvature of a circular curve, concave northwesterly; thence southwesterly on the arc of said curve, with a radius of 19.33 feet, a central angle of 90°00'00", for an arc distance of 30.36 feet to a point of tangency; thence south 87°22'36" west 197.22 feet to the point of beginning,

Project Information

Project Description

- The proposed Place at Hollywood Phase VI is a 0.65 acre outparcel development consisting of one retail buildings totaling 4,500 square feet, located within The Place at Hollywood development. Improvements include parking lots, landscaping, stormwater system and utilities.

Location

- Section 13, Township 51 S, Range 41 E

Address

- 333 S. State Road 7, Hollywood, FL 33023

Zoning

- SR7 CCD-CC: Commercial Corridor District- Commercial Core Sub-area
- C-2: Low/Medium Intensity Commercial District

Land Use

- 71: Transit Oriented Corridor

The Place at Hollywood Phase V South Retail

Existing Conditions Photo #1 (Looking North)

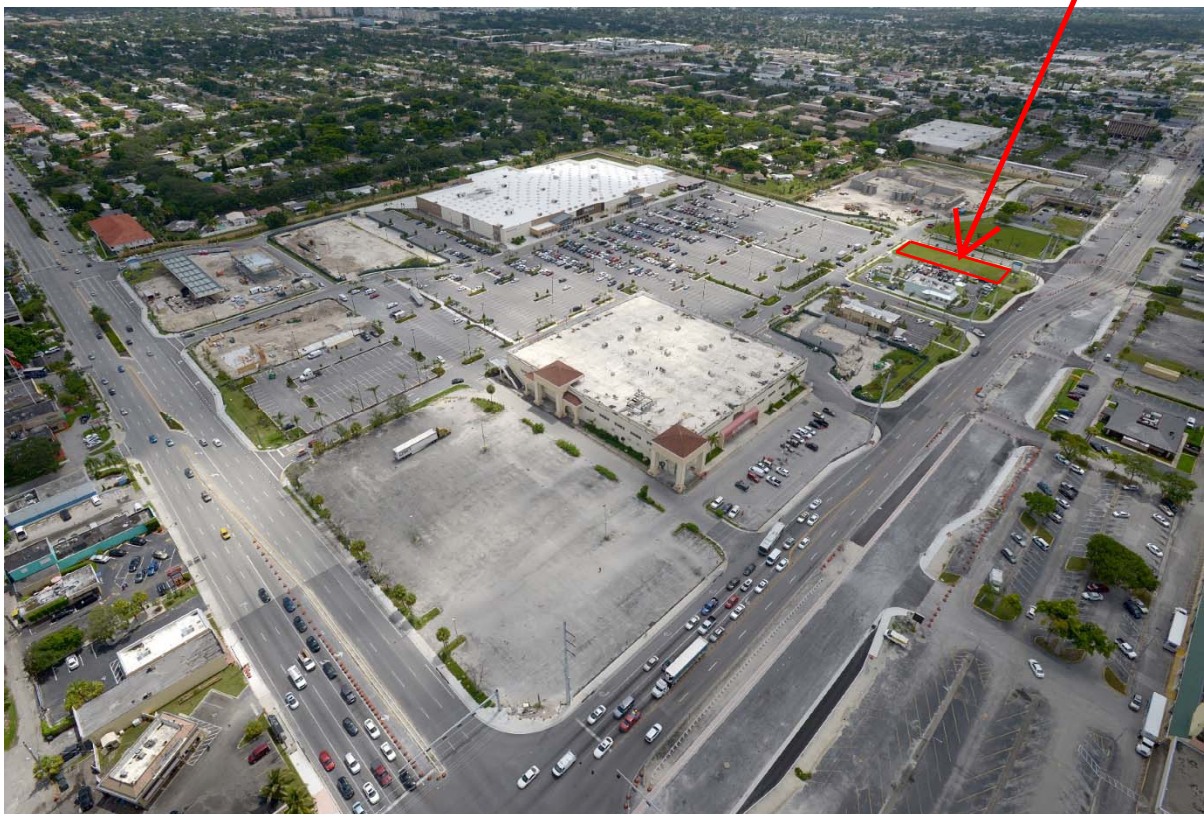


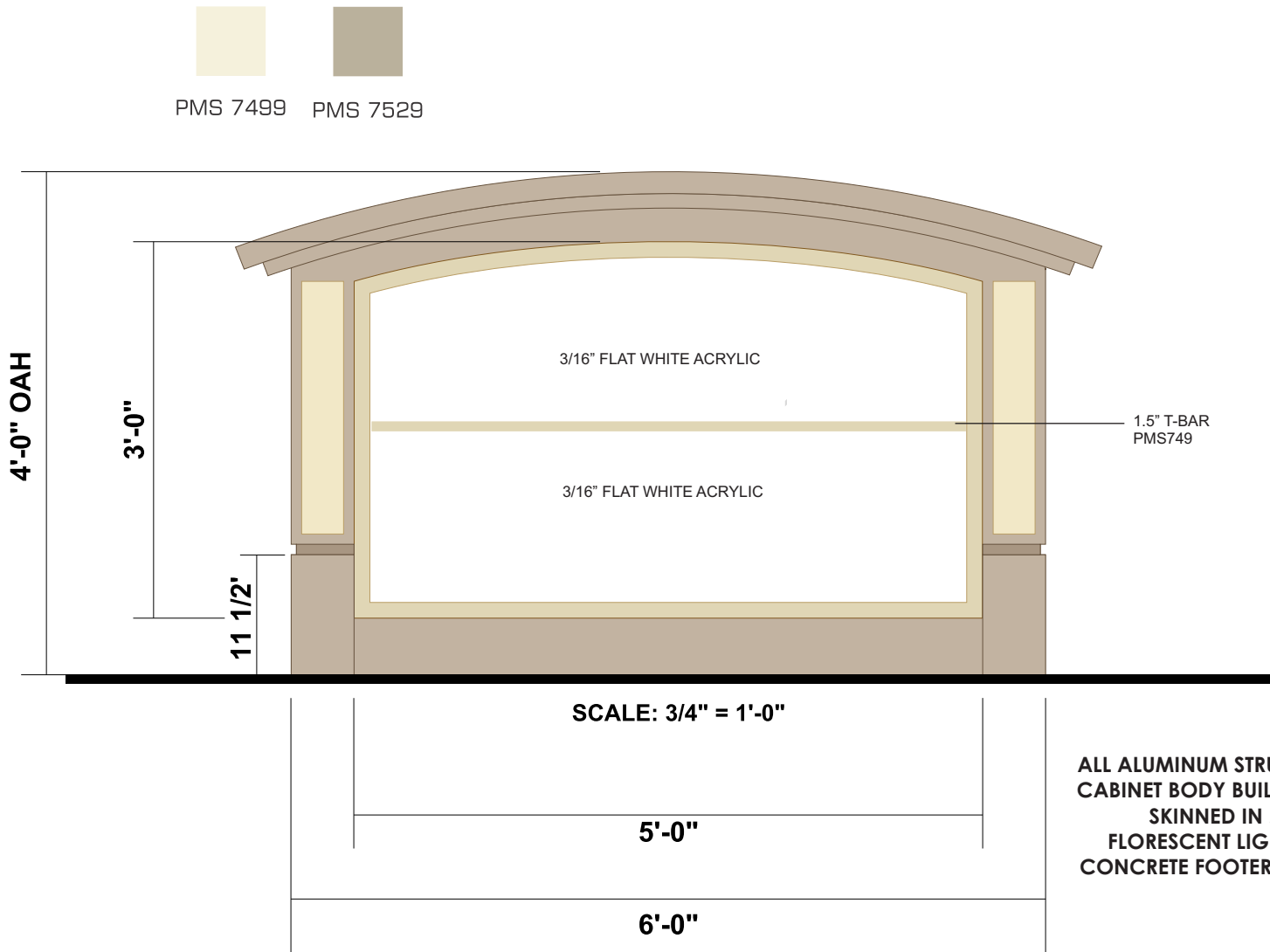
PROJECT
LOCATION

The Place at Hollywood Phase V South Retail

Existing Conditions Photo #2 (Looking Southeast)

PROJECT
LOCATION





PROJECT NAME: THE PLACE AT HOLLYWOOD 46

DATE: 9/9/16

DESCRIPTION:

FABRICATE AND INSTALL ONE DOUBLE FACED ILLUMINATED MONUMENT SIGN AS PER DRAWING.

I have carefully reviewed and hereby accept the drawing(s) as shown. All additional changes must be in writing and approved by both parties.

signature

date

This drawing is for illustration purposes only. Colors and scaling in drawing may vary.



1101 29th Avenue West
Bradenton, FL 34205

Phone: 941.747.1000 Fax: 941-746.5689

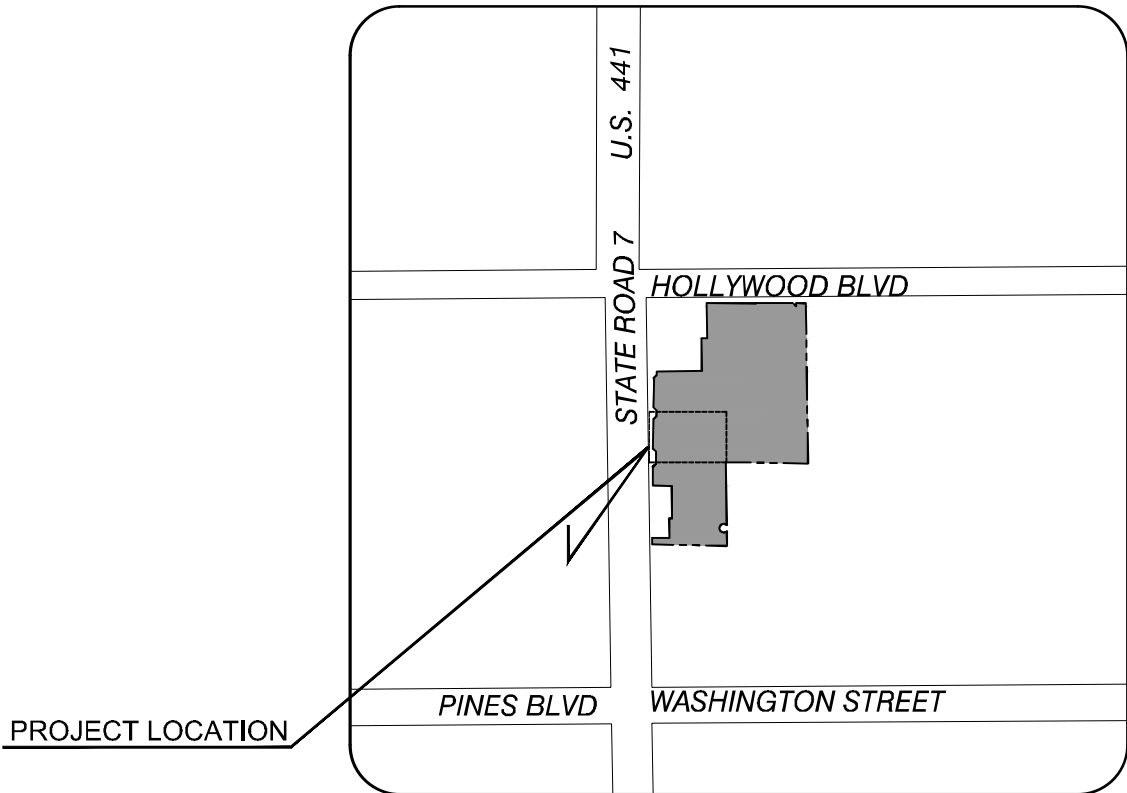
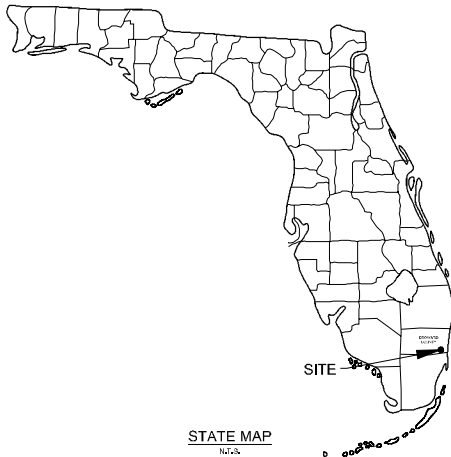
SITE CONSTRUCTION PLANS

THE PLACE AT HOLLYWOOD PHASE V

SOUTH RETAIL

333 SOUTH STATE ROAD 7

HOLLYWOOD, BROWARD COUNTY, FL



VICINITY AND KEY MAP

N.T.S.



Sheet List Table

SHEET NUMBER	SHEET TITLE
C-000	COVER SHEET
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C-001	GENERAL NOTES
C-100	EROSION AND SEDIMENT CONTROL PLAN
C-101	SWPPP DETAILS
C-200	DEMOLITION PLAN
C-300	OVERALL SITE PLAN
C-301	OVERALL PARKING PLAN
C-302	SITE PLAN
C-303	SITE PLAN DETAILS
C-400	PAVING, GRADING AND DRAINAGE PLAN
C-401	PAVING, GRADING AND DRAINAGE DETAILS
C-500	UTILITY PLAN
C-501	CITY OF HOLLYWOOD STANDARD POTABLE WATER DETAILS
C-502	CITY OF HOLLYWOOD STANDARD POTBALE WATER DETAILS
C-503	CITY OF HOLLYWOOD STANDARD POTBALE WATER DETAILS
C-504	CITY OF HOLLYWOOD STANDARD WASTEWATER DETAILS
C-505	CITY OF HOLLYWOOD STANDARD WASTEWATER DETAILS
L-100	LANDSCAPE PLAN
L-200	LANDSCAPE DETAILS
L-300	LANDSCAPE SPECIFICATIONS

ARCHITECT	(PREPARED BY GUTIERREZ & LOZANO ARCHITECTS)
SHEET NUMBER	SHEET TITLE
A-1.0	FLOOR PLAN
A-1.1	ROOF PLAN
A-2.0	ELEVATIONS
A-2.1	COLOR ELEVATIONS

PROJECT DESIGN TEAM

CIVIL

KIMLEY-HORN AND ASSOCIATES, INC.
GREG WILFONG, P.E.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32909
PHONE: (772) 794-4100

SURVEY

PULKE LAND SURVEYORS, INC.
JOHN PULKE
5381 NOB HILL ROAD
SUNRISE, FL 33351
PHONE: (954) 572-1777

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES
JASON SHEASLEY, P.G.
8657 BAYPINE ROAD, SUITE 300
JACKSONVILLE, FL 32256-9634
PHONE: (407) 896-1511

OWNER:

DACAR MANAGEMENT, LLC
336 E. DANIA BEACH BLVD.
DANIA, FL 33304
PHONE: (954) 921-4885

ARCHITECT

CARLOS LOZANO
GUTIERREZ AND LOZANO ARCHITECTS, P.A.
2830 WEST STATE ROAD 84, SUITE 117
FORT LAUDERDALE, FL 33312
PHONE: (954) 321-0442

ENVIRONMENTAL

KIMLEY-HORN AND ASSOCIATES
JASON SHEASLEY, P.G.
8657 BAYPINE ROAD, SUITE 300
JACKSONVILLE, FL 32256-9634
PHONE: (407) 896-1511

CITY ENGINEERING

CITY OF HOLLYWOOD
WILFORD ZEPHYR, P.E.
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
PHONE: (954) 921-3324

STORMWATER

BROWARD COUNTY EPD
JOHANA NARVAEZ
1 N. UNIVERSITY DRIVE
PLANTATION, FL 33327
PHONE: (954) 519-1243

TRANSPORTATION

FLORIDA DEPT. OF TRANSPORTATION
JAMES FORD
3400 WEST COMMERCIAL BLVD.
FT. LAUDERDALE, FL 33309
PHONE: (954) 777-4383

BUILDING OFFICIAL

CITY OF HOLLYWOOD
REGINALD COX
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
PHONE: (954) 921-3335

CABLE

COMCAST CABLE
LEONARD MAXWELL-NEUBOLD
2801 S.W. 145TH AVE.
MIRAMAR, FL 33027
PHONE: (954) 417-8405

ELECTRIC

FLORIDA POWER & LIGHT
JAMES TALLEY
4000 DAVIE ROAD EXTENSION
HOLLYWOOD, FL 33024
PHONE: (954) 442-8347

CITY PLANNING/ZONING

CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
PHONE: (954) 921-2471

TELEPHONE

AT&T
BILL SERPE
8801 W. SUNRISE BLVD., ROOM 2108
PLANTATION, FL 33322
PHONE: (954) 476-6125

FIRE CHIEF

CITY OF HOLLYWOOD
2741 STIRLING ROAD
HOLLYWOOD, FL 33312
PHONE: (954) 967-4248

WATER

CITY OF HOLLYWOOD
JAMES RUSNAK
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
PHONE: (954) 921-3302

SANITARY SEWER

CITY OF HOLLYWOOD
JAMES RUSNAK
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
PHONE: (954) 921-3302

NATURAL GAS

TECO PEOPLES GAS
DOUG HOFFMAN
15778 W. DIXIE HIGHWAY
NORTH MIAMI, FL 33162
PHONE: (954) 931-8742

MEETINGS	DATE
PRELIMINARY TAC	09/06/16
FINAL TAC	
PLANNING DEV. BOARD	
CITY COMMISSION	

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

Always call 811 two full business days before you dig

Sunshine811.com

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WVI GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WVI GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

COVER SHEET

THE PLACE AT
HOLLYWOOD PHASE
V SOUTH RETAIL

CITY OF HOLLYWOOD FLORIDA

SHEET NUMBER
C-000

Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

GREG D. WILFONG, P.E.

FLORIDA LICENSE NUMBER

63166

KHA PROJECT

147506002

DATE

10/10/16

SCALE AS SHOWN

DESIGNED BY

GDW

DRAWN BY

RS

CHECKED BY

GDW

DATE:

REVISIONS

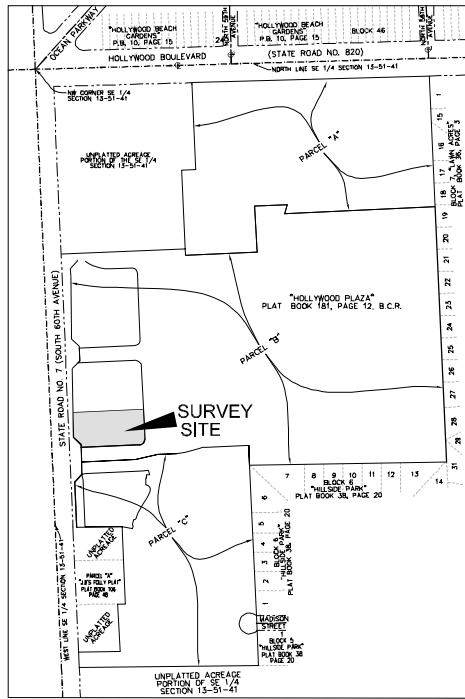
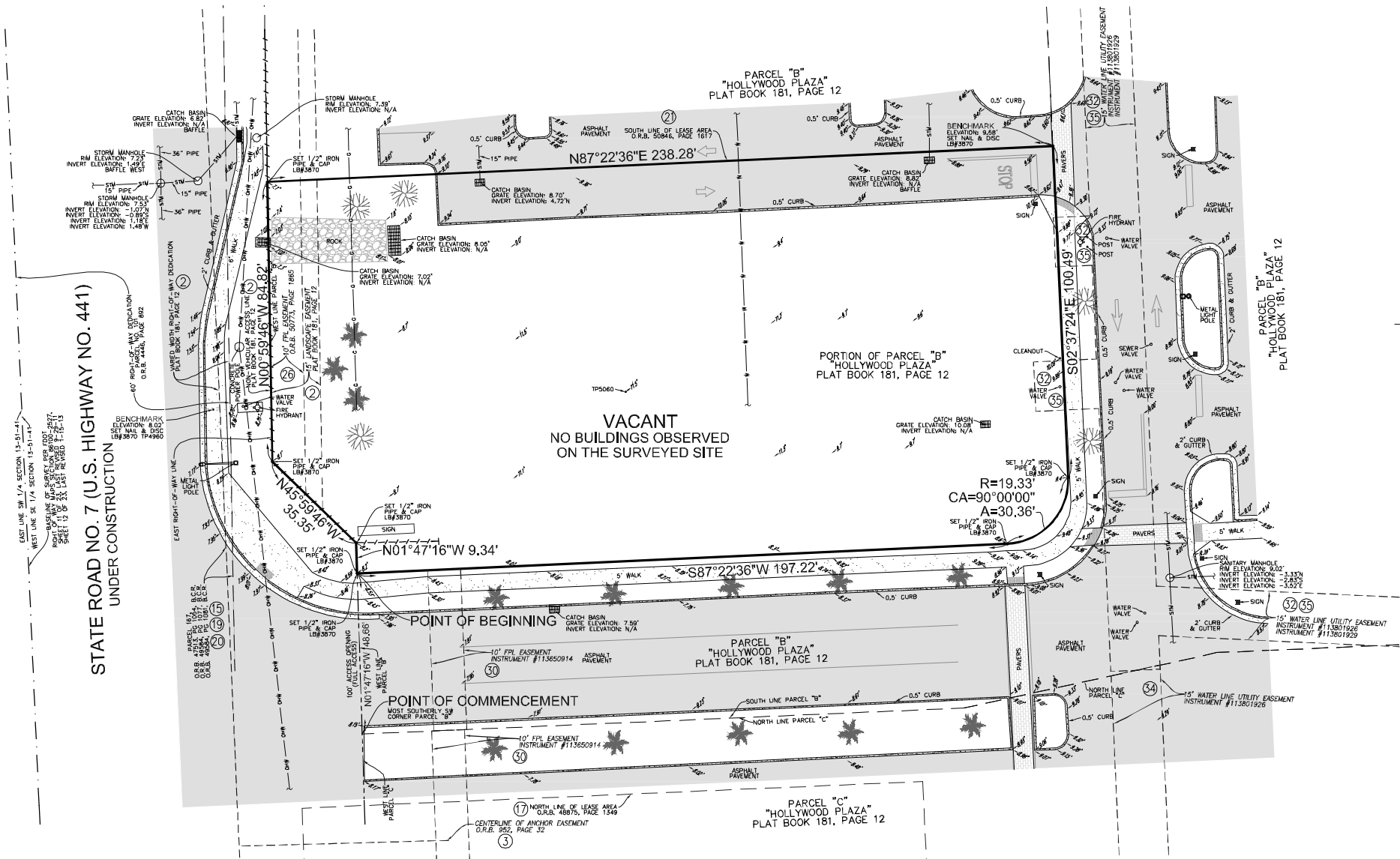
No.

DATE

BY

LEGEND

- CONCRETE
ASPHALT PAVEMENT
PAVERS
ELEVATION
OVERHEAD WIRES
UNDERGROUND STORM SEWER LINE
UNDERGROUND SANITARY SEWER LINE
UNDERGROUND WATER LINE
UNDERGROUND GAS LINE
CENTERLINE
O.R.B. OFFICIAL RECORDS BOOK
B.C.R. BROWARD COUNTY RECORDS
TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
FPL FLORIDA POWER & LIGHT COMPANY
R RADIUS
CA CENTRAL ANGLE
A ARC LENGTH
PALM TREE
OAK TREE
PAGE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE ON THE WESTERLY BOUNDARY OF SAID PARCEL "B", ALSO BEING THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) THE FOLLOWING 4 COURSES AND DISTANCES: 1) NORTH 01°47'16" WEST 48.66 FEET TO THE POINT OF BEGINNING; 2) CONTINUE NORTH 01°47'16" WEST 9.34 FEET; 3) NORTH 45°59'46" WEST 35.35 FEET; 4) NORTH 00°59'46" WEST 84.82 FEET; THENCE NORTH 87°22'36" EAST 238.28 FEET; THENCE SOUTH 02°37'24" EAST 100.49 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 19.33 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 30.36 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°22'36" WEST 197.22 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 28,120 SQUARE FEET, 0.6456 ACRES.

NOTES:

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #S2062; ELEVATION: 8.50 FEET.
- FLOOD ZONE: AH; BASE FLOOD ELEVATION: 10 FEET; PANEL #125113 0564H; MAP DATE: 8/18/14.
- THIS SITE LIES IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE WEST LINE OF PARCEL "B" BEING N00°59'46"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS NO PARKING SPACES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A CERTIFICATE OF SEARCH OWNERSHIP AND ENCUMBRANCE, FILE NUMBER 5915465, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED THROUGH JULY 24, 2016 AT 6:00 A.M. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SAID REPORT:
 - ITEM 1 - NOTICE OF COMMENCEMENT IN INSTRUMENT #113428163 DOES NOT AFFECT THIS SITE.
 - ITEM 2 - PLAT IN PLAT BOOK 181, PAGE 12 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 3 - EASEMENT IN O.R.B. 952, PAGE 32 DOES NOT AFFECT THIS SITE AS PARTIALLY DEPICTED HEREON.
 - ITEM 4 - EASEMENT IN O.R.B. 952, PAGE 33 DOES NOT AFFECT THIS SITE.
 - ITEM 5 - WARRANTY DEED IN O.R.B. 4225, PAGE 829 DOES NOT AFFECT THIS SITE.
 - ITEM 6 - ORDINANCE NO. 0-71-29 IN O.R.B. 4443, PAGE 805 DOES NOT AFFECT THIS SITE.
 - ITEM 7 - EASEMENT IN O.R.B. 4628, PAGE 196 DOES NOT AFFECT THIS SITE.
 - ITEM 8 - ELECTRIC EASEMENT IN O.R.B. 5058, PAGE 899 DOES NOT AFFECT THIS SITE.
 - ITEM 9 - MUTUAL ACCESS EASEMENT IN O.R.B. 32158, PAGE 1423 DOES NOT AFFECT THIS SITE.
 - ITEM 10 - GRANT OF EASEMENT IN O.R.B. 32158, PAGE 1430 DOES NOT AFFECT THIS SITE.
 - ITEM 11 - GRANT OF EASEMENT IN O.R.B. 32158, PAGE 1434 AFFECTS THIS SITE BUT IS NOT DEPICTED HEREON.
 - ITEM 12 - MEMORANDUM OF LEASE IN O.R.B. 35077, PAGE 850 DOES NOT AFFECT THIS SITE.
 - ITEM 13 - AMENDED AND RESTATED MEMORANDUM OF LEASE IN O.R.B. 39344, PAGE 1377 AFFECTS THIS SITE BUT IS NOT PLOTTED.
 - ITEM 14 - MEMORANDUM OF OPTIONEE'S EXERCISE OF PURCHASE OPTION IN O.R.B. 39521, PAGE 200 AFFECTS THIS SITE BUT IS NOT PLOTTED.
 - ITEM 15 - SUBORDINATION OF CITY UTILITY INTERESTS IN O.R.B. 47513, PAGE 1054 LIES WITHIN THE RIGHT-OF-WAY (PARCEL NO. 167) AS DEPICTED HEREON.
 - ITEM 16 - DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS IN O.R.B. 48703, PAGE 462 AFFECTS THIS SITE, BUT THE LOADING AREA EASEMENT DOES NOT FALL WITHIN THE BOUNDARY OF THIS PROPERTY AND IS NOT DEPICTED.
 - ITEM 17 - MEMORANDUM OF LEASE IN O.R.B. 48875, PAGE 1349 DOES NOT AFFECT THIS SITE WITH NORTH LINE OF LEASE AREA DEPICTED HEREON.
 - ITEM 18 - MEMORANDUM OF LEASE IN O.R.B. 49331, PAGE 207 AFFECTS THIS SITE BUT LEASE AREA EXHIBIT C NOT ATTACHED TO DOCUMENT.
 - ITEM 19 - SPECIAL WARRANTY DEED IN O.R.B. 49584, PAGE 1077 FALLS WITHIN THE RIGHT-OF-WAY (PARCEL NO. 167.1R) AS DEPICTED HEREON.
 - ITEM 20 - QUITCLAIM DEED IN O.R.B. 49584, PAGE 1081 FALLS WITHIN THE RIGHT-OF-WAY (PARCEL NO. 167.1R) AS DEPICTED HEREON.
 - ITEM 21 - AMENDED AND RESTATED MEMORANDUM OF LEASE IN O.R.B. 50846, PAGE 1617 LIES NORTH OF AND ADJACENT TO THIS SITE AS DEPICTED HEREON.
 - ITEM 22 - SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS IN O.R.B. 50295, PAGE 1021 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 23 - RESOLUTION NO. 12-DPV-93 IN O.R.B. 50597, PAGE 1160 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 24 - TREE MITIGATION AGREEMENT FOR "THE PLACE OF HOLLYWOOD" IN O.R.B. 50597, PAGE 1180 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 25 - SEWER USE AGREEMENT IN O.R.B. 50688, PAGE 396 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 26 - EASEMENT IN O.R.B. 50773, PAGE 1855 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 27 - EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND (ECR) IN O.R.B. 51033, PAGE 1417 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 28 - AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT IN INSTRUMENT #113456377 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 29 - AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND IN INSTRUMENT #113598569 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 30 - EASEMENT IN INSTRUMENT #113650914 DOES NOT LIE WITHIN THIS SITE BUT A PORTION ADJOINS THE SOUTH LINE OF THIS PROPERTY PROVIDING TIE IN SERVICE TO THIS SITE AS DEPICTED HEREON.
 - ITEM 31 - EASEMENT IN INSTRUMENT #113650915 DOES NOT AFFECT THIS SITE.
 - ITEM 32 - WATER LINE UTILITY EASEMENT IN INSTRUMENT #113801926 AFFECTS THIS SITE AS DEPICTED HEREON.
 - ITEM 33 - WATER LINE UTILITY EASEMENT IN INSTRUMENT #113801927 DOES NOT AFFECT THIS SITE BUT TIES INTO THE WATER LINE EASEMENT RECORDED IN ITEM 32, AND IS NOT DEPICTED HEREON.
 - ITEM 34 - BILL OF SALE ABSOLUTE IN INSTRUMENT #113801928 DOES NOT AFFECT THIS SITE BUT TIES INTO THE WATER LINE EASEMENT RECORDED IN ITEM 32, AS PARTIALLY DEPICTED HEREON.
 - ITEM 35 - BILL OF SALE ABSOLUTE IN INSTRUMENT #113801929 AFFECTS THIS SITE AS DEPICTED HEREON.

CERTIFICATION:

TO DACAR MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; PALM BEACH 2000, INC., A FLORIDA CORPORATION; VESTMAZ, INC., A FLORIDA CORPORATION; COMMONWEALTH LAND TITLE INSURANCE COMPANY; DUNAY MISKELE AND BACKMAN, LLP;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, & 11 OF TABLE A THEREOF.

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

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THE PLACE AT HOLLYWOOD PHASE 6
HOLLYWOOD PLAZA
STATE ROAD NO. 7 SOUTH OF HOLLYWOOD BOULEVARD
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33065

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

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

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 20'
SURVEY DATE: 05/24/16

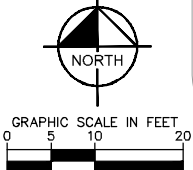
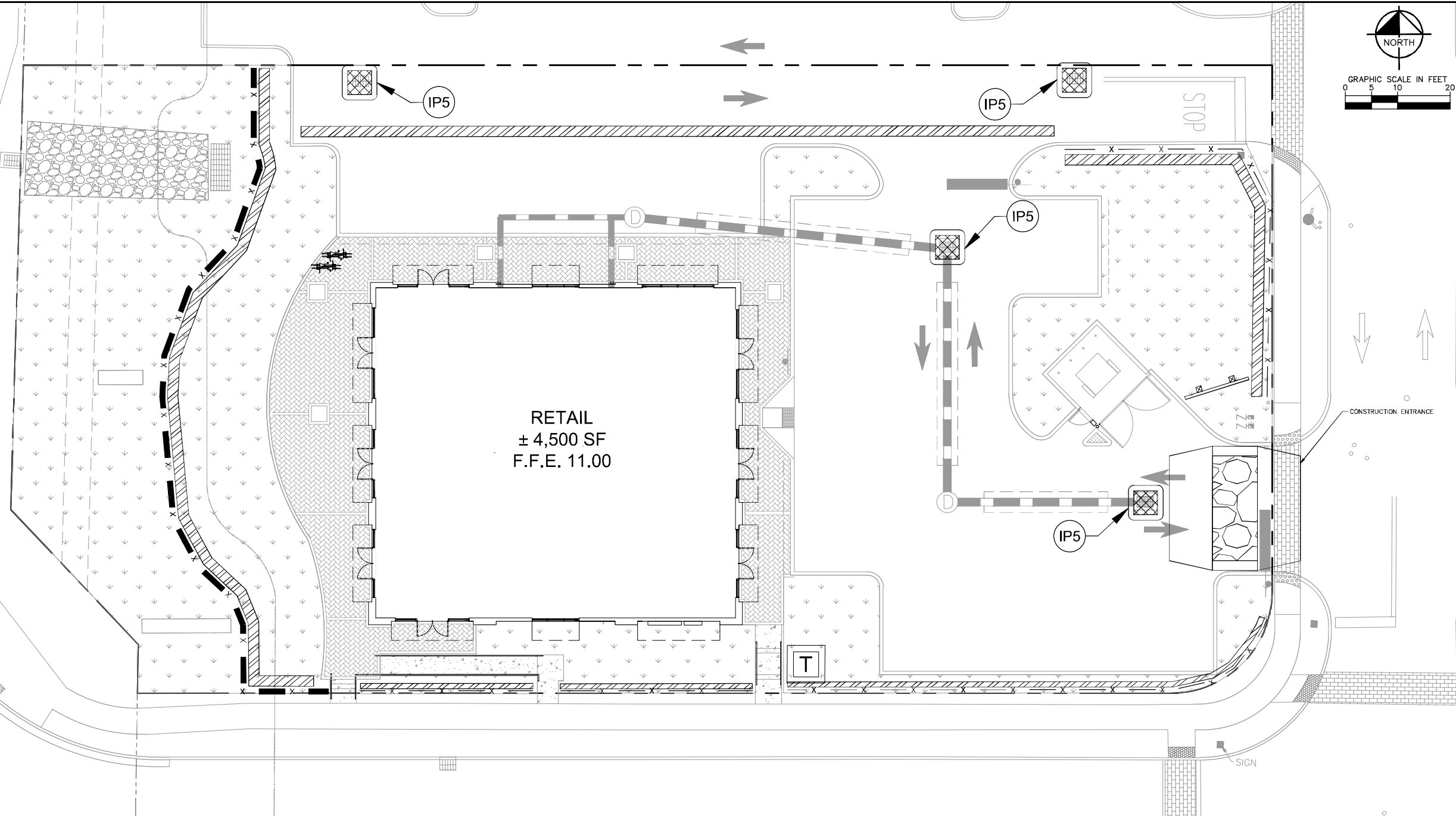
FILE: DACAR MANAGEMENT, LLC.
ORDER NO.: 61828

Plotted By: S. Schulz, R. Rom. Sheet Set: THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL. Layout: C-100 EROSION AND SEDIMENT CONTROL PLAN. October 17, 2016. 11:52:38am. K:\VRB_LDEV\147506002 - phase 6 retail\CAD\plansheets\C-100_SWPPP.dwg
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S.R. 7 / U.S. 441



METAL LIGHT POLE



CONSTRUCTION ENTRANCE

SIGN

NOTES

1. ALL PERSONNEL INVOLVED WITH CONSTRUCTION ACTIVITIES MUST COMPLY WITH STATE AND LOCAL SANITARY OR SEPTIC SYSTEM REGULATIONS. PORTABLE TOILETS MUST BE LOCATED AT LEAST 30 FEET FROM INLETS, CHANNELS, SWALES, OR PERMITTED LIMITS OF DISTURBANCE, AND MUST BE LOCATED AT LEAST 50 FEET FROM WATERS OF THE STATE, OR WATERS OF THE U.S. PORTABLE TOILETS MUST BE SECURELY ANCHORED AND/OR TIED DOWN. SECONDARY CONTAINMENT SHALL BE PROVIDED AND FULL CAPACITY SHALL BE RESTORED IMMEDIATELY UPON DISCOVERY OF ITS DIMINISHMENT. THE LOCATION OF SANITARY FACILITIES SHALL BE SHOWN ON THE SITE MAPS.
2. LARGE AREAS OF SOIL THAT ARE DENUDE OF VEGETATION AND HAVE NO PROTECTION FROM PARTICLES BEING PICKED UP AND CARRIED BY WIND SHOULD BE PROTECTED WITH A TEMPORARY COVER OR KEPT UNDER CONTROL WITH WATER OR OTHER SOIL ADHERING PRODUCTS TO PREVENT SOIL PARTICLES FROM BECOMING AIRBORNE, AND FROM EXITING THE SITE PERIMETER.
3. WATER TRUCKS OR OTHER DUST CONTROL AGENTS SHALL BE USED AS NEEDED DURING CONSTRUCTION TO MINIMIZE DUST GENERATED ON THE SITE. TACKIFIERS MAY BE USED TO HOLD SOIL IN PLACE AND PREVENT DUST. MANUFACTURER RECOMMENDATIONS FOR APPLICATION LOCATIONS AND RATES MUST BE USED FOR DUST CONTROL APPLICATIONS. ONLY SWPPP-SPECIFIED TACKIFIERS MAY BE USED ON THE PROJECT SITE; ANY CHEMICAL APPLICATION NOT INCLUDED IN THE SWPPP MUST BE APPROVED, IN WRITING, BY THE CIVIL ENGINEER.
4. DUST CONTROL MUST BE PROVIDED BY THE GC TO A DEGREE THAT IS IN COMPLIANCE WITH APPLICABLE FEDERAL, LOCAL AND STATE DUST CONTROL REGULATIONS.
5. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
6. IN ADDITION TO BMPs, GC SHALL PERFORM PER PRACTICES AND PROCEDURES WHICH MINIMIZE AND PREVENT AIRBORNE DUST OR OTHER PARTICLES FROM OCCURRING.
7. STORM DRAIN INLET PROTECTION MEASURES SHALL PREVENT SOIL AND DEBRIS FROM ENTERING STORM DRAIN INLETS.
8. TEMPORARY CONTROLS SHALL BE CONSTRUCTED BEFORE THE SURROUNDING AREA IS DISTURBED.
9. TO PREVENT CLOGGING, STORM DRAIN CONTROL STRUCTURES MUST BE MAINTAINED FREQUENTLY.
10. CHECK ALL TEMPORARY CONTROL MEASURES DAILY, AND AFTER EACH STORM EVENT.
11. CONTROL MEASURES MUST BE BUILT PER DETAIL AND PLANS, AND MUST BE IN GOOD WORKING CONDITION AT ALL TIMES.
12. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
13. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
14. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
15. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH SWPPP IMPLEMENTATION SEQUENCING, OR AS REQUIRED BY THE APPLICABLE GENERIC PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
16. ALL DENUDE/BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRAIN VARIETIES, STRAW/HAY MULCH, WOOD CELLULOSE FIBERS, TACKIFIERS, NETTING AND/OR BLANKETS. COMPLETION MUST BE ACHIEVED WITHIN 7 DAYS.
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SOODED, AND/OR VEGETATED IMMEDIATELY, AND COMPLETED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION. TEMPORARY AND/OR PERMANENT STABILIZATION SHALL BE APPLIED PER ABOVE REQUIREMENTS.
19. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE OFF-SITE.
20. ALL MEASURES STATED ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE SITE PLANS.
21. STORM WATER POLLUTANT CONTROL MEASURES INSTALLED DURING CONSTRUCTION, THAT WILL ALSO PROVIDE STORM WATER MANAGEMENT BENEFITS AFTER CONSTRUCTION, ARE INCLUDED IN THE CONTRACT DOCUMENTS. THE SITE-SPECIFIC POST CONSTRUCTION STORM WATER OPERATION AND MAINTENANCE (O&M) MANUAL IS INCLUDED IN THE CONTRACT DOCUMENTS.
22. ALL CONTROLS AND SYSTEMS MUST BE INSTALLED AND FUNCTIONING AS DESIGNED AND FREE OF ACCUMULATED SEDIMENT AND DEBRIS DURING FINAL PROJECT INSPECTION AND APPROVAL.

LEGEND

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| --- | PROPERTY LINE |
| ---- | LIMITS OF DISTURBANCE |
| - - - - | PARCEL LINES |
| X | CHAIN LINK FENCE |
| | FILTREXX SEDIMENT CONTROL |
| --- | STORM SEWER PIPE |
| SS | SWPPP INFORMATION SIGN |
| IP5 | INLET PROTECTION FILTER SACK |
| CONSTRUCTION EXIT | |
| PERMANENT SODDING | |

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

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ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL VMI GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. VMI GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL

CITY OF HOLLYWOOD FLORIDA

EROSION AND SEDIMENT CONTROL PLAN

LICENSED PROFESSIONAL

GREG D. WILFONG, P.E.
FLORIDA LICENSE NUMBER
63166

DATE: _____

CHECKED BY: _____

DRAWN BY: _____

DESIGNED BY: _____

SCALE: AS SHOWN

DATE: 10/10/16

KHA PROJECT 147506002

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-1100
WWW.KIMLEY-HORN.COM CA 0000696

REVISIONS

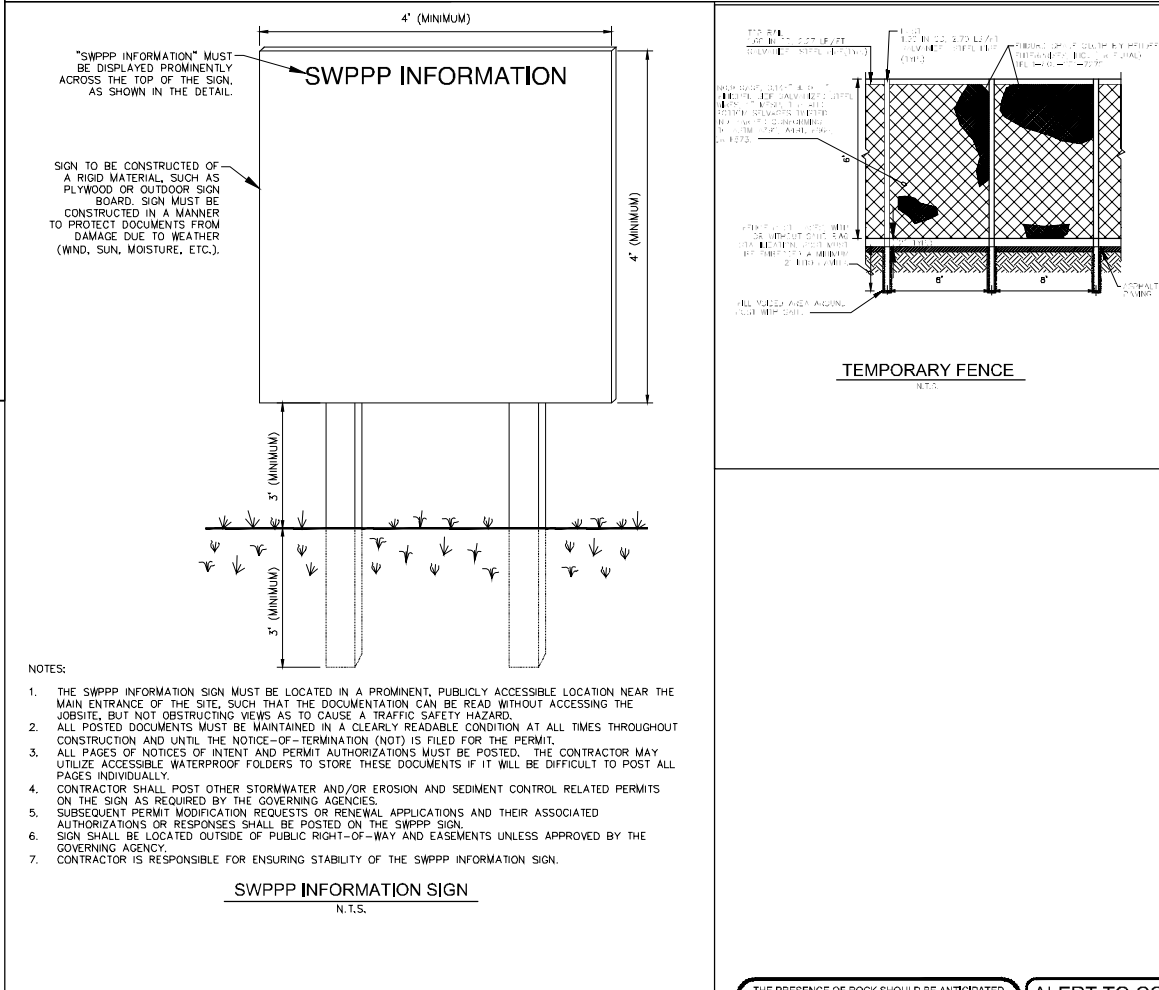
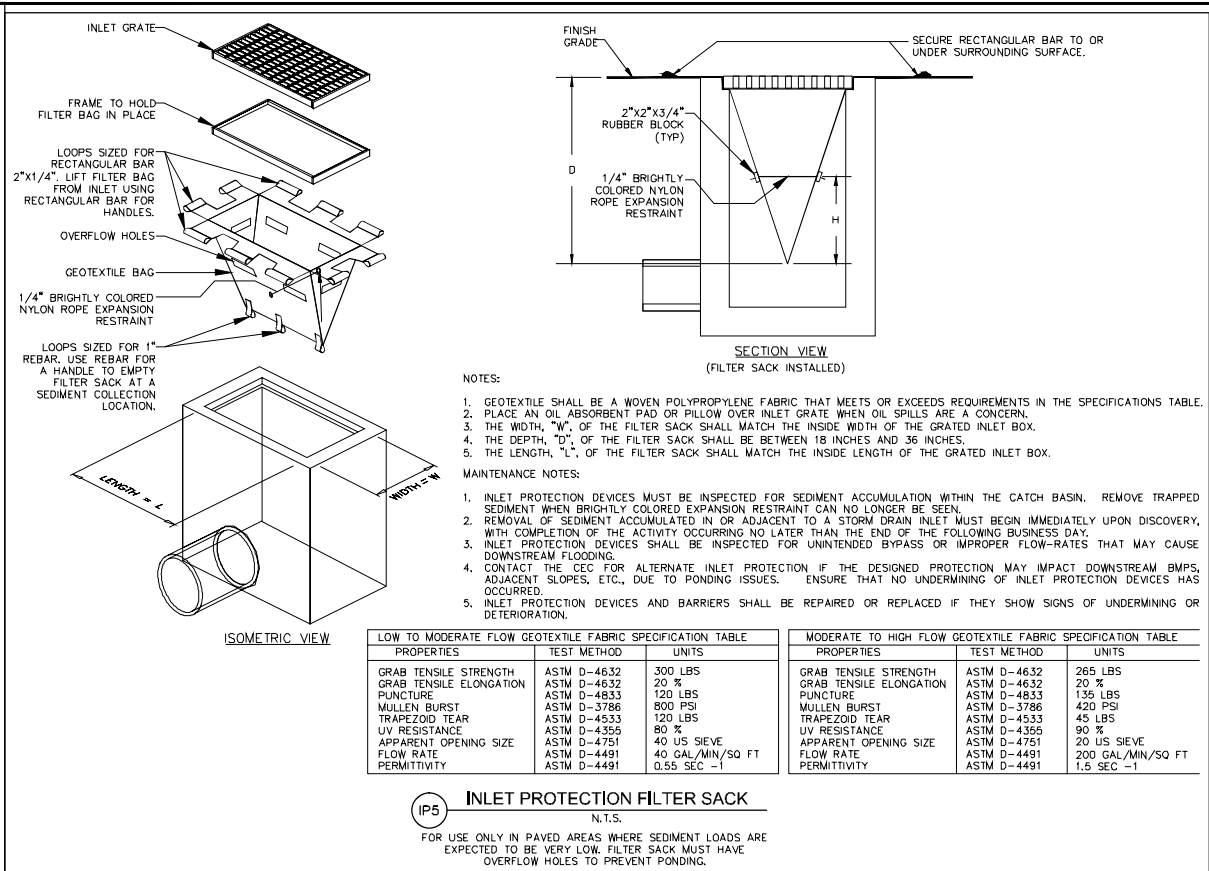
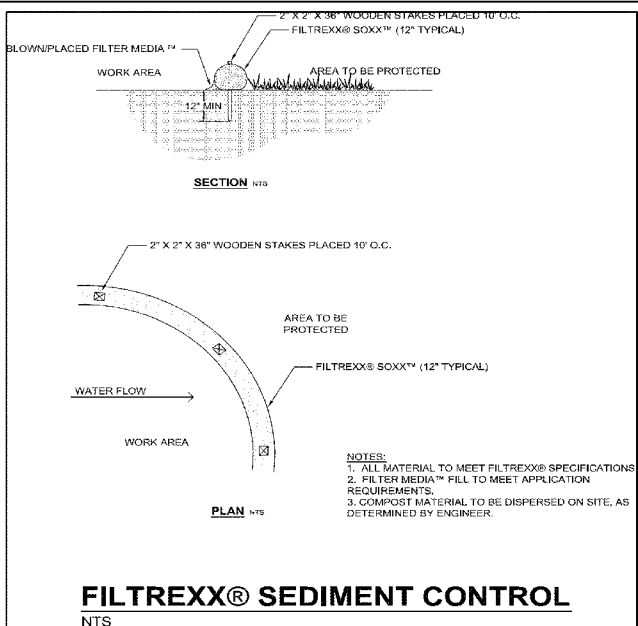
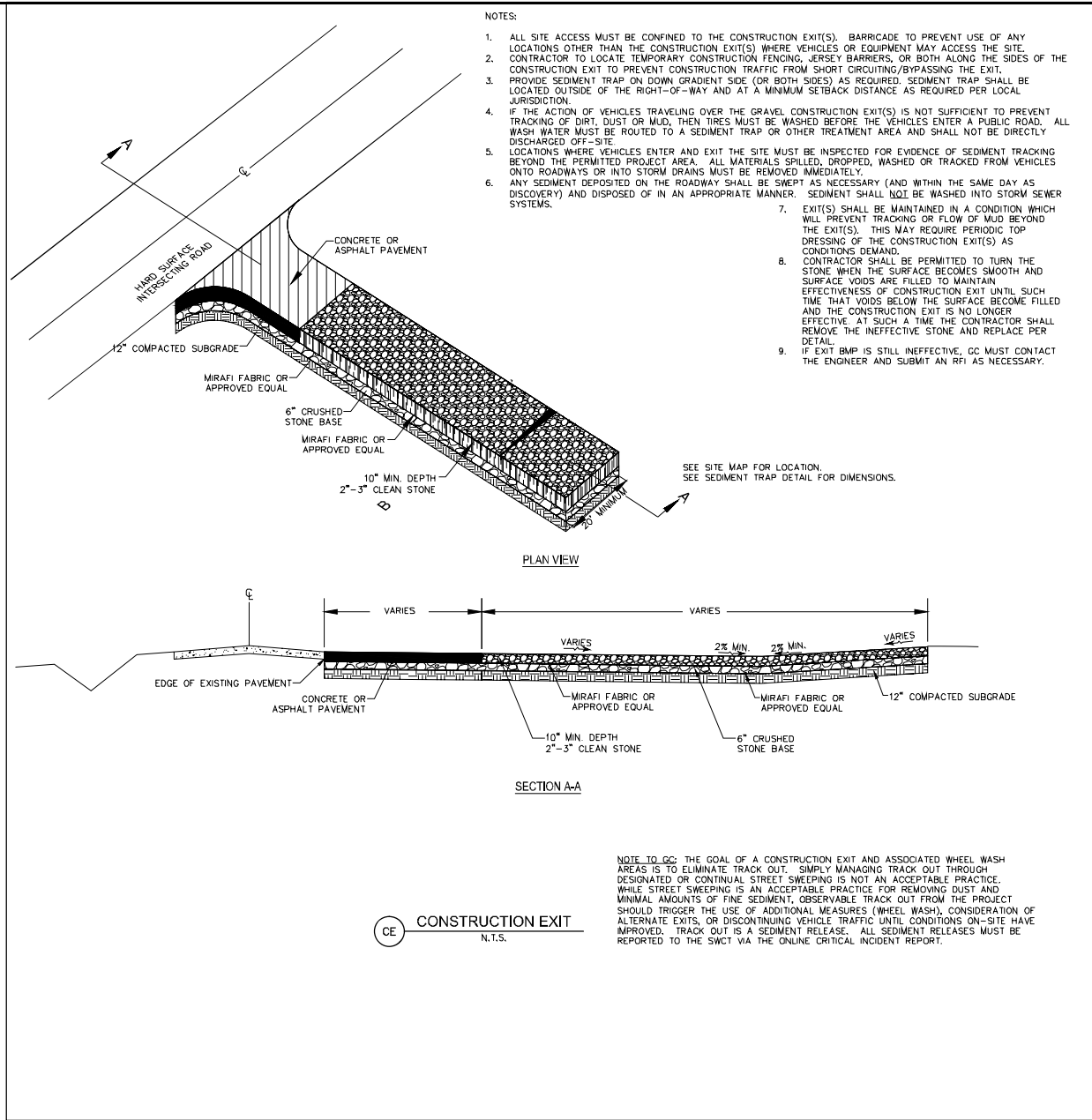
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BY

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2. ALL W/M GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. W/M GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL

FLORIDA

CITY OF HOLLYWOOD

SWPPP DETAILS

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WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL
GREG D. WIFONG, P.E.
FLORIDA LICENSE NUMBER 63166

KHA PROJECT 147506002
DATE 10/10/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW

REVISIONS

DATE

BY

SHEET NUMBER C-101

Plotted By: Scholz, Ryan Street Set: THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL Layout: C-200 DEMOLITION PLAN October 17, 2016 11:53:10am K:\VRB_LDEV\147506002 - phase 6 retail\CAD\plansheets\C-200 DEMOLITION PLAN.dwg
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NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, ASPHALT PAVEMENT, CONCRETE PAVEMENT, LIGHT POLES, FOUNDATIONS, DRAINAGE, STRUCTURES, UTILITIES, LANDSCAPING MATERIALS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
5. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
6. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES AND APPROVED BY OWNER.
8. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY OF HOLLYWOOD UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY OF HOLLYWOOD DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
12. CONTRACTOR MUST COORDINATE WITH OWNER PRIOR TO ANY CONSTRUCTION TO ESTABLISH CUSTOMER ACCESS AND TRAFFIC FLOW DURING ALL PHASES.
13. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT 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 REQUIRED 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 THE THIS DEMOLITION PLAN.
14. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.

LEGEND

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- █ CURB TO BE REMOVED
- ▨ LANDSCAPE TO BE REMOVED
- ▨ ASPHALT TO BE REMOVED

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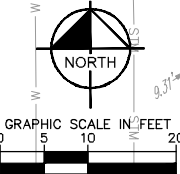
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ALERT TO CONTRACTOR:

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2. ALL VM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. VM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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LICENSED PROFESSIONAL
GREG D. WILFONG, P.E.
FLORIDA LICENSE NUMBER
63166

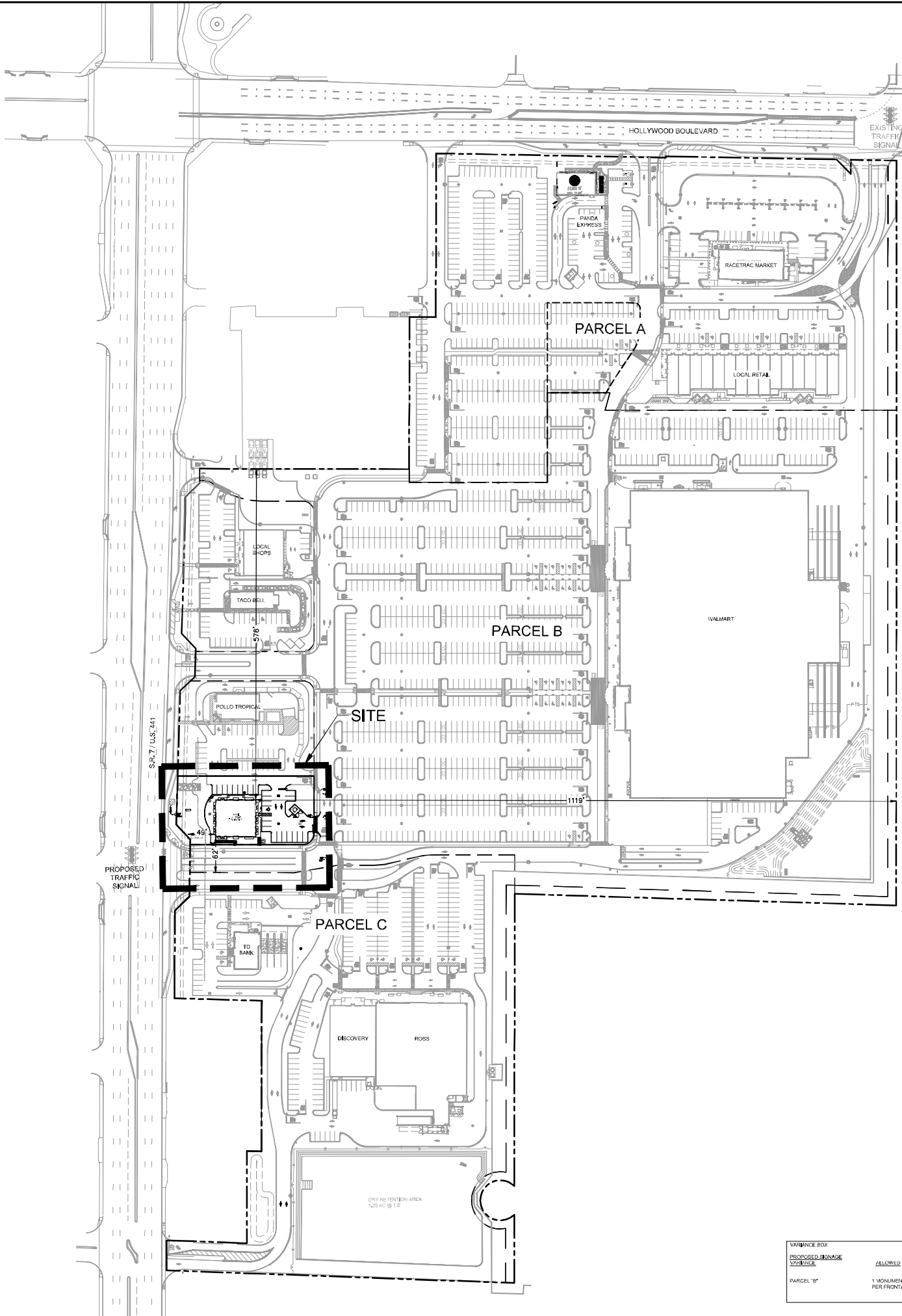
KHA PROJECT
147506002
DATE
10/10/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW







DEMOLITION PLAN

THE PLACE AT
HOLLYWOOD PHASE
V SOUTH RETAIL
CITY OF HOLLYWOOD FLORIDA

SHEET NUMBER
C-200

REVISIONS
BY
DATE



 PROPOSED STAMPED COLOR CONCRETE
 PROPOSED CONCRETE
 PROPERTY LINE
 SETBACK LINE
 LIMIT OF SCOPE OF WORK
 PARCEL LINES

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:	PARCELS 'A', 'B' AND 'C', 'HOLLYWOOD PLAZA' ACCORDING TO THE PLAT THEREFORE, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
LOCATION:	SECTION 13, TOWNSHIP 51 S, RANGE 41 E
ADDRESS:	333 S. STATE ROAD 7, HOLLYWOOD, FL 33023
ZONING:	Sr7 CDD-CO: COMMERCIAL CORRIDOR DISTRICT - COMMERCIAL CORE SUB-AREA C-2: LOW/MEDIUM INTENSITY COMMERCIAL DISTRICT C-8: MEDIUM INTENSITY COMMERCIAL DISTRICT
LAND USE:	71. TRANSIT ORIENTED CORRIDOR
NET AREA:	1,747,214 SF OR 40.11 AC
NOTES:	<p>-THE MAXIMUM FOOT-CANDLE LEVEL AT PROPERTY LINES MAXIMUM 0.5 ADJACENT TO RESIDENTIAL</p> <p>-ALL MECHANICAL EQUIPMENT SHALL BE PROPERLY SCREENED FROM PUBLIC VIEW.</p> <p>-ALL SIGNAGE WILL BE COMPLIANT WITH ZONING AND LAND DEVELOPMENT REGULATIONS.</p>

LOT COVERAGE:

BUILDING AREA:	4,500 SF	0.10 AC	16.00%
PERVIOUS AREA:	9,837 SF	0.22 AC	34.27%
VEHICULAR USE AREA:	8,924 SF	0.21 AC	31.74%
WALKWAYS/IMPERVIOUS AREA:	5,059 SF	0.12 AC	17.99%
	26,120 SF	0.65 AC	100.00%

VEHICULAR USE AREA: 8,924 SF
REQUIRED LANDSCAPING FOR VEHICULAR USE AREA: 25% or 2,231 SF
PROVIDED: 26.52% or 2,367 SF

<u>BUILDING SETBACKS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT	15'	49'
REAR	15'	1119'
SIDE (NORTH)	15'	578'
SIDE (SOUTH)	15'	62'

LOCATION:

LOCATION: SECTION 13, TOWNSHIP 51 S., RANGE 41 E
 ADDRESS: 101 S. STATE ROAD 7, HOLLYWOOD, FL 33023
 ZONING: SR7 CDD-COR. COMMERCIAL CORRIDOR DISTRICT -
 COMMERCIAL CORE SUB-AREA
 C-2, LOW-MEDIUM INTENSITY COMMERCIAL DISTRICT
 C-3, MEDIUM INTENSITY COMMERCIAL DISTRICT
 LAND USE: 71. TRANSIT ORIENTED CORRIDOR
 SITE AREA:

TOTAL	1,747,214 SF	40.11 AC
PARCEL A	391,179 SF	8.98 AC
PARCEL B	686,485 SF	22.19 AC
PARCEL C	364,627 SF	8.37 AC
PROPOSED ROW	24,919 SF	0.57 AC

EXISTING WALL PREVIOUSLY DEMOLISHED		755.818 ±SF	17.35 ±AC
BUILDING HEIGHT:	<u>MAXIMUM</u>	<u>PROVIDED</u>	
WALMART	60'	28'-4"	
LOCAL SHOPS	60'	24'-0"	
TACO BELL	60'	24'-6"	
POLLO TROPICAL	60'	27'-0"	
TD BANK	60'	23'-6"	

BUILDING AREA:	
<u>PARCEL A</u>	
PANDA EXPRESS	2,600 SF
LOCAL RETAIL	19,720 SF
RACETRAC	5,928 SF
TOTAL PARCEL A	28,248 SF

<u>PARCEL B</u>	
WALMART (GROSS LEASABLE AREA)	186,315 SF
LOCAL SHOPS	5,600 SF
TACO BELL	2,556 SF
POLLO TROPICAL	3,505 SF
<u>RETAIL SHOPS (PHASE V)</u>	4,500 SF
TOTAL PARCEL B	202,476 SF
 <u>PARCEL C</u>	
ROSS	27,250 SF
DISCOVERY	10,042 SF
TD BANK	2,967 SF
TOTAL PARCEL C	40,259 SF

GRAND TOTAL	270,983 SF
--------------------	-------------------

<u>PARCEL A (391,179 SF)</u>	<u>PREVIOUSLY APPROVED</u>	<u>CURRENTLY PROPOSED</u>
BUILDING AREA:	5,928 SF/ 0.14 AC	N/A
FUTURE DEVELOPMENT AREA:	73,314 SF/ 1.68 AC	N/A
IMPERVIOUS AREA:	230,716 SF/ 5.30 AC	N/A
PERVIOUS AREA :	81,221 SF/ 1.86 AC	N/A

RACETRAC DEVELOPMENT APPROVED SEPARATELY AND SHOWN FOR INFORMATION PURPOSES ONLY

	PREVIOUSLY APPROVED	CURRENTLY PROPOSED
BUILDING AREA:	197,976 SF/ 4.46 AC	202,476 SF/ 4.65 AC
FUTURE DEVELOPMENT AREA:	24,327 SF/ 0.56 AC	0 SF/ 0.00 AC
IMPERVIOUS AREA:	571,799 SF/ 13.21 AC	581,989 SF/ 13.36 AC
PERVIOUS AREA :	172,387 SF/ 3.96 AC	182,024 SF/ 4.18 AC

<u>PARCEL C (364,627 SF)</u>	<u>PREVIOUSLY</u> <u>APPROVED</u>	<u>CURRENTLY</u> <u>PROPOSED</u>
BUILDING AREA:	40,259 SF,0.92 AC	N/A
FUTURE DEVELOPMENT AREA:	0 SF,0.00AC	N/A
IMPERVIOUS AREA:	217,592 SF,5.00AC	N/A
PERVIOUS AREA:	106,776 SF,2.45AC	N/A

PARCELA			
FRONT	15'	N/A	N/A
REAR	15'	N/A	N/A
SIDE (SOUTH)	15'	N/A	N/A'
SIDE (NORTH)	15'	N/A	N/A'

PARCEL B			
FRONT	15'	63'	63'
REAR	15'	82'	82'
SIDE (SOUTH)	15'	80'	80'
SIDE (NORTH)	15'	106'	106'

PARCEL C			
FRONT	15'	103'	103'
REAR	15'	443'	93'
SIDE (SOUTH)	15'	54'	271'
SIDE (NORTH)	15'	104'	104'

VARIANCE BOX				
<u>PROPOSED SIGNAGE</u> <u>VARIANCE</u>	<u>/ALLOWED</u>	<u>PROPOSED</u>	<u>SIGN LOCATION</u>	<u>SUMMARY</u>
PARCEL "B"	1 MONUMENT SIGN PER FRONTAGE	1 MONUMENT SIGN ON WEST SIDE		VARIANCE FOR ADDITIONAL MONUMENT SIGN (24 SF PER SIDE, 4' HEIGHT)

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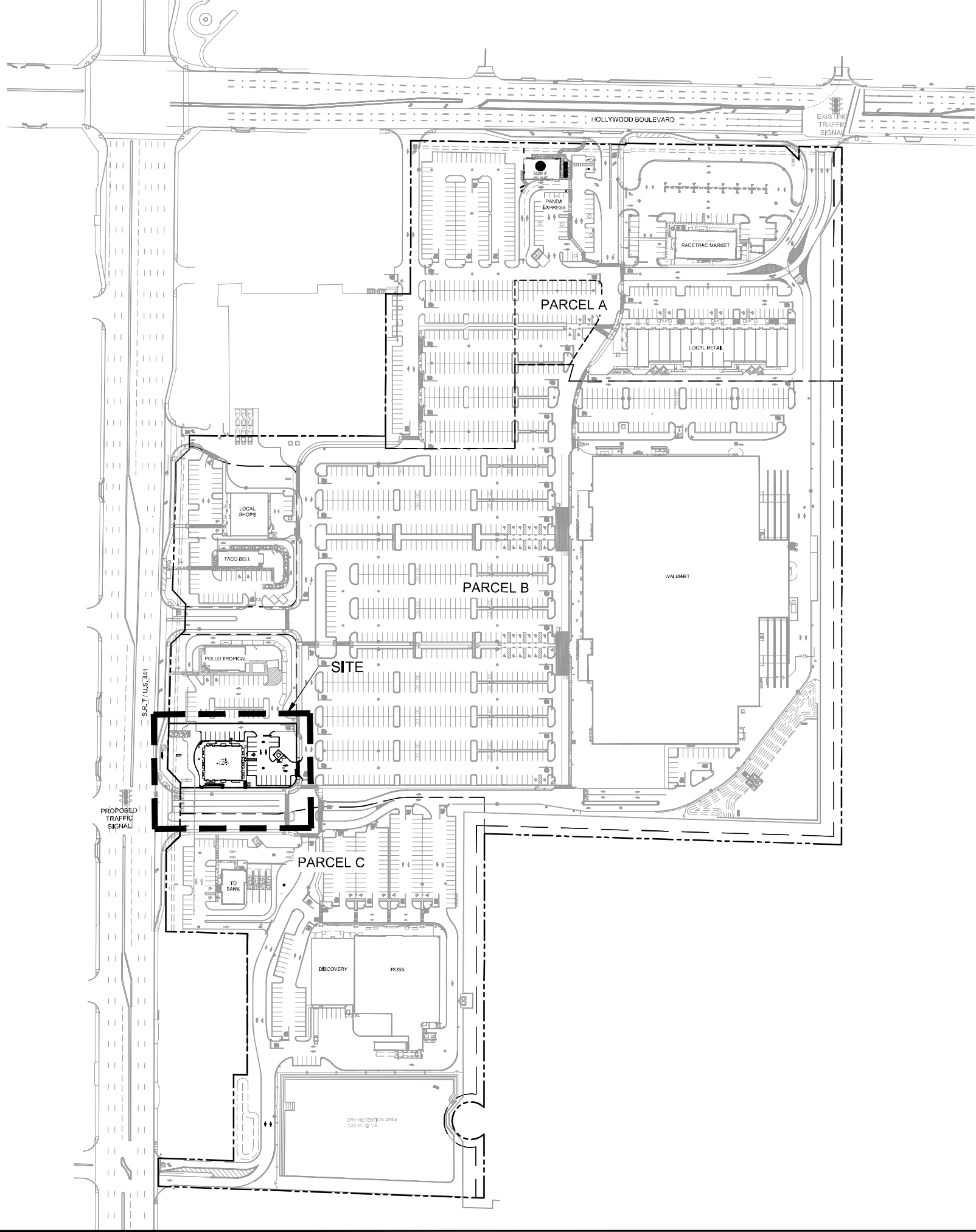
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2. ALL WMM GENERAL CONTRACTOR WORK TO RECONSTRUCT BATHWATERK, FINAL UTILITIES, AND FINAL GRADING BY THE MILESTONE DATE IN PROJECT SCHEDULE. CONTRACTORS, OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WMM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC OUTLOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, DOCUMENTS AND SWPPP PROVIDED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SHEET NUMBER C-300		THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL CITY OF HOLLYWOOD FLORIDA		OVERALL SITE PLAN		KHA PROJECT 147506002 DATE 10/10/16 SCALE AS SHOWN DESIGNED BY GSW DRAWN BY RS CHECKED BY GSW		Kimley»»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000896		LICENSED PROFESSIONAL GREG D. WILFONG, P.E. FLORIDA LICENSE NUMBER 63166 DATE:		No. REVISIONS DATE BY	
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Plotted By: Schulz, Ryan Street Set: THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL Layout: C-301 OVERALL PARKING PLAN October 17, 2016 11:55:18am K:\WEB_DEVELOPMENT\147506002 - phase 6 retail\CAD\plans\sheet\C-300-SITE PLAN.dwg
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PARKING SUMMARY	REQUIRED	PROVIDED
PARCEL A		
RACETRAC		
STANDARD	27	27
ACCESSIBLE PER ADA	2	2
TOTAL	29	29
PARKING RATIO	4.88 SP/1000 SF	4.88 SP/1000 SF
LOCAL RETAIL		
STANDARD	104	112
ACCESSIBLE PER ADA	6	10
LOADING SPACES	1	1
TOTAL	110	122
PARKING RATIO	5.58 SP/1000 SF	6.19 SP/1000 SF
PANDA EXPRESS		
STANDARD	18	33
ACCESSIBLE PER ADA	2	2
LOADING SPACES	0	0
TOTAL	20	35
PARKING RATIO	7.43 SP/1000 SF	13.01 SP/1000 SF
STANDARD		
ACCESSIBLE PER ADA	300*	303
TOTAL	0	0
TOTAL		
	459	489
PARCEL B		
WALMART		
STANDARD	828	826
ACCESSIBLE PER ADA	19	26
CART CORRALS	N/A	29 (NOT INCLUDED IN TOTAL)
TOTAL	847	852
PARKING RATIO	4.55 SP/1000 SF	4.58 SP/1000 SF
LOADING SPACES	4 (10' X 25')	6 (10' X 130')
LOCAL SHOPS		
STANDARD	24	27
ACCESSIBLE PER ADA	2	2
TOTAL	26	29
PARKING RATIO	4.55 SP/1000 SF	5.18 SP/1000 SF
TACO BELL		
STANDARD	11	26
ACCESSIBLE PER ADA	1	2
TOTAL	12	28
PARKING RATIO	4.55 SP/1000 SF	10.95 SP/1000 SF
POLLO TROPICAL		
STANDARD	15	35
ACCESSIBLE PER ADA	1	2
TOTAL	16	37
PARKING RATIO	4.55 SP/1000 SF	10.56 SP/1000 SF
PHASE V		
STANDARD	20	24
ACCESSIBLE PER ADA	1	1
TOTAL	21	25
PARKING RATIO	4.55 SP/1000 SF	5.55 SP/1000 SF
PARCEL C		
TD BANK		
STANDARD	13	28
ACCESSIBLE PER ADA	1	2
LOADING SPACES	0	0
TOTAL	14	30
PARKING RATIO	4.55 SP/1000 SF	10.11 SP/1000 SF
RETAIL A & B		
STANDARD	164	164
ACCESSIBLE PER ADA	6	6
TOTAL	170	170
PARKING RATIO	4.56 SP/1000 SF	4.56 SP/1000 SF
LOADING SPACES	3	3

NOTE: REQUIRED PARKING SPACES FOR ALL BUILDING USES WERE CALCULATED BASED ON SHOPPING CENTER REQUIREMENT OF 1SP/220SF.

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THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL

FLORIDA

CITY OF HOLLYWOOD

SHEET NUMBER

C-301

OVERALL PARKING PLAN

DATE: 10/10/16

SCALE: AS SHOWN

DESIGNED BY: GDW

DRAWN BY: RS

CHECKED BY: GDW

Kimley»Horn

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WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL

GREG D. WILFONG, P.E.

FLORIDA LICENSE NUMBER 63166

KHA PROJECT 147506002

DATE 10/10/16

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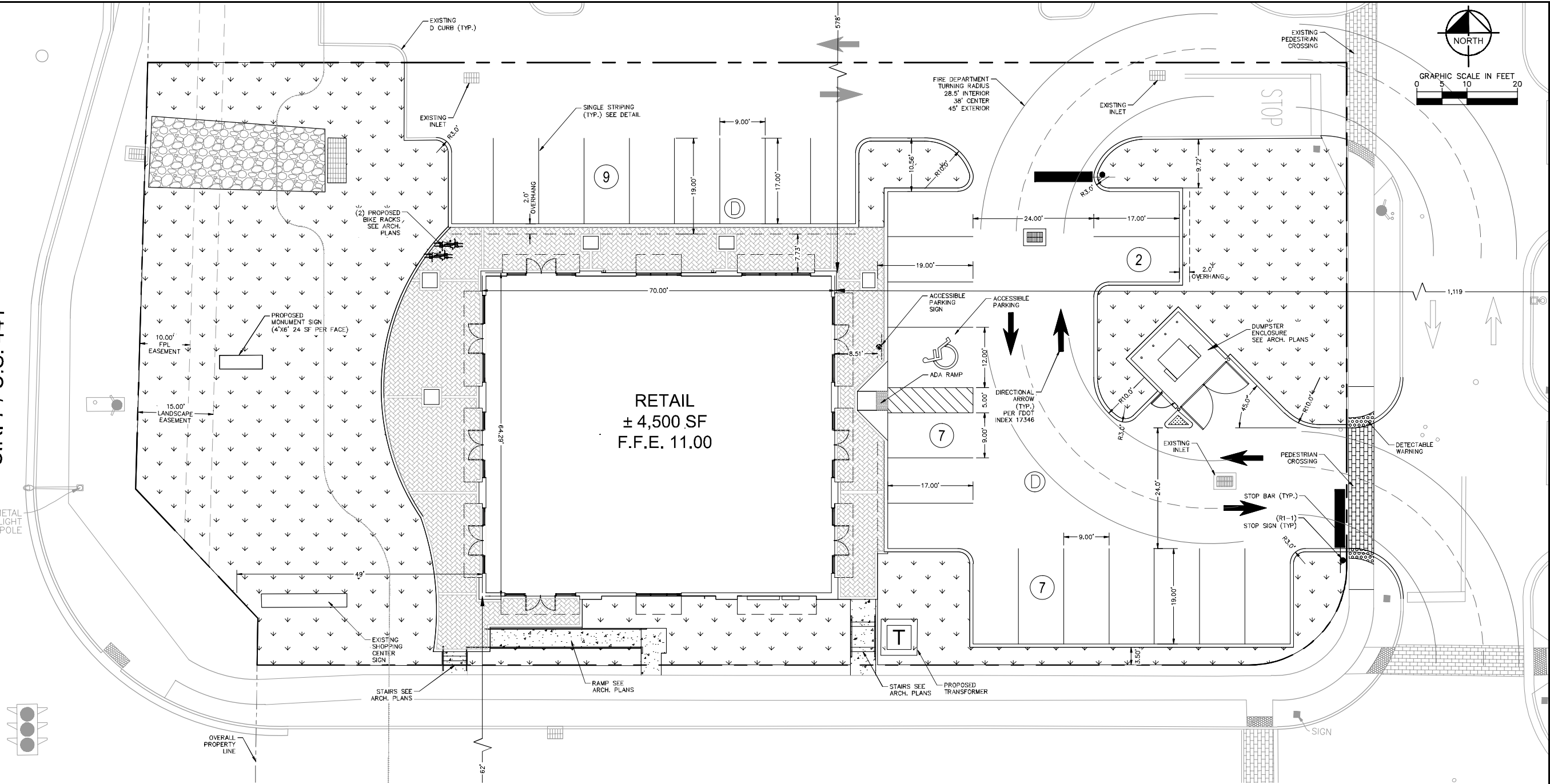
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Plotted By: Schulz, Ryan. Sheet Set: THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL. Layout: C-302 SITE PLAN. October 17, 2016 11:55:20am. K:\VRB_LDEV\147506002 - phase 8 retail\CAD\plan sheets\C-302-SITE PLAN.dwg
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LEGEND

- PROPOSED STAMPED COLOR ASPHALT
- PROPOSED GREEN SPACE
- PROPOSED PAVERS
- PROPOSED LEASE LINE
- EXISTING FIRE HYDRANT
- PROPOSED TYPE "D" CURB
- PROPOSED PARKING SPACES

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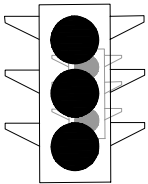
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THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL CITY OF HOLLYWOOD FLORIDA	SITE PLAN	KHA PROJECT 147506002	LICENSED PROFESSIONAL	Kimley»Horn © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 0000696	REVISIONS	BY
		DATE 10/10/16	GREG D. WILFONG, P.E.		No.	DATE
		SCALE AS SHOWN	FLORIDA LICENSE NUMBER 63166			
SHEET NUMBER C-302		DESIGNED BY GDW	CHECKED BY RS			

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DRAINAGE STRUCTURE TABLE

EX-1	7 FOOT TYPE C INLET RIM EL. 8.70' INV. EL. 8.70' (N)
EX-2	7 FOOT TYPE C INLET RIM EL. 8.82
EX-3	7 FOOT TYPE C INLET ADJUST RIM FROM 9.91' TO 9.35' INV. EL. 0.45' (E) INV. EL. 0.50' (W)
D-1	STORM MANHOLE RIM EL. 10.25 INV. EL. 0.50 (E) INV. EL. 4.00 (W)
D-2	7 FOOT TYPE C INLET RIM EL. 9.74 INV. EL. 0.50 (W) INV. EL. 0.50 (S)
D-3	STORM MANHOLE RIM EL. 9.95 INV. EL. 0.50 (N) INV. EL. 0.50 (E)

NOTES:

- CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEXES 200, 201, 210, 211, 214, 232 & 233 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H420 RATED TRAFFIC RIMS AND GRATES.
- CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
- ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
- ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH, 6" RISE, AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING GRADES AND DRAINAGE HAVE BEEN TAKEN FROM A SURVEY PREPARED BY PULICE LAND SURVEYORS, INC., DATED MAY 24TH, 2016. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988, BROWARD COUNTY BENCHMARK NO. S2082, ELEV. = 8.50'.
- HDPE STORM PIPE-CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE STORM DRAINAGE PIPE INSTALLATION MANUAL AND SPECIFICATIONS AND COMPLYING WITH ALL MANUFACTURER'S INSTALLATION PROCEDURES AND REQUIREMENTS. TESTING OF BACKFILL MATERIAL AND COMPACTION OF BACKFILL MATERIAL IS THE CONTRACTOR'S RESPONSIBILITY.
- ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
A. FOR ADS 14-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"x2" DIAMETER.
B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280 CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
- ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
- EXISTING STORM INLETS AND PIPES ON PROPERTY TO BE JETTED AND CLEANED PRIOR TO ENGINEER'S ACCEPTANCE OF SYSTEM.
- CONTRACTOR SHALL COORDINATE PAVING IMPROVEMENTS TO AVOID TIRE MARKS FROM CONSTRUCTION ACTIVITY. FINAL PAVING SHALL BE AS SMOOTH AS POSSIBLE AND FREE FROM ANY MARKS, SCRAPES, GOUGES, TIRE MARKS, ETC. CAUSED DURING CONSTRUCTION ACTIVITY.
- CONTRACTOR TO ENSURE POSITIVE RUNOFF FROM THE BUILDING. PAVING SHALL BE FREE OF PONDING AND MAINTAIN POSITIVE OUTFALL TO THE DRAINAGE SYSTEM. CONTRACTOR SHALL FIELD VERIFY EXISTING DRAINAGE PATTERNS AND TIE-IN GRADES AND ALERT OWNER AND ENGINEER SHOULD ANY CONFLICTS ARISE.
- DURING CONSTRUCTION AND AFTER FINAL GRADING, NO SURFACE WATER RUNOFF MAY BE DIRECTED TO ADJACENT PROPERTIES, AND ALL SURFACE WATER RUNOFF MUST BE ROUTED TO APPROVED DRAINAGE FACILITIES OR BE RETAINED ON SITE. ALL RUNOFF FROM THE SITE, BOTH DURING AND AFTER CONSTRUCTION, MUST BE FREE OF POLLUTANTS, INCLUDING SEDIMENT, PRIOR TO DISCHARGE.
- ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.

LEGEND

	PROPOSED STAMPED COLOR ASPHALT
	PROPOSED PAVERS
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE

--- PROPOSED LEASE LINE

--- PROPOSED STORM PIPE

STORMWATER INLET

STORMWATER MANHOLE

EXISTING FIRE HYDRANT

BROWARD COUNTY DRAINAGE REQUIREMENTS

SITE DATA	REQUIRED	PROVIDED
MAX IMPERVIOUS	50% OR 0.32 ACRES	49.72% OR 0.33 ACRES
MAX BUILDING	35% OR 0.23 ACRES	16.00% OR 0.10 ACRES
MIN PERVIOUS	15% OR 0.10 ACRES	34.27% OR 0.22 ACRES
EXFIL. TRENCH	100 LF	100 LF
F.F.E.	11.00'	11.00'

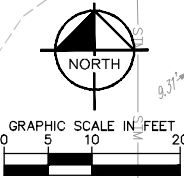
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ALERT TO CONTRACTOR:

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- ALL VM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. VM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.



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445 24TH STREET, SUITE 200, VERO BEACH, FL 32980
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM CA 0000696

LICENSED PROFESSIONAL
GREG D. WILFONG, P.E.
FLORIDA LICENSE NUMBER
63166

KHA PROJECT
147506002
DATE
10/10/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY

PAVING, GRADING
AND DRAINAGE PLAN

THE PLACE AT
HOLLYWOOD PHASE
V SOUTH RETAIL

CITY OF HOLLYWOOD FLORIDA

SHEET NUMBER
C-400

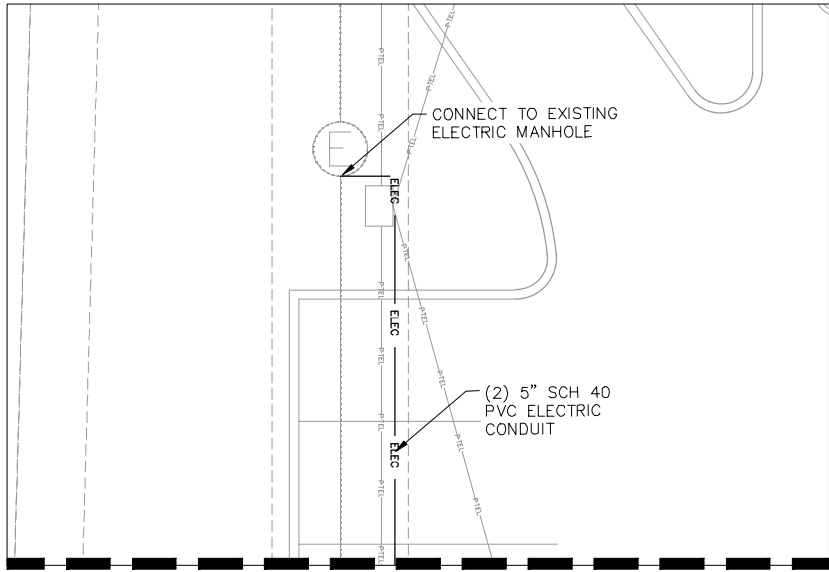
REVISIONS

DATE

BY

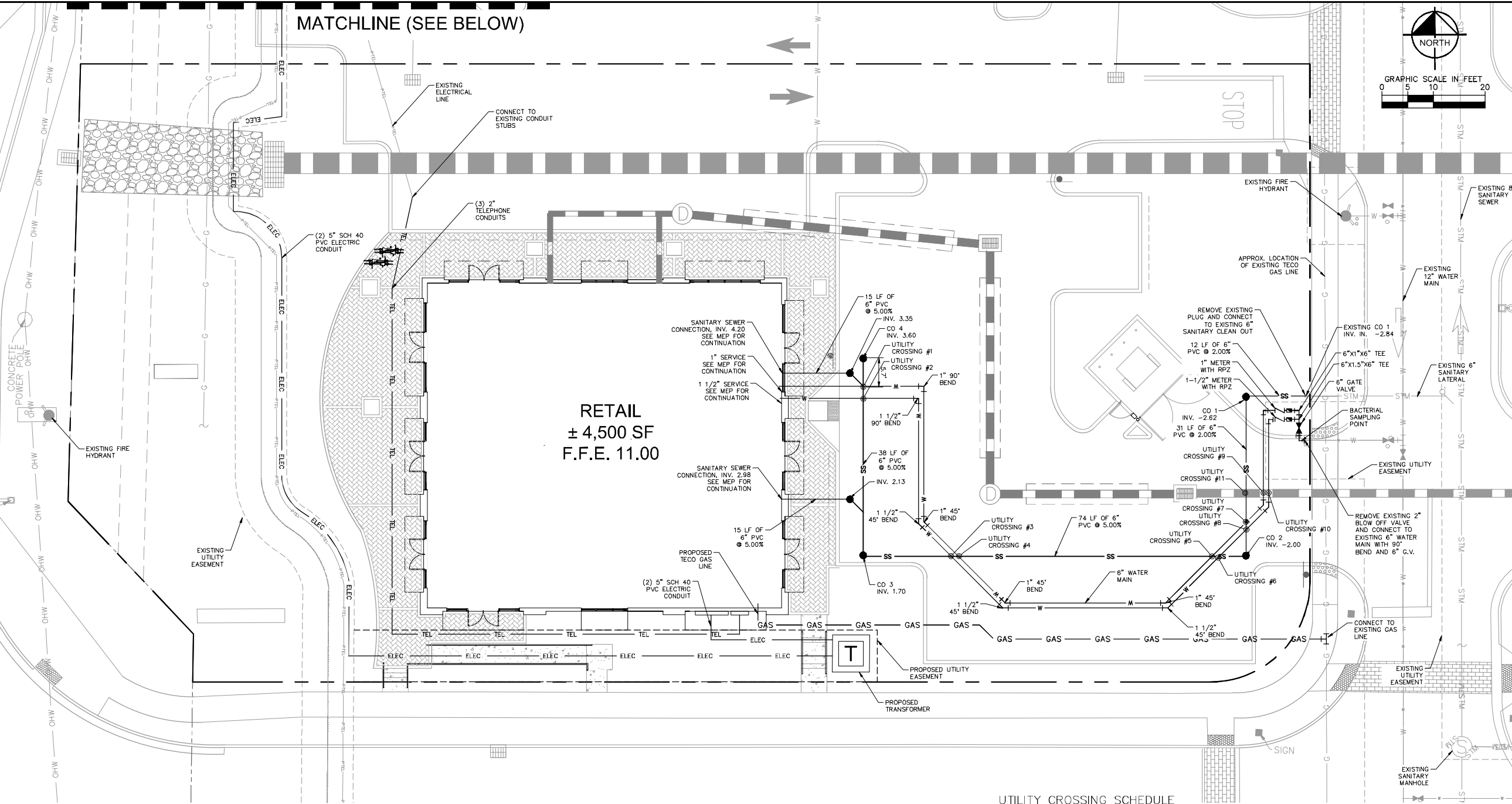
Plotted By: Schulz, Ryan Street Set: THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL Layout: C-500 UTILITY PLAN October 17, 2016 11:59:06am K:\VRB_LDEV\147506002 - phase 8 retail\CAD\plan sheets\C-500 UTILITY PLAN.dwg
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S.R. 7 / U.S. 441



MATCHLINE (SEE ABOVE)

MATCHLINE (SEE BELOW)



RETAIL
± 4,500 SF
F.F.E. 11.00

UTILITY CROSSING SCHEDULE

#	BOTTOM PIPE	BOTTOM PIPE T.O.P. ELEV.	TOP PIPE	TOP PIPE INV.	PIPE SEPARATION (FT)
1	SANITARY	3.85	WATER	7.21	3.36
2	SANITARY	3.74	WATER	7.16	3.42
3	SANITARY	1.35	WATER	6.97	5.62
4	SANITARY	1.27	WATER	6.99	5.72
5	SANITARY	-1.18	WATER	6.53	7.71
6	SANITARY	-1.24	WATER	6.63	7.87
7	SANITARY	-1.63	WATER	6.51	8.14
8	SANITARY	-1.67	WATER	6.62	8.29
9	STORM	0.50	WATER	6.45	5.95
10	STORM	0.50	WATER	6.45	5.95
11	SANITARY	-1.82	STORM	0.50	2.32

WATER AND SEWER DEMAND

SHOPPING CENTERS	WATER @ 0.1 GAL/DAY-SF	SEWER @ 0.1 GAL/DAY-SF
RETAIL SHOPS	450	450

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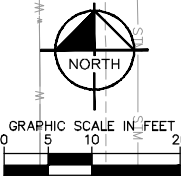
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NOTE:

GAS SERVICE AND METER WILL BE PROVIDED BY TECO GAS.

NOTE:

CONTRACTOR TO VERIFY ALL STUD LOCATIONS AND INVERTS PRIOR TO STARTING UTILITY CONSTRUCTION



LEGEND

	PROPOSED STAMPED COLOR CONCRETE
	PROPERTY LINE
	UTILITY EASEMENT
	WATER LINE
	SANITARY SEWER LINE
	BURIED ELECTRIC LINE
	TELEPHONE/CABLE LINE
	STORM SEWER LINE
	GAS LINE

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LICENSED PROFESSIONAL
KHA PROJECT
147506002
DATE
10/10/16
SCALE AS SHOWN
DESIGNED BY
GWD
DRAWN BY
RS
CHECKED BY
GWD
DATE:

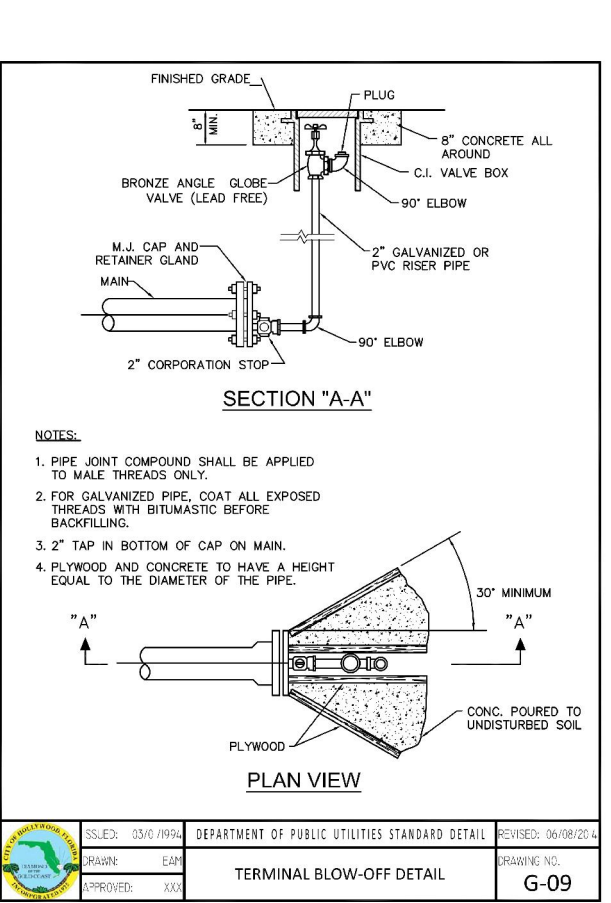
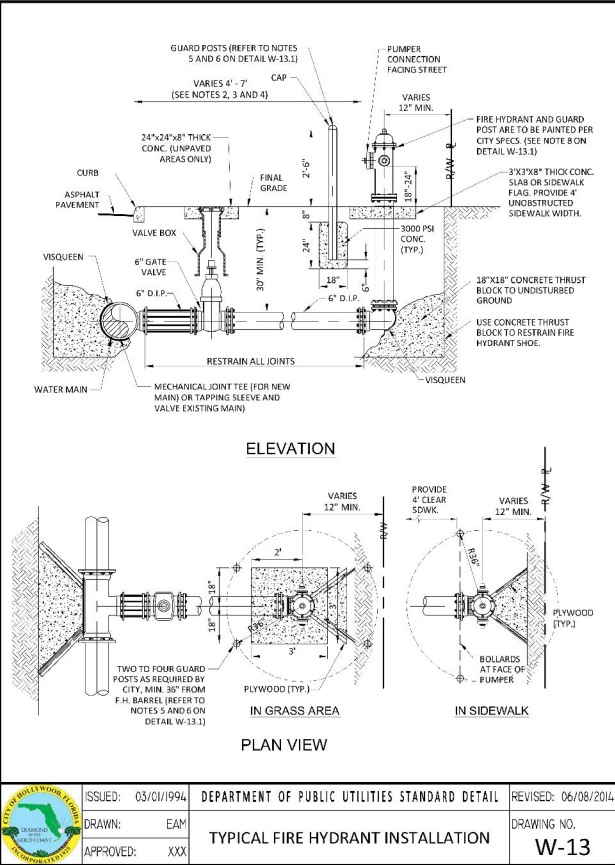
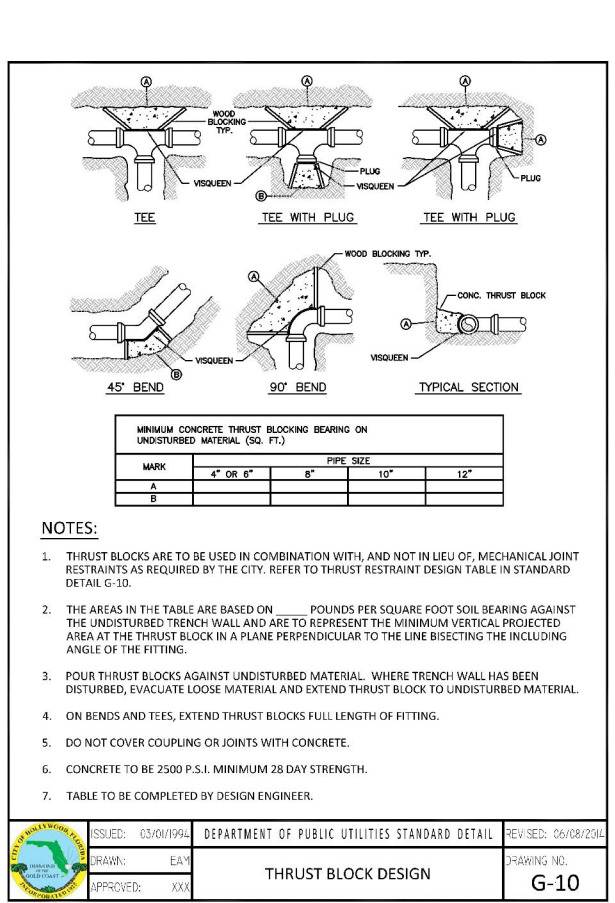
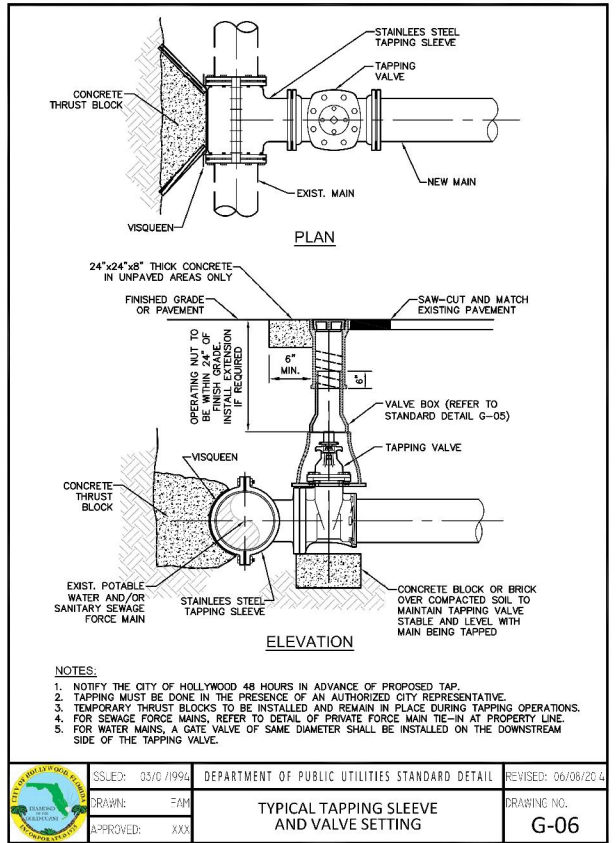
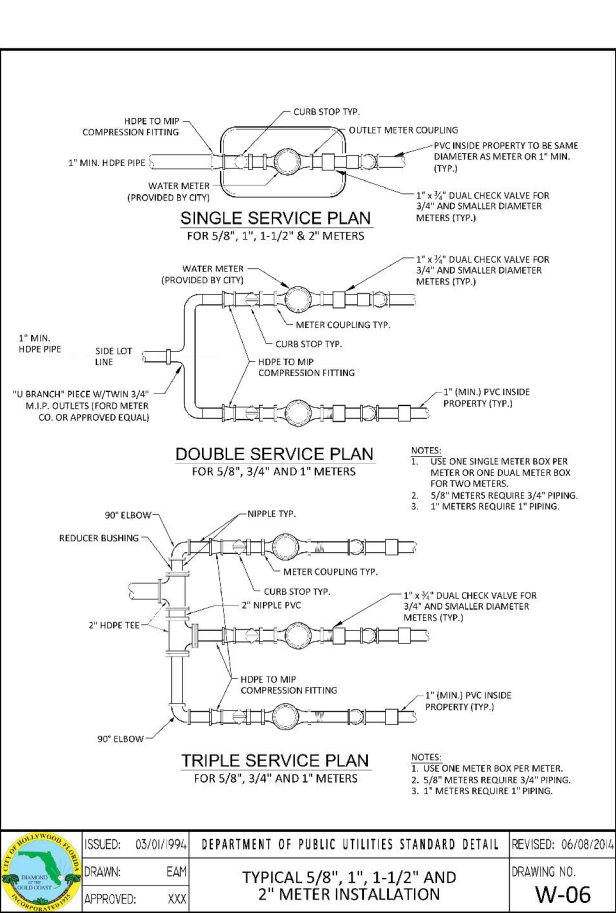
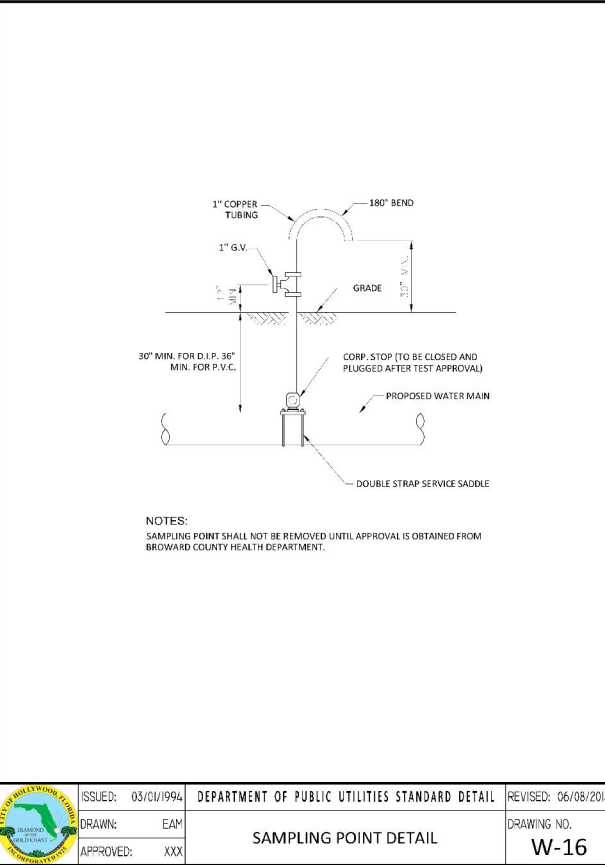
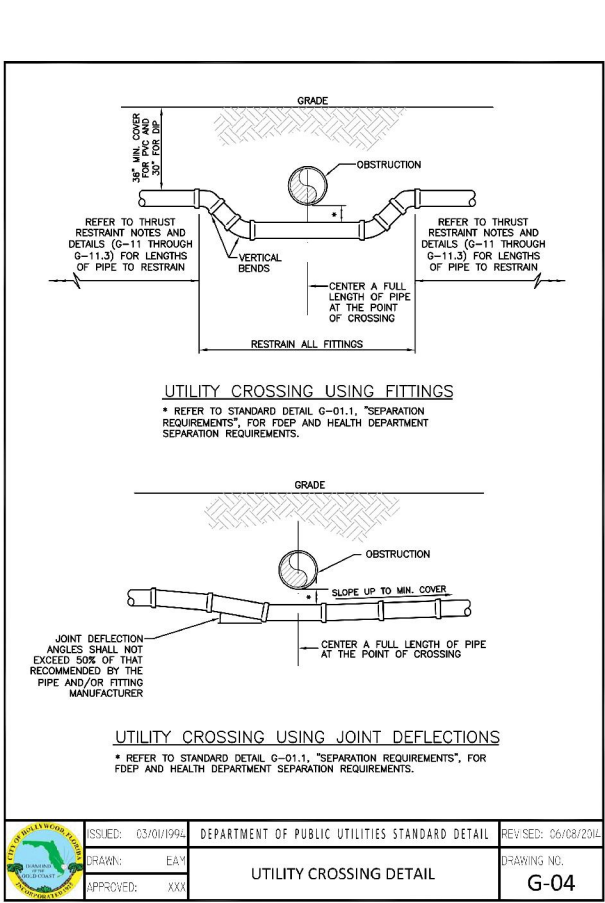
UTILITY PLAN

THE PLACE AT
HOLLYWOOD PHASE
V SOUTH RETAIL

SHEET NUMBER
C-500

REVISIONS	DATE	BY
No.		

Plotted By: Schulz, Ryan. Sheet Set: THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL. Layout: C-501 CITY OF HOLLYWOOD STANDARD POTABLE WATER DETAILS. October 17, 2016 11:58:36am. K:\V\B_LDE\147506002 - phase 8 retail\CAD\plansheets\C-501 UTILITY DETAILS.dwg



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KHA PROJECT 147506002		CITY OF HOLLYWOOD		THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL		FLORIDA	
DATE 10/10/16		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
SCALE AS SHOWN		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
DESIGNED BY GDW		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
DRAWN BY RS		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
CHECKED BY		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
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GREG D. WILFONG, P.E.		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
FLORIDA LICENSE NUMBER 63166		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
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REVISIONS		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
DATE		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
BY		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	
SHEET NUMBER C-501		CITY OF HOLLYWOOD		HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD	

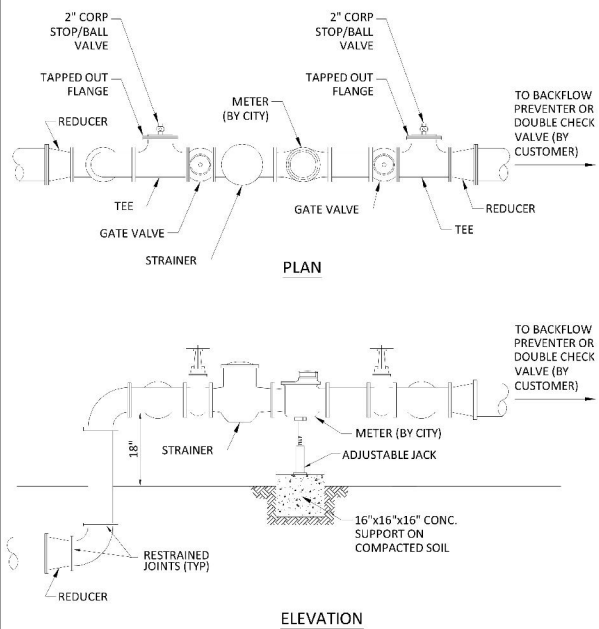
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WATER MAIN TESTING AND DISINFECTION NOTES:

- NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL THE PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED ON THE PROPOSED WATER MAINS AND THE SYSTEM HAS BEEN APPROVED BY THE CITY OF HOLLYWOOD AND THE BROWARD COUNTY HEALTH DEPARTMENT.
- THE PRESSURE TEST SHALL BE PERFORMED FOR 2 HOURS AT A CONSTANT PRESSURE OF 150 PSI AND IN ACCORDANCE WITH RULE 62-555.330 (FAC) C600 AWWA LATEST REVISION, EXCEPT AS OTHERWISE SPECIFIED HEREIN AND IN SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION". PRESSURE TEST SHALL BE WITNESSED BY THE CITY OF HOLLYWOOD. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = 5 \times D \times \sqrt{P}$$


L = THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = THE LENGTH OF PIPE BEING TESTED.
D = THE NOMINAL DIAMETER OF THE PIPE BEING TESTED.
P = THE AVERAGE TEST PRESSURE IN POUNDS PER SQUARE INCH.
- THE COMPLETE LENGTH OF THE PROPOSED WATER MAIN SHALL BE TESTED, IN LENGTHS NOT TO EXCEED 2,000 FEET PER TEST.
- PROPOSED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI/AWWA STANDARD C651 AND BACTERIOLOGICAL TESTED FOR TWO CONSECUTIVE DAYS IN ACCORDANCE WITH SPECIFICATION SECTION 15995, "PIPELINE TESTING AND DISINFECTION".
- BACTERIOLOGICAL TESTS SHALL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- THE CONTRACTOR SHALL DIRECTLY HIRE A TESTING LABORATORY CERTIFIED BY THE FLORIDA DEPARTMENT OF HEALTH IN ORDER TO COLLECT AND TEST WATER SAMPLES FROM THE WATER DISTRIBUTION SYSTEM TO BE PLACED INTO SERVICE. SAMPLE COLLECTION AND BACTERIOLOGICAL ANALYSES SHALL BE PERFORMED IN ACCORDANCE WITH RULES 62-555.315(6), 62-555.340 AND 62-555.330 (FAC), AS WELL AS ALL REQUIREMENTS OF THE BROWARD COUNTY HEALTH DEPARTMENT PERMIT.
- THE WATER DISTRIBUTION SYSTEM SHALL NOT BE CONSIDERED COMPLETE AND READY FOR FINAL INSPECTION UNTIL SUCCESSFUL TEST RESULTS ARE OBTAINED FOR ALL TESTS DESCRIBED ABOVE.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL WATER MAIN TESTING AND DISINFECTION NOTES	REVISED: 06/08/2014 DRAWING NO. W-14
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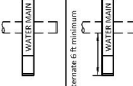
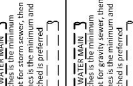
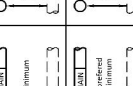
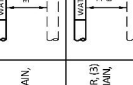


NOTES:


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

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL METER 3" DIAMETER AND LARGER	REVISED: 06/08/2014 DRAWING NO. W-11
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WATER MAIN SEPARATION IN ACCORDANCE WITH F.A.C. RULE 62-555.314


JOINT SPACING @ CROSSING (FULL JOINT CENTERED) (8)	CROSSING (1), (4)	HORIZONTAL SEPARATION	OTHER PIPE
			

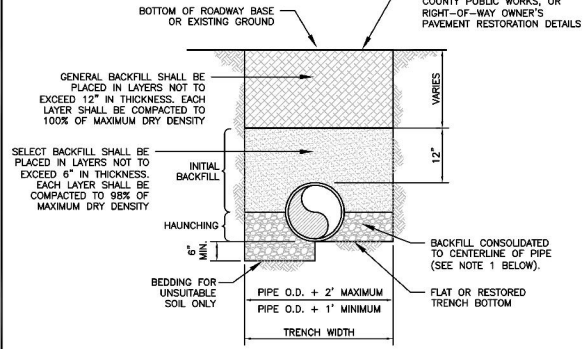
- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE BOTTOM OF THE SANITARY SEWER.
- 15" VERTICAL MINIMUM SEPARATION REQUIRED BY CITY OF HOLLYWOOD, UNLESS OTHERWISE APPROVED.
- A MINIMUM 6 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10 FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT A MINIMUM 6 FOOT HORIZONTAL SEPARATION FROM THE SEWER OR FORCE MAIN.
- WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN A PARALLEL INSTALLATION, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM 6 FOOT HORIZONTAL SEPARATION FROM THE WATER MAIN.
- WATER MAINS SHALL BE LOCATED AS NEAR AS POSSIBLE FROM JOINTS ON THE SEWER OR FORCE MAIN TO BE AVOIDED (JOINTS).
- ALL JOINTS IN THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL SEPARATION REQUIREMENTS OF F.D.E.P. / F.D.N.R.P.	REVISED: 06/08/2014 DRAWING NO. G-01.1
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FLEXIBLE PAVEMENT RESTORATION NOTES:

- THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FDOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
- LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
- LIMEROCK BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
- STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
- BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
- ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
- RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
- SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED FOR A SMOOTH, FLUSH TRANSITION TO EXISTING PAVEMENT.
- IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
- REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
- WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT, THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.

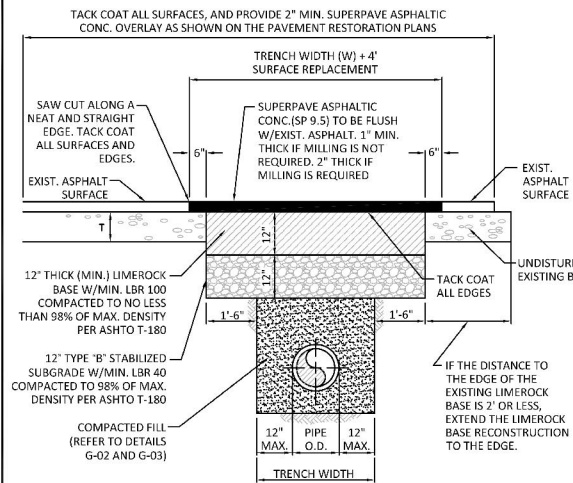
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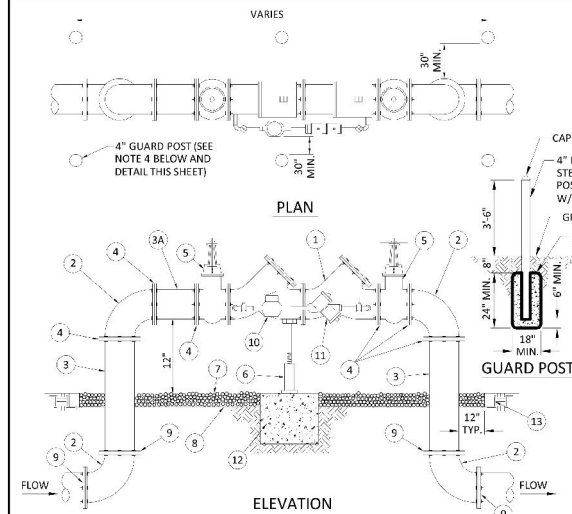
NOTES:

- WHEN PIPE INSTALLATION IS ABOVE THE GROUND WATER TABLE ELEVATION, OR WHENEVER BEDDING COPPER PIPE UNDER ANY CONDITION, BEDDING MATERIAL SHALL BE CLEAN SANDY SOIL IF AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED, WASHED CRUSHED STONE (OR DRAINFIELD LIMEROCK). CRUSHED STONE SHALL CONSIST OF HARD, DURABLE, SUB-ANGULAR PARTICLES OF PROPER SIZE AND GRADATION, AND SHALL BE FREE FROM ORGANIC MATERIAL, WOOD, TRASH, SAND, LOAM, CLAY, EXCESS FINES, AND OTHER DELETERIOUS MATERIALS.
- ALL BEDDING MATERIAL SHALL BE COMPACTED TO 98% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID. FOR ADDITIONAL MATERIAL SPECIFICATIONS REFER TO SPECIFICATION SECTION 02222, "EXCAVATION AND BACKFILL FOR UTILITIES".
- DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.
- BACKFILL TO COMPLY WITH FDOT DESIGN STANDARDS 125-8.

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	REVISED: 06/08/2014 DRAWING NO. G-02
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL FLEXIBLE PAVEMENT RESTORATION FOR TRENCHES CUT PERPENDICULAR AND PARALLEL TO THE ROADWAY	REVISED: 06/08/2014 DRAWING NO. G-12.1
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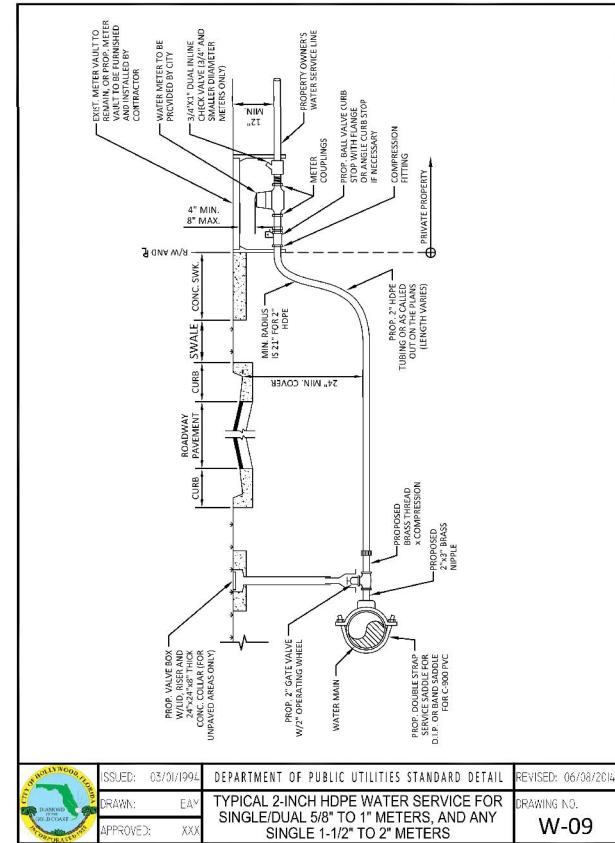



ITEM	QTY.	DESCRIPTION	ITEM	QTY.	DESCRIPTION
1	1	4", 6", 8" VALVE, DOUBLE CHECK	7	N/A	PEA GRAVEL (4" DEEP)
2	4	4", 6", 8" BEND-90°	8	N/A	PLASTIC LINER/WEEP STOP (5 MILS)
3	2	4", 6", 8" D.I.P. SPOOL PIECE	9	4	RESTRAINED JOINTS
3A	1	4", 6", 8" D.I.P. SPOOL PIECE (24" LONG)	10	1	LOW FLOW METER
4	7	4", 6", 8" FLANGE, D.I.P.	11	1	VALVE, BYPASS DOUBLE CHECK
5	2	4", 6", 8" GATE VALVE (SEE NOTE 6)	12	1	16"x16"x16" CONC. SUPPORT
6	1	SCREW JACK/ANCHORED	13	1	P.T. 2X4 LUMBER ALL AROUND

NOTES:

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

	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL 4", 6" AND 8" DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER SERVICE (90° BENDS)	REVISED: 06/08/2014 DRAWING NO. W-03
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	ISSUED: 03/01/1994 DRAWN: EAM APPROVED: XXX	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL TYPICAL 2-INCH HDPE WATER SERVICE FOR SINGLE/DUAL 5/8" TO 1" METERS, AND ANY SINGLE 1-1/2" TO 2" METERS	REVISED: 06/08/2014 DRAWING NO. W-09
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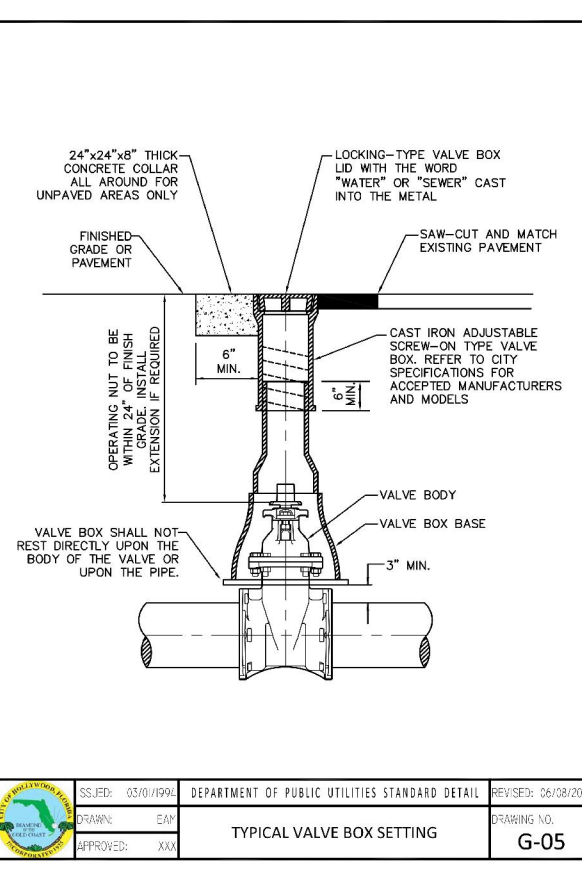
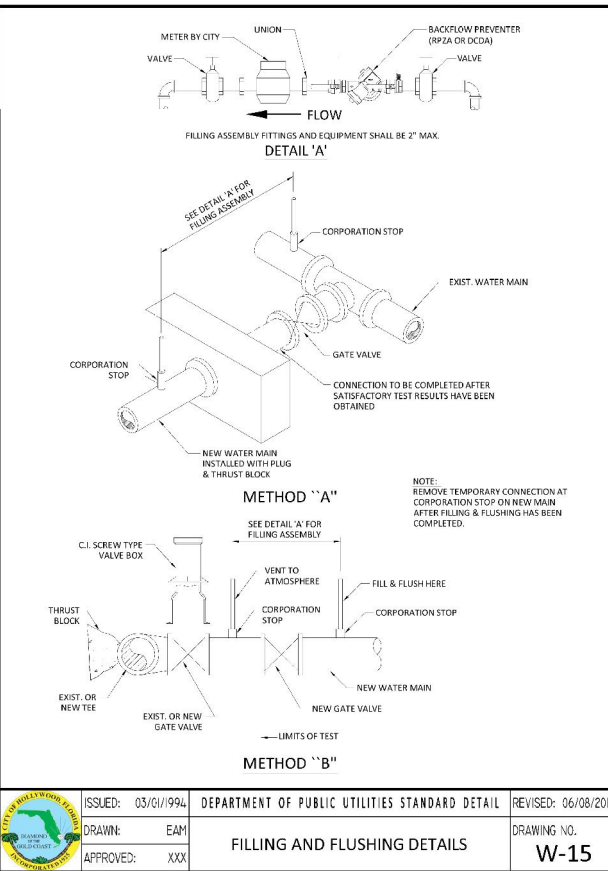
THE PRESENCE OF ROCK SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig

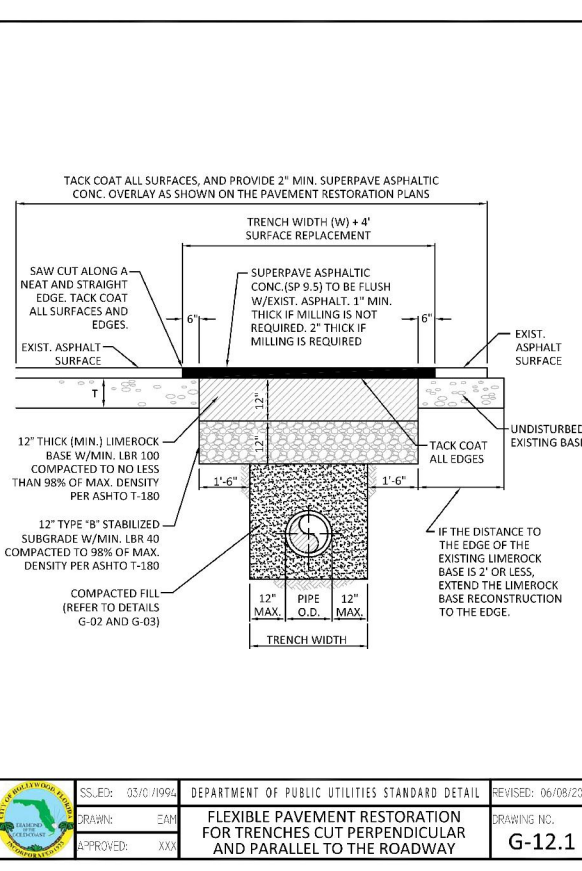
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ALERT TO CONTRACTOR:


- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

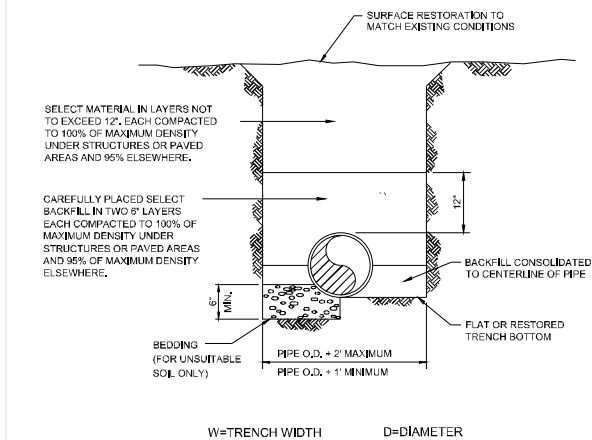


1. THE ABOVE DETAILS APPLY ONLY TO ASPHALT PAVEMENT RESTORATION OVER UTILITY TRENCHES CUT WITHIN CITY OF HOLLYWOOD RIGHTS-OF-WAY. FOR PAVEMENT RESTORATION WITHIN BROWARD COUNTY OR FOOT RIGHTS-OF-WAY REFER TO THE CORRESPONDING DETAILS FOR THOSE AGENCIES.
2. LIMEROCK BASE MATERIAL SHALL HAVE A MINIMUM L.B.R. OF 100 AND A MINIMUM CARBONATE CONTENT OF 70%. REPLACED BASE MATERIAL OVER TRENCH SHALL BE A MINIMUM OF 12" THICK.
3. LIMEROCK BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM [LOOSE MEASUREMENT] THICKNESS LAYERS WITH EACH LAYER THOROUGHLY ROLLED OR TAMPED AND COMPACTED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180, PRIOR TO THE PLACEMENT OF THE SUCCEEDING LAYERS.
4. STABILIZED SUBGRADE MATERIAL SHALL BE GRANULAR AND SHALL HAVE A MINIMUM L.B.R. OF 40.
5. BACKFILL SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH THE PIPE LAYING CONDITION TYPICAL SECTIONS IN DETAILS G-02 AND G-03, AND THE SPECIFICATIONS, BUT TESTING WILL BEGIN 12" ABOVE THE INSTALLED FACILITY.
6. ALL EDGES AND JOINTS OF EXISTING ASPHALT PAVEMENT SHALL BE SAW CUT TO STRAIGHT LINES, PARALLEL TO OR PERPENDICULAR TO THE ROADWAY, PRIOR TO THE RESURFACING.
7. RESURFACING MATERIAL SHALL BE FDOT SUPERPAVE, AND SHALL BE APPLIED A MINIMUM OF TWO INCH IN THICKNESS.
8. SURFACE TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED FOR A SMOOTH, FLUSH TRANSITION TO EXISTING PAVEMENT.
9. IF THE TRENCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL REPLACED WITH A PERMANENT PATCH.
10. REFER TO SPECIFICATIONS FOR DETAILED PROCEDURES.
11. WHERE THE UTILITY TRENCH CROSSES EXISTING ASPHALT DRIVEWAYS, THE LIMEROCK BASE THICKNESS MAY BE A MINIMUM OF 6 INCHES THICK, REGARDLESS OF THE EXTENT OF IMPACT. THE ENTIRE DRIVEWAY SURFACE BETWEEN THE EDGE OF THE ROADWAY PAVEMENT AND PROPERTY LINE OR FRONT OF SIDEWALK SHALL BE OVERLAID USING 2-INCH THICK MINIMUM ASPHALTIC CONCRETE SURFACE COURSE WHERE INDICATED ON THE PLANS OR AS DIRECTED BY THE CITY/ENGINEER.



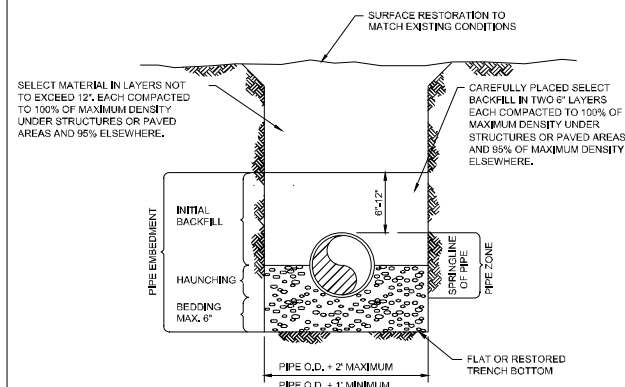
1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BE SHALL INCLUDE CONSIDERATION FOR THIS ISSUE, WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER. PROVIDE ADEQUATE Dewatering, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
2. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL PAVING) PRIOR TO THE OUTLET CONTRACTOR'S START OF WORK. PROVIDE ACCESS TO ALL EQUIPMENT, JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLET. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLET CONTRACTOR TO THE SPECIFIC LOCATION OF THE OUTLET. THE OUTLET CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLET.

SHEET NUMBER C-503		THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL		CITY OF HOLLYWOOD FLORIDA		CITY OF HOLLYWOOD STANDARD POTBALE WATER DETAILS		KHA PROJECT 147506002 DATE 10/10/16 SCALE AS SHOWN DESIGNED BY GOW DRAWN BY RS CHECKED BY		LICENSED PROFESSIONAL GREG D. WILFONG, P.E. FLORIDA LICENSE NUMBER 63166 DATE:		 © 2016 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM CA 00000696				No. _____ Revisions _____ Date _____ By _____	
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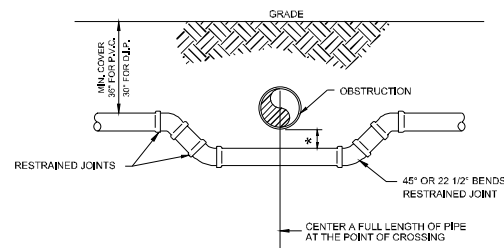
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DATE: 3/31/94	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: EAM	PIPE LAYING CONDITION TYPICAL SECTION (D.I.P.)	DRAWING NO.
APPROVED:		S-2



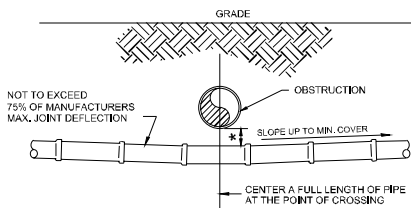
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DATE: 3/31/84	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: EAM	PVC PIPE LAYING CONDITION TYPICAL SECTION	DRAWING NO.
APPROVED:		S-3



SPECIAL UTILITY CROSSING
FITTING TYPE

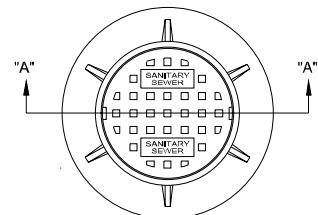
* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.R. REQUIREMENTS



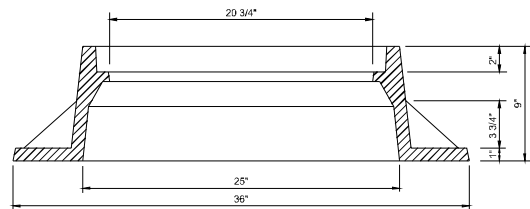
STANDARD UTILITY CROSSING DEFLECTION TYPE

* REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.R. REQUIREMENTS

DATE: 3/01/94	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: EAM	UTILITY CROSSING DETAIL	DRAWING NO.
APPROVED:		S-4



COVER SECTION "A-A"



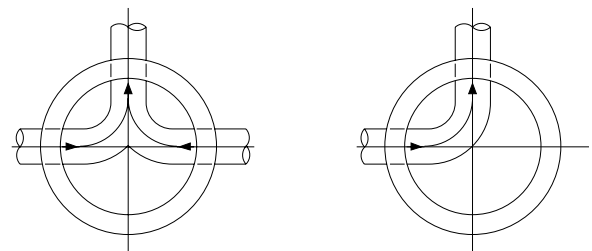
FRAME SECTION "A-A"

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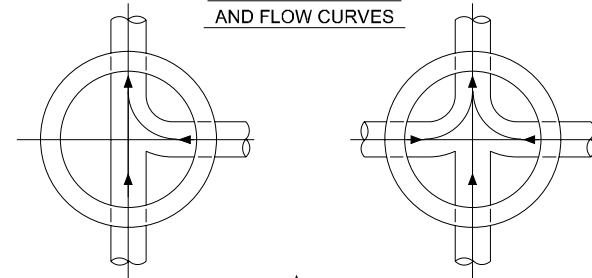
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DRAWN: EAM	MANHOLE FRAME AND COVER	DRAWING NO.
APPROVED:		S-9

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

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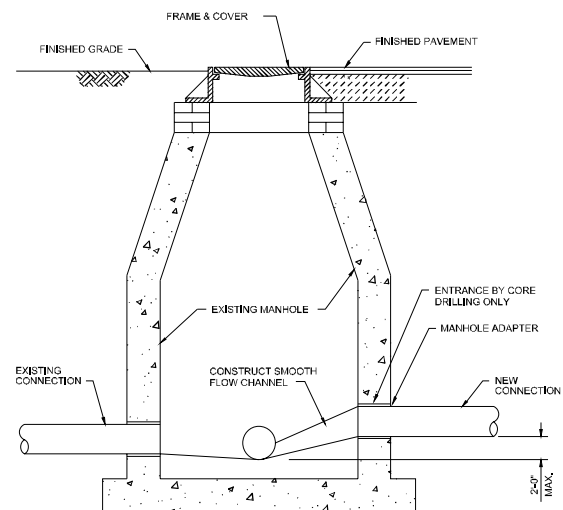


PLAN OF BOTTOM AND FLOW CURVES



NOTES:

DATE: 3/01/94	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: EAM	MANHOLE FLOW PATTERNS	DRAWING NO.
APPROVED:		S-5



SECTION

DATE: 3/01/94	CITY OF HOLLYWOOD - UTILITIES DEPARTMENT STANDARD DETAIL	REVISED:
DRAWN: EAM	NEW CONNECTION TO EXISTING MANHOLE	DRAWING NO.
APPROVED:		S-10

3.

[illegible]

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LICENSED PROFESSIONAL
GREG D. WILFONG, P.E.

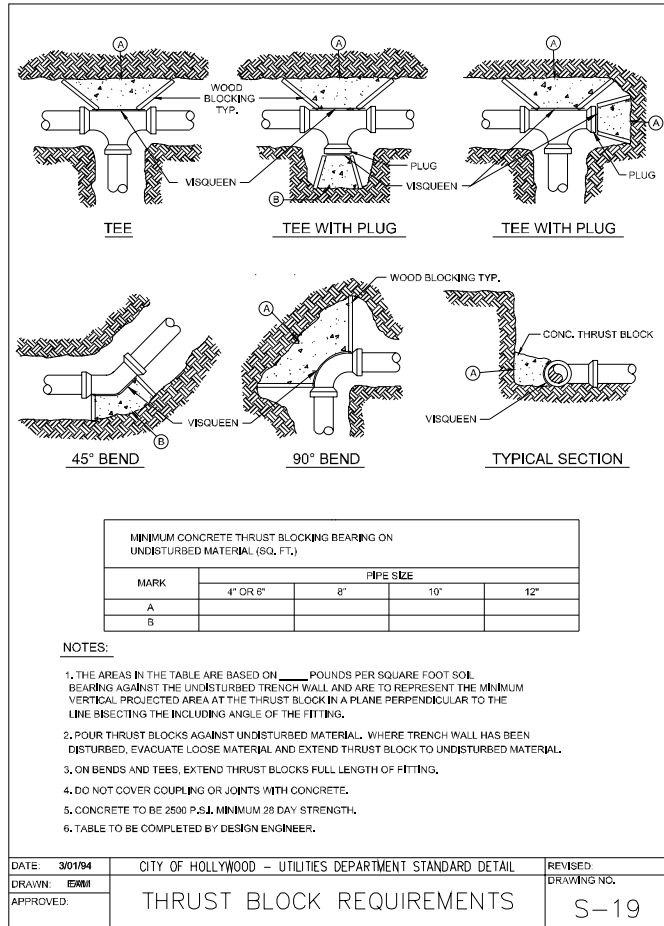
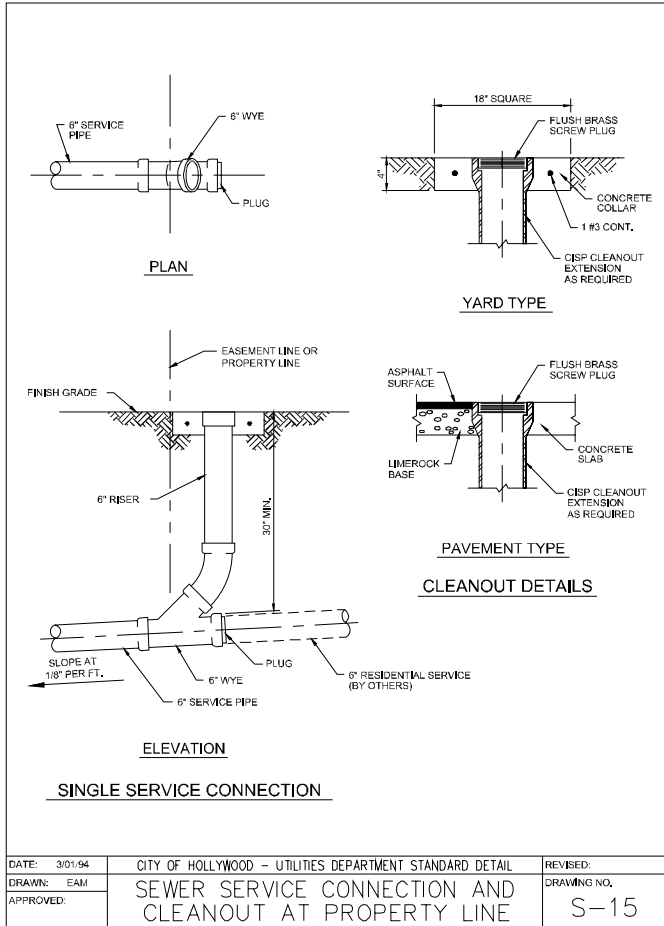
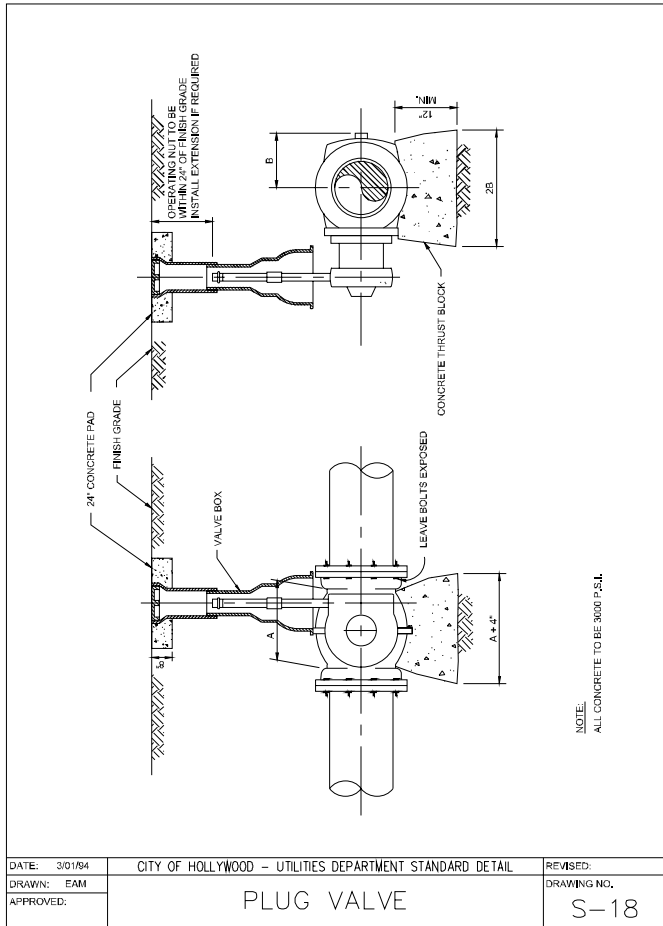
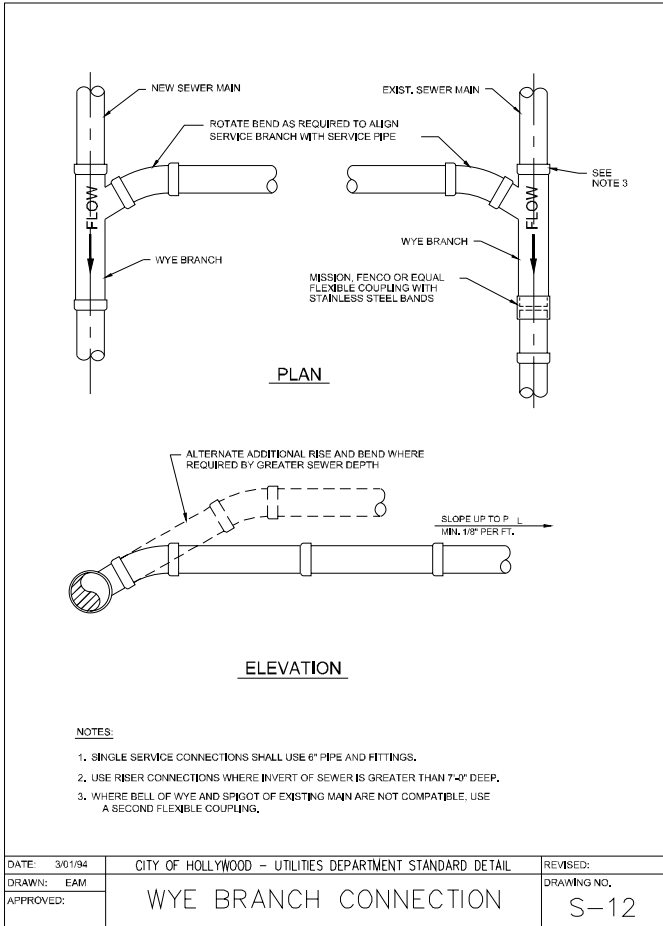
KHA PROJECT	DATE
147506002	10/10/16
SCALE AS SHOWN	
DESIGNED BY GDW	RS
DRAWN BY	
CHECKED BY GDW	

**CITY OF HOLLYWOOD
STANDARD
WASTEWATER
DETAILS**

THE PLACE AT
HOLLYWOOD PHASE
V SOUTH RETAIL

SHEET NUMBER C-504	CITY OF HOLLYWOOD FLORIDA
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Plotted By: Schulz, Ryan. Sheet Set: THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL Layout: C-505 CITY OF HOLLYWOOD STANDARD WASTEWATER DETAILS October 17, 2016 11:59:50am K:\WEB_LDEV\147506002 - phase 6 retail\CAD\plansheets\C-501 UTILITY DETAILS.dwg
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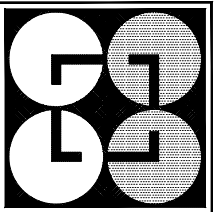
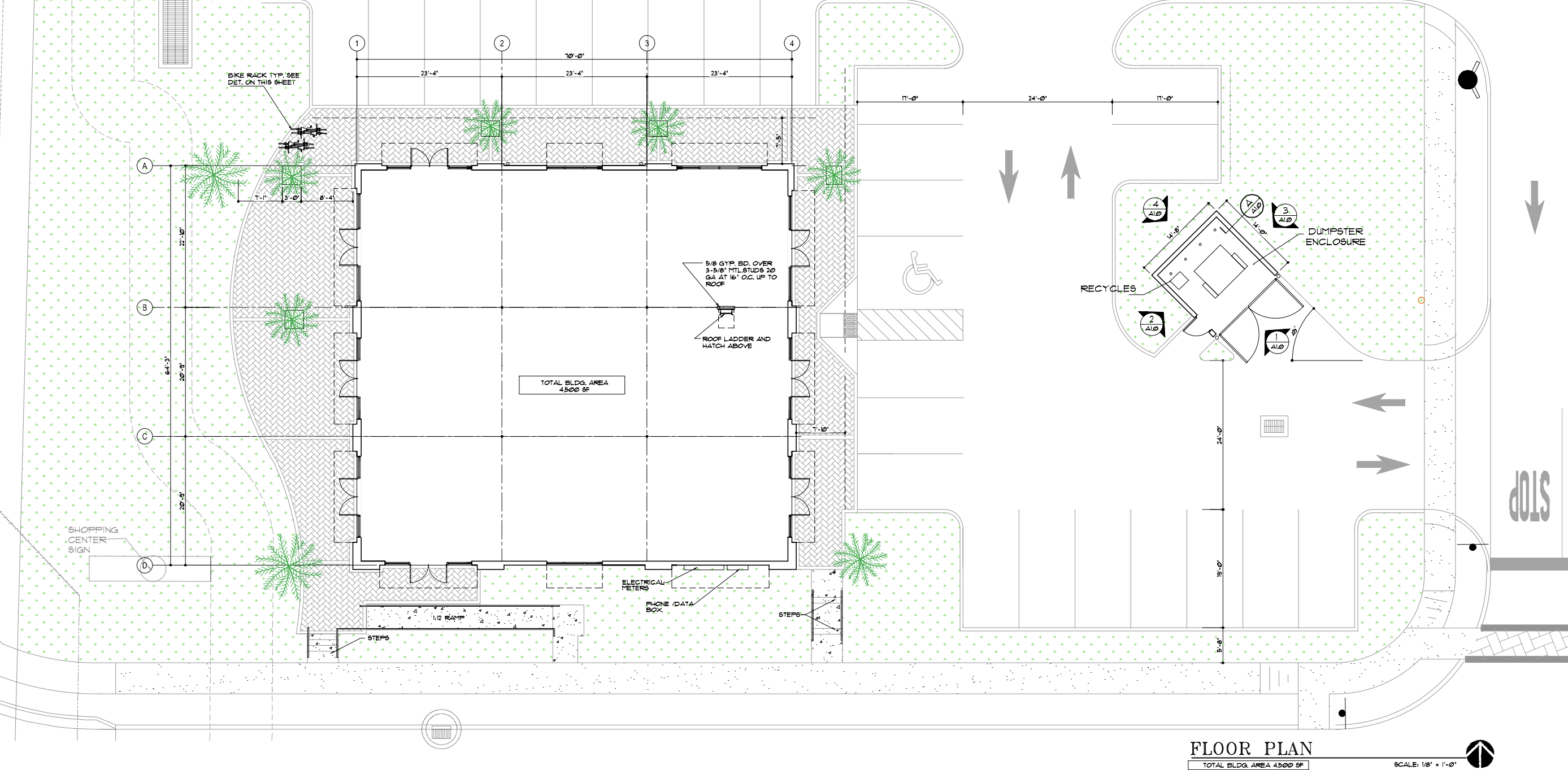
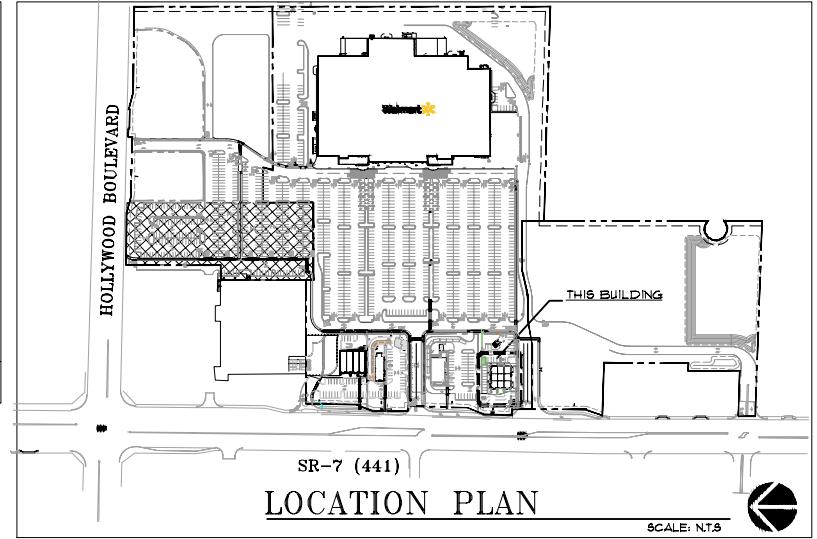
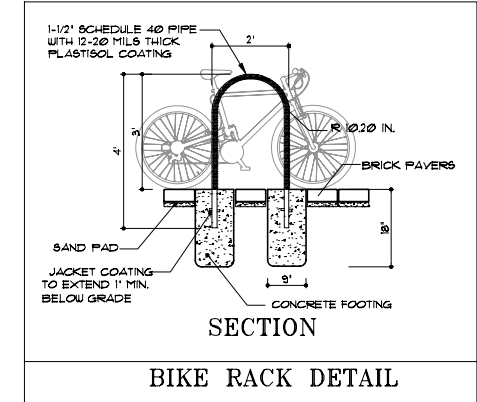
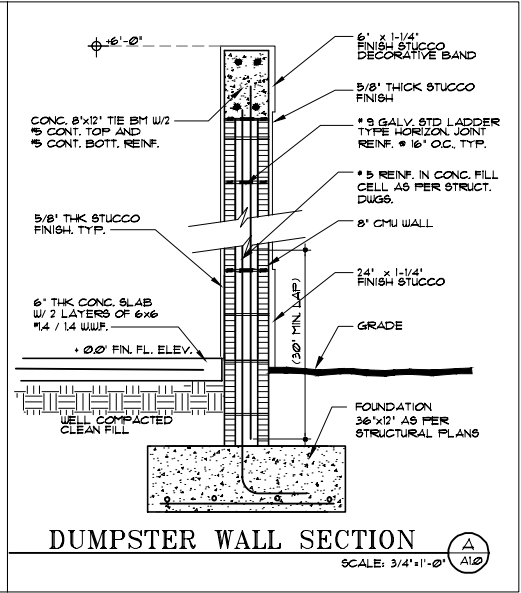
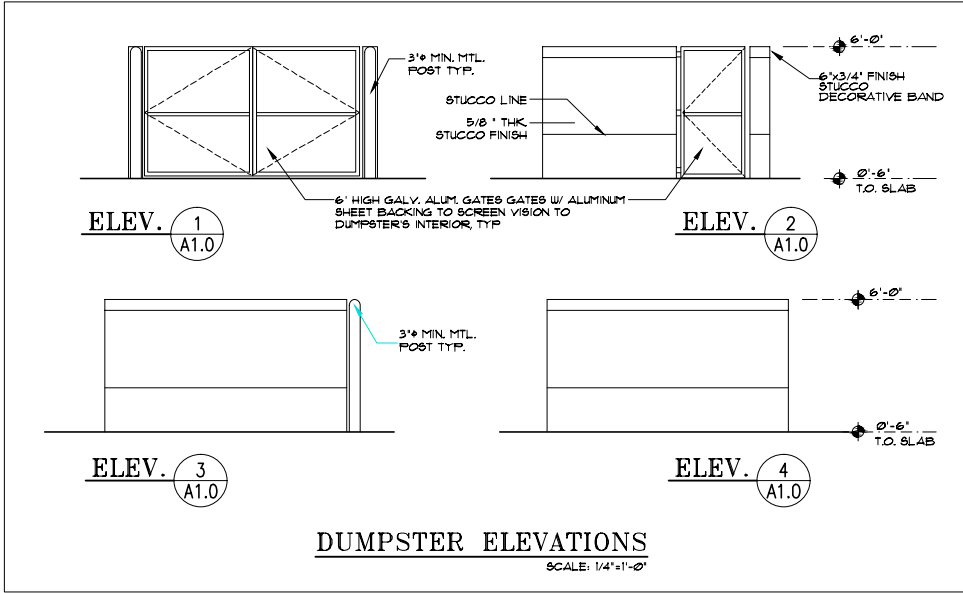
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KHA PROJECT 147506002		CITY OF HOLLYWOOD		THE PLACE AT HOLLYWOOD PHASE V SOUTH RETAIL	
DATE 10/10/16	SCALE AS SHOWN	STANDARD WASTEWATER DETAILS		HOLLYWOOD PHASE V SOUTH RETAIL	
DESIGNED BY GDW	DRAWN BY RS	FLORIDA		CITY OF HOLLYWOOD	
CHECKED BY	DATE: ---				
LICENSED PROFESSIONAL		GREG D. WILFONG, P.E.		SHEET NUMBER C-505	
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960		CA 0000696			
PHONE: 772-794-4100		REVISIONS			
		DATE			
		BY			



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& LOZANO
ARCHITECTS**

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REVISIONS

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STATE OF FLA. REG. No. 8253

SEAL

CARLOS LOZANO
STATE OF FLA. REG. No. 0014722

PHASE VI FOR :
THE PLACE AT HOLLYWOOD
AT:
333 S. SR-7
HOLLYWOOD, FLORIDA

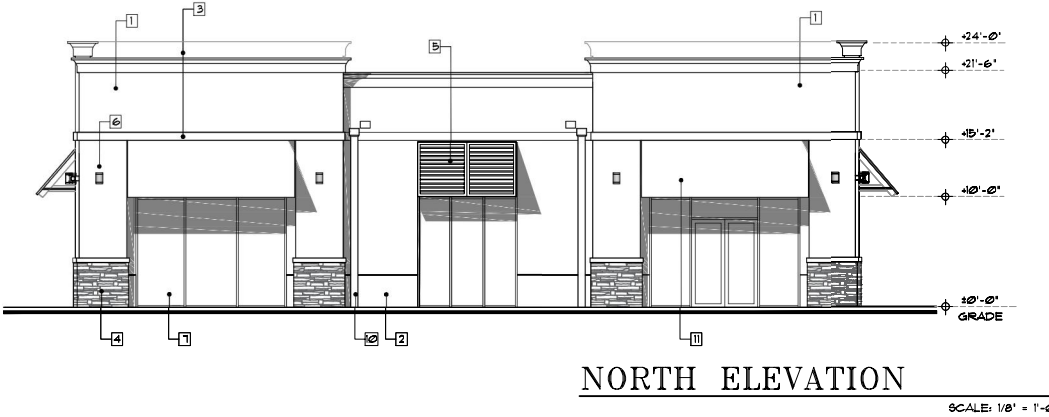
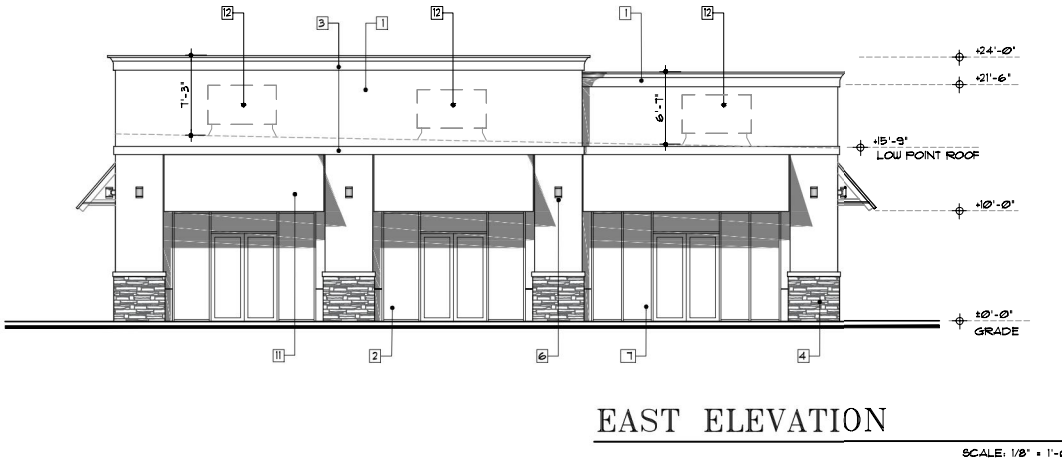
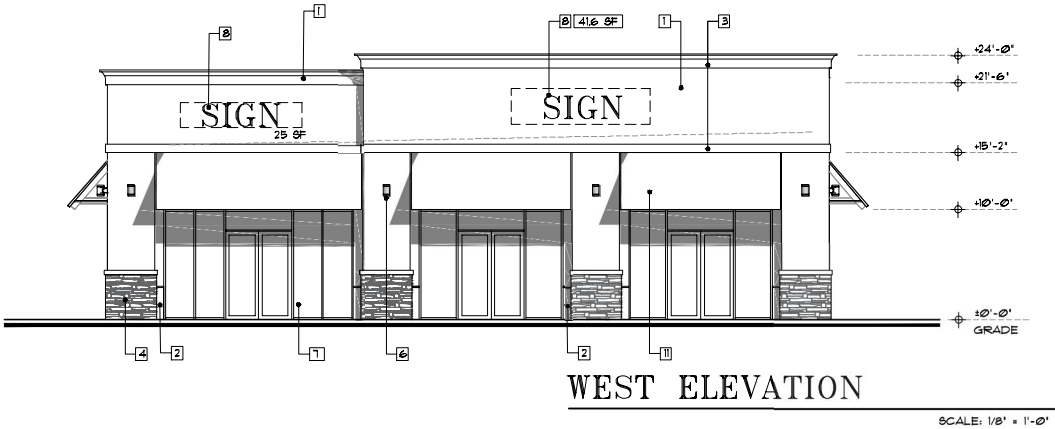
SHEET TITLE :
FLOOR PLAN
SCALE: 1/8" = 1'-0"

JOB No.:
DATE: 08/04/16

SHEET
A1.0
OF

DACAR HOLLYWOOD / LocalShops

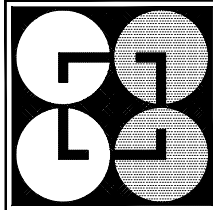
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By: Daniela Arreda



LEGEND

- 1 STUCCO FINISH WALL
DECORATOR'S WHITE PM-3 BENJAMIN MOORE
- 2 STUCCO FINISH WALL
DELRAY GRAY 1614 BENJAMIN MOORE
- 3 STUCCO WALL TRIM
SUPER WHITE PM-1 BENJAMIN MOORE
- 4 STONE VENEER: LEDGESTONE 'PRO-LEDGE 'BLACK FOREST' BY
CORONADO STONE PRODUCTS.
- 5 DECORATIVE MTL. SHUTTER
ALUMINUM COLOR
- 6 EXTERIOR FIXTURE LIGHTS
GARCO LIGHTING MODEL: CYLINDERS 30" LINE UP/ON
CODE: 30"E-JUL-1-30TH-100-NF (NATURAL ALUMINUM COLOR)
- 7 IMPACT RESISTANT STOREFRONT.
MTL. FINISH: ALUMINUM COLOR
- 8 LOCATION FOR SIGNAGE BY TENANTS. ALL SIGNAGE
SHALL COMPLY WITH CITY CODES AND ORDINANCES
AND SHALL BE SUBMITTED TO LANDLORD FOR
APPROVAL.
SIGNAGE WILL BE REVISED AND APPROVED BY THE
CITY UNDER SEPARATE PERMIT.
- 9 TUBULAR FIXED LADDER WITH CAGE PROVIDE SHOP DUGS.
- 10 MTL. DOWNSPOUT, PAINT TO MATCH ADJACENT WALL
- 11 CANVAS AWNING:
COLOR: BLUE SELECTED BY ARCHITECT
- 12 RTU BY TENANT.

NOTE:
INSTALL COLOR PAINT SAMPLES IN AN AREA OF 100 SF, APPROX.
AND CALL ARCHITECT/ OWNER FOR SITE APPROVAL BEFORE
PROCEEDING WITH PAINT JOB.



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STATE OF FLA. REG. No. 0014722

PHASE VI FOR :
THE PLACE AT HOLLYWOOD
AT:
333 S. SR-7
HOLLYWOOD, FLORIDA

SHEET TITLE :

ELEVATIONS

SCALE: 1/8"=1'-0"

JOB No.:

DATE: 08/04/16

SHEET

A2.0

OF

DACAR HOLLYWOOD/ LocalShops



COLOR CHART

DECORATOR'S WHITE PM-3
BENJAMIN MOORE

SUPER WHITE PM-1
BENJAMIN MOORE

DELRAY GRAY 1614
BENJAMIN MOORE

CANVAS AWNING:
COLOR: BLUE SELECTED
BY ARCHITECT
BY SUNBRELLA (SUBMIT
SHOP DWGS.)

STONE VENEER:
LEDGESTONE
'PRO-LEDGE 'BLACK FOREST'
BY CORONADO
STONE PRODUCTS.

DECORATIVE MTL. BAHAMA
SHUTTERS',
COLOR: METALLIC ALUMINUM

LEGEND

1 STUCCO FINISH WALL
DECORATOR'S WHITE PM-3 BENJAMIN MOORE

2 STUCCO FINISH WALL
DELRAY GRAY 1614 BENJAMIN MOORE

3 STUCCO WALL TRIM
SUPER WHITE PM-1 BENJAMIN MOORE

4 STONE VENEER: LEDGESTONE 'PRO-LEDGE 'BLACK FOREST' BY CORONADO STONE PRODUCTS.

5 DECORATIVE MTL. SHUTTER
ALUMINUM COLOR

6 EXTERIOR FIXTURE LIGHTS
GARCOO LIGHTING MODEL: CYLINDERS 301 LINE UP/DN
CODE: 301-E-U-L-50TH-120-NP (NATURAL ALUMINUM COLOR)

7 IMPACT RESISTANT STOREFRONT.
MTL. FINISH: ALUMINUM COLOR

8 LOCATION FOR SIGNAGE BY TENANTS. ALL SIGNAGE
SHALL COMPLY WITH CITY CODES AND ORDINANCES
AND SHALL BE SUBMITTED TO LANDLORD FOR
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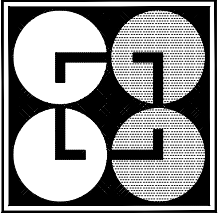
10 MTL. DOWNSPOUT; PAINT TO MATCH ADJACENT WALL

11 CANVAS AWNING:
COLOR: BLUE SELECTED BY ARCHITECT

12 RTU BY TENANT.

NOTE:

INSTALL COLOR PAINT SAMPLES IN AN AREA OF 100 SF. APPROX.
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PHASE VI FOR :
THE PLACE AT HOLLYWOOD
AT:
333 S. SR-7
HOLLYWOOD,
FLORIDA

SHEET TITLE :

COLOR ELEVATIONS

SCALE: 1"=1/8"

JOB No.:

DATE: 08/04/16

SHEET

A2.1

OF

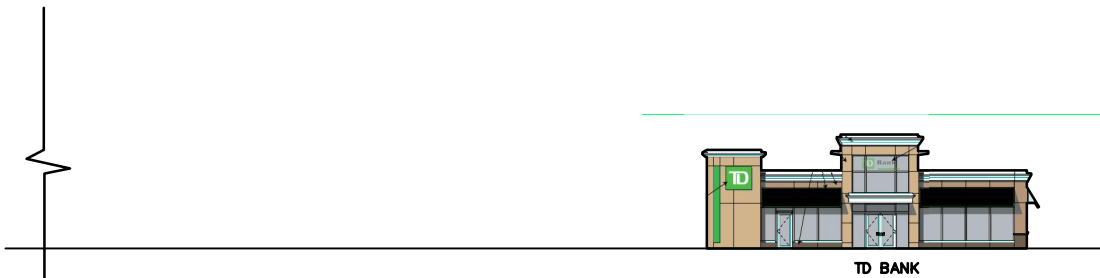
DACAR HOLLYWOOD/ LocalShops

THE PLACE AT HOLLYWOOD

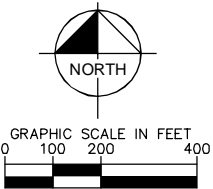
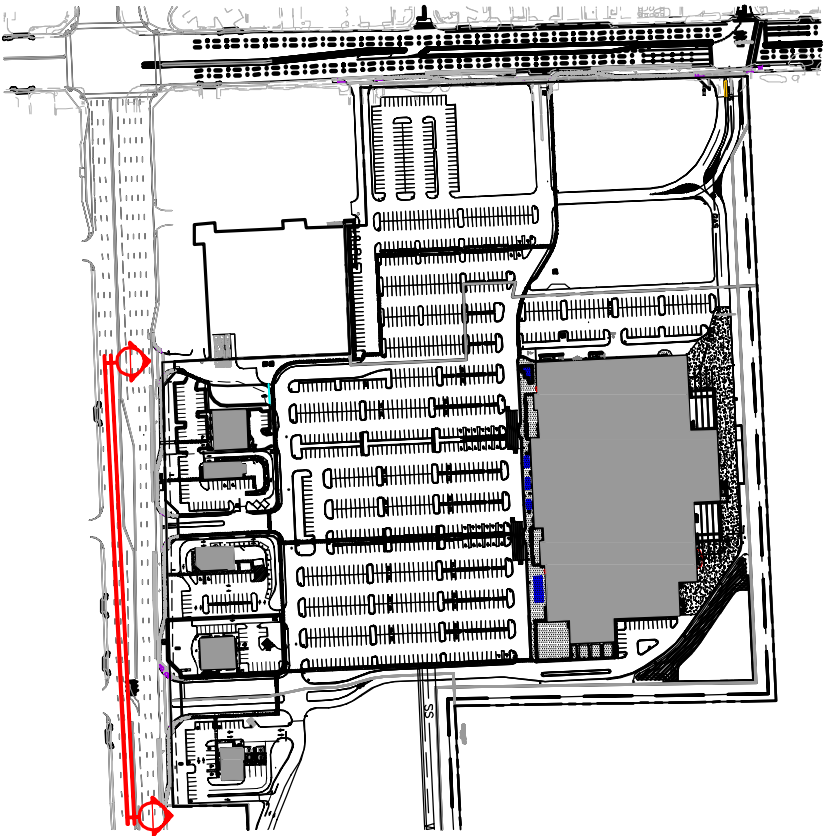
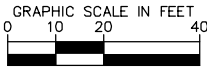
SR7 STREET VIEW RENDERING

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KEY PLAN

ATTACHMENT B

Land Use and Zoning Maps

