

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



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

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

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

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

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: 4-3-2017

Location Address: 5739 MCKINLEY ST. HOLLYWOOD FL 33021

Lot(s): 11 Block(s): 4 Subdivision: HOLLYWOOD COUNTRY ESTATE

Folio Number(s): 51412100980

Zoning Classification: RM9 Land Use Classification: RM9

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

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

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

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

Explanation of Request: BUILD 7 TOWNHOMES

Number of units/rooms: 7 Sq Ft: LUA 1191 + 270 GARAGE

Value of Improvement: 700,000 Estimated Date of Completion: 9-1-2017

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

Name of Current Property Owner: JOSE THOMAS - PRESIDENT (KOLLAHULLA CORP.)

Address of Property Owner: 9710 STIRLING RD #161 Cooper City FL 3302

Telephone: 954 926 3358 Fax: 954 200 7848 Email Address: JOSECPA@TICPA.COM

Name of Consultant/Representative/Tenant (circle one): MIGUEL DEDIEGO

Address: 1657 TYLER 105 HOLLY. 33320 Telephone: 954 926 3358

Fax: 954 926 3358 Email Address: DEDIEGO@AOL.COM

Date of Purchase: 4-18-2016 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: SALIM HADDAD

419 509 1015 Address: 4925 ROOSEVELT ST. HOLLY.

Email Address: HADDADHOMES@YAHOO.COM

PLANNING DIVISION



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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: 4-3-2017

PRINT NAME: JOE THOMAS

Date: 4-3-2017

Signature of Consultant/Representative: MIGUEL DE DIEGO

Date: 4-1-2017

PRINT NAME: MIGUEL DE DIEGO

Date: 4-1-2017

Signature of Tenant: _____

Date: _____

PRINT NAME: NA

Date: _____

Current Owner Power of Attorney

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

Sworn to and subscribed before me
this _____ day of _____

Signature of Current Owner

Notary Public
State of Florida

Print Name

My Commission Expires: _____ (Check One) _____ Personally known to me; OR _____ Produced Identification _____

**UNANIMOUS RESOLUTION OF THE BOARD OF DIRECTORS
KOLLAMULA CORPORATION
A FLORIDA CORPORATION
9710 STIRLING RD 101, COOPER CITY, FL 3302**

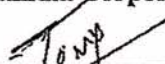
WHEREAS, Kollamula Corporation is a Florida Corporation ID P16000013066 ("Corporation"), and

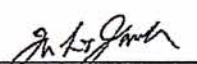
WHEREAS, the undersigned represents the Board of Directors of the Corporation; and

WHEREAS, The Company President Tony Jose Thomas and The Treasurer Julie J Thomas has the full authority delegate power to Jose Thomas to act on behalf of the corporation. The Board of Directors hereby giving power of attorney to Mr. Jose Thomas, Sign, execute and deliver all documents necessary on behalf of the company. This authority includes signing all the legal documents and submitting application to the City of Hollywood, Broward County offices and any and all governmental offices for the 7 Units town homes construction. Mr. Jose Thomas is hereby given authority to sign, execute all legal documents and to do any and all legal acts on behalf of Kollamula Corporation.

The foregoing resolution was properly adopted by the Board of Directors this 21 day of August, 2016.


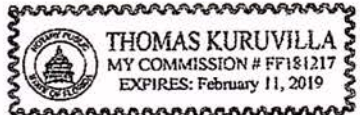
Kollamula Corporation, A Florida Corporation

By: 
Tony Jose Thomas - President

By: 
Julie Jose Thomas - Treasures

Signed April 2nd by Tony Jose Thomas and Julie Jose Thomas. Both parties are personally known to me for the past several years

Notary Public

April 2, 2017

Ownership and Encumbrances Report

THE LAW OFFICE OF PRINCE A. DONNAHOE IV, P.A.

9710 Stirling Road, Suite 104
Cooper City, Fl. 33024
Phone (954) 438-4040
Fax (954) 438-4438

Provided For: Prince A Donnahoe IV P.A.

Agent's File Reference: 16-035

Effective Dates: *From* January 1, 1978 (Date of Plat)
 To January 24, 2017 at 11:00 P.M.

Description of Real Property Situated in Broward County, Florida.

Lot 11, Block 4, Hollywood Country Estates, according to the plat thereof as recorded in Plat Book 24, Page 9, Public Records of Broward County, Florida.

Apparent Title Vested in:

Kollamulla Corporation, a Florida corporation by Warranty Deed recorded in Instrument Number 113646672, Public Records of Broward County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: January 30, 2017

Prepared by: Prince A. Donnahoe IV, Esq.

Phone Number: (954) 438-4040

Email Address: PrinceDonnahoe@usa.net

Ownership and Encumbrances Report

Attorneys' Title Fund Services, LLC

Fund File Number: 388191

ENCUMBRANCES

1. Nothing Found

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation. Maximum liability for incorrect information is \$1000 under Sec. 627.7843, F.S.

Prince A. Donnanhoe IV
Prince A. Donnanhoe IV

February 1, 2016

State of Florida
County of Broward

Before me personally appeared Prince A. Donnanhoe IV, who is
personally known and did certify the contents of this report.

[Signature]





3-20-17

10-154

RESPONSE TO COMMENTS FROM
DEPT OF DEVELOPMENT SERVICES.

A) ZONING:

- 1- PLATTING BY THE OWNER
- 2- NARRATIVE BY THE OWNER
- 3- OWNERSHIP AND ENCUMBRANCE REPORT BY THE OWNER
- 4- SEE ENCLOSED COVER SHEET.
- 5- ALTA SURVEY BY THE OWNER.
- 6- SEE SHEET A-1 FOR FULLY DIMENSIONED SITE PLAN AS REQUIRED WITH ADJACENT PROPERTIES AND TURNING RADII
- 7- SEE SHEET A-1 FOR TRAVEL INFORMATION
- 8- SEE SHEET A-1 FOR ZONING INFORMATION
- 9- GENERAL APPLICATION BY THE OWNER
- 10- DETAIL OF INCORPORATION BY THE OWNER
- 11- SEE SHEET A-3 FOR THE NEW ORNAMENTAL 6 FT HG FENCE.
- 12- IMPACT FEES BY OWNER
- 1- SEE SHT A-1 FOR LOCATION OF MECH EQUIP.
- 2- SEE SHT A-1 FOR THE ELECT VEHICLE CHARGING STATION NOTE
- 3- SEE SHT A-3 FOR BUSH HEIGHT
- 4- SEE SHT A-1 FOR NEW SIDEWALK & DETAIL

B) DESIGN:

- 1- SEE REVISED PLAN FOR NEW WINDOW
- 2- SEE NEW LANDSCAPE PLAN
- 3- SEE REVISED PLAN FOR SINGLE WINDOW
- 4- VOID
- 5- SEE REVISED ELEVATION FOR STUCCO BANDS
- 6- SEE ENCLOSED LANDSCAPE PLAN

C) ENG: TERRENCE COMISKEY

- 1- SEE REVISED PLAN FOR NEW WALKWAY
- 2- SEE SAT A-1 FOR DUMPSTER ENCLOSURE DETAILS
- 3- SEE REVISED PLAN ENLARGED REAR PATIOS 10'X25'
- 4- SEE REVISED ELEVS FOR STUCCO BANDS
- 5- SEE REVISED ELEVS FOR PORCH & MATERIALS
- 6- SEE REVISED ELEVS FOR HIP ROOFS
- 7- SEE NEW GARAGE PANELED DOORS
- 8- SEE REVISED ELEVS FOR WINDOW RELOCATION
- 9- SEE REVISED ELEVS FOR HIP ROOF
- 10- SEE SAT A-1 FOR (5) GREEN BUDG REQ.
- 11- SEE ENCLOSED LANDSCAPE PLAN

E) SIGNAGE:

- 1- NO SIGNAGE ON THIS PROPOSAL

F) LIGHTING:

- 1- SEE SHEET A-1 FOR SITE LIGHT LOCATION

G) ENG: LUIS LOPEZ

- 1- SEE NEW CIVIL DRAWINGS
- 2- SEE NEW SIDE WALK
- 3- SEE A-1 FOR DUMPSTER LOCATION
- 4- SEE A-1 FOR DUMPSTER DETAILS
- 5- SEE A-1 FOR ALL DRIVEWAYS
- 6- REFER TO CIVIL DRAWINGS FOR UTILITY CONNECTIONS
- 7- SEE CIVIL DRAWINGS
- 8- SEE A-1 FOR NEW WALKWAY
- 9- SEE A-1 FOR INDIVIDUAL MAILBOXES LOCATION
- 10- ALTA AND TITLE SURVEY BY THE OWNER.

H) FIRE:

- SEE CIVIL PLANS FOR HYDRANT FLOW TEST
- SEE SHT A-1 FOR DIMENSIONS

I) COMMUNITY DEVELOPMENT:

- 1- THE UNITS WILL BE OWNED
- 2- SEE CIVIL PLANS FOR SEWER HOOK-UP
- 3- PROPERTY WILL NOT BE FENCED OR GATED
- 4- SEE SHT A-1 FOR DUMPSTER ENCLOSURE
- 5- SEE SHT A-1 FOR MECH EQUIP LOCATION
- 6- SEE ENCLOSED LANDSCAPE PLAN
- 7- SEE ENCLOSED COLOR RENDERING
- 8- SEE REVISED PLAN FOR WALKWAY
- 9- THE PAVED DRIVEWAY IS FOR BLOCK-OUT

Miguel de Diego Architect P.A.

1657 Tyler Street . Suite 105 . Hollywood, Florida 33020 . Phone (954) 926-3358

Fax (954) 926-2021 . dediegoarch@aol.com . AA-26001641

March 20, 2017

16-154

Response to comments from
Department of development services

A) Application submittal:

- 1-Platting by the owner
- 2-Narrative by the owner
- 3-Ownership and encumbrance report by the owner
- 4-See enclosed cover sheet
- 5-Alta survey by the owner
- 6-See sheet A-1 for fully dimensioned site plan as required with adjacent properties
- 7-See sheet A-1 for tabular information
- 8-See sheet A-1 for zoning information
- 9-General application by the owner
- 10-Article of incorporation by the owner
- 11-See sheet A-3 for the new ornamental 6 ft hg fence
- 12-Impact fees by owner

B) Zoning:

- 1-See sheet A-1 for location of mech equip.
- 2-See sheet A-1 for the elect vehicle charging station note
- 3-See sheet A-3 for building height
- 4-See sheet A-1 for new sidewalk & detail

C) Design:

- 1-See revised plan for new window
- 2-See new landscape plan
- 3-See revised plan for single window
- 4-Void
- 5-See revised elevation for stucco bands
- 6-See enclosed landscape plan

Eng: Terrence Comiskey

- 1-See revised plan for new walkway
- 2-See sheet A-1 for dumpster enclosure details
- 3-See revised plan enlarged rear patios 10'x25'
- 4-See revised elevations for stucco bands
- 5-See revised elevations for porch & materials
- 6-See revised elevations for hipped roofs
- 7-See new garage paneled doors
- 8-See revised elevations for window relocation
- 9-See revised elevations for hipped roofs
- 10-See sheet A-1 for (5) green building req.
- 11-See enclosed landscape plan

D) Landscape:

- 1-Refer to landscape architects drawings

E) Signage:

- 1-No signage on this proposal

F) Lighting:

- 1-See sheet A-1 for site light location

G) Green building:

- 1-See sheet A-1 for green building requirement note

H) Environmental sustainability:

- 1-Refer to the landscape plan
- 2-See sheet A-1 for green building requirement note
- 3-Roof has been designed with dimensional shingles
- 4-See sheet A-1 for bicycle rack location & detail

I) Utilities:

- 1-No comments received

J) Building:

- 1-Application

K) Eng: Luis Lopez:

- 1-See new civil drawings
- 2-See new side walk
- 3-See A-1 for dumpster location
- 4-See A-1 for dumpster location
- 5-See A-1 for all driveways
- 6-Refer to civil drawings for utility connections
- 7-See civil drawings
- 8-See A-1 for new walkway
- 9-See A-1 for individual mailboxes location
- 10-Alta and title survey by the owner

L) Fire:

- See civil plans for hydrant flow test
- See sheet A-1 for dimensions

M) Community development:

- 1-The units will be owned
- 2-See civil plans for sewer hook-up
- 3-Property will not be fenced or gated
- 4-See sheet A-1 for dumpster enclosure
- 5-See sheet A-1 for mech equip. location
- 6-See enclosed landscape plan
- 7-See enclosed color rendering
- 8-See revised plan for walkway
- 9-The paved driveway is for back-out

N) Economic development:

- 1-Application

O) Parks, recreational and culture arts:

- 1-Impact fees by owner

P) Police department:

- 1-Police department recommendations will be provided

Q) Public works:

- 1-See sheet A-1 for recycling dumpster location

R) Downtown and beach area:

- 1-Not applicable

S) Parking:

- 1-No comments received

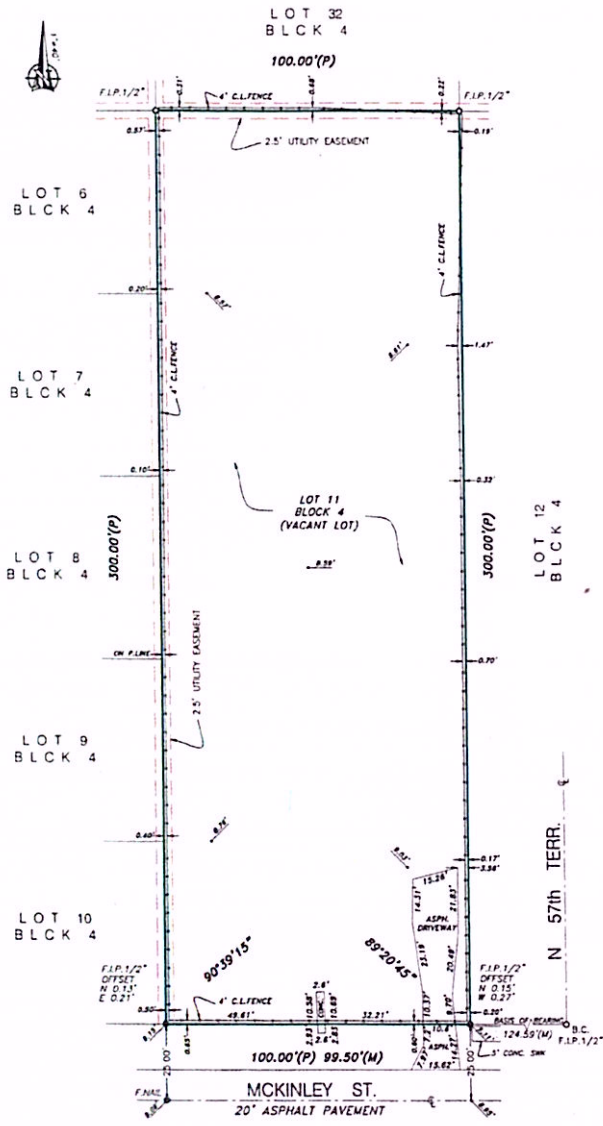
ALTA / NSPS LAND TITLE SURVEY

Survey #: B-23013

Client File #: 16-035



LOCATION MAP



Notes: FENCES ENCROACH INTO EASEMENT ALONG NORTHWEST LOT LINE. FENCES ENCROACH OVER NORTHEAST LOT LINES.

Legal Description:

Lot 11, of Block 4, of HOLLYWOOD COUNTRY ESTATES, according to the plat thereof, as recorded in Plat Book 24, Page 9, of the public records of Broward County, FLORIDA

Property Address:

5739 McKinley Street
Hollywood, FLORIDA 33021

Certified To:

Kollamulla Corporation
Prince A. Donnahue IV, P.A.
Old Republic National Title Insurance Company
its successors and/or assigns as their interest may appear.

Flood Information:

Community Number: 125113
Panel Number: 12011C0564H
Suffix: H
Date of Firm Index: 08/18/2014
Flood Zone: AH
Base Flood Elevation: 10
Date of Field Work: 12/02/2016
Date of Completion: 12/09/2016

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WAS DETERMINED, OF-6-8266071 (SCHEDULE B ONLY).
- RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LANDS SHOWN HEREON WERE ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT, OF-6-8366071 (SCHEDULE B ONLY).
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1989 UNLESS OTHERWISE NOTED.
- THIS IS A ALTA/NSPS LAND TITLE SURVEY UNLESS OTHERWISE NOTED.
- THIS ALTA/NSPS LAND TITLE SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXCEED TO ANY UNNAMED PARTIES.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS ALTA/NSPS LAND TITLE SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER SJ-17-051 THROUGH SJ-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427.027 FLORIDA STATUTES.

SIGNED: FOR THE FIRM
EFRAIN LOPEZ P.E. No. 6792 STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

M.E. LAND SURVEYING, INC.

10665 S.W. 190TH STREET - SUITE 3110
MIAMI, FLORIDA 33157
PHONE: (305) 740-3319
FAX: (305) 669-3190
LICENSED BUSINESS #7989
WWW.MELANDSERVICES.COM

B-23013

SITE DESIGN
FOR
7 UNITS TOWNHOMES
5739 McKINLEY STREET
HOLLYWOOD, FLORIDA

Miguel de Diego

A R C H I T E C T P.A.

AA-26001641

AR 13378

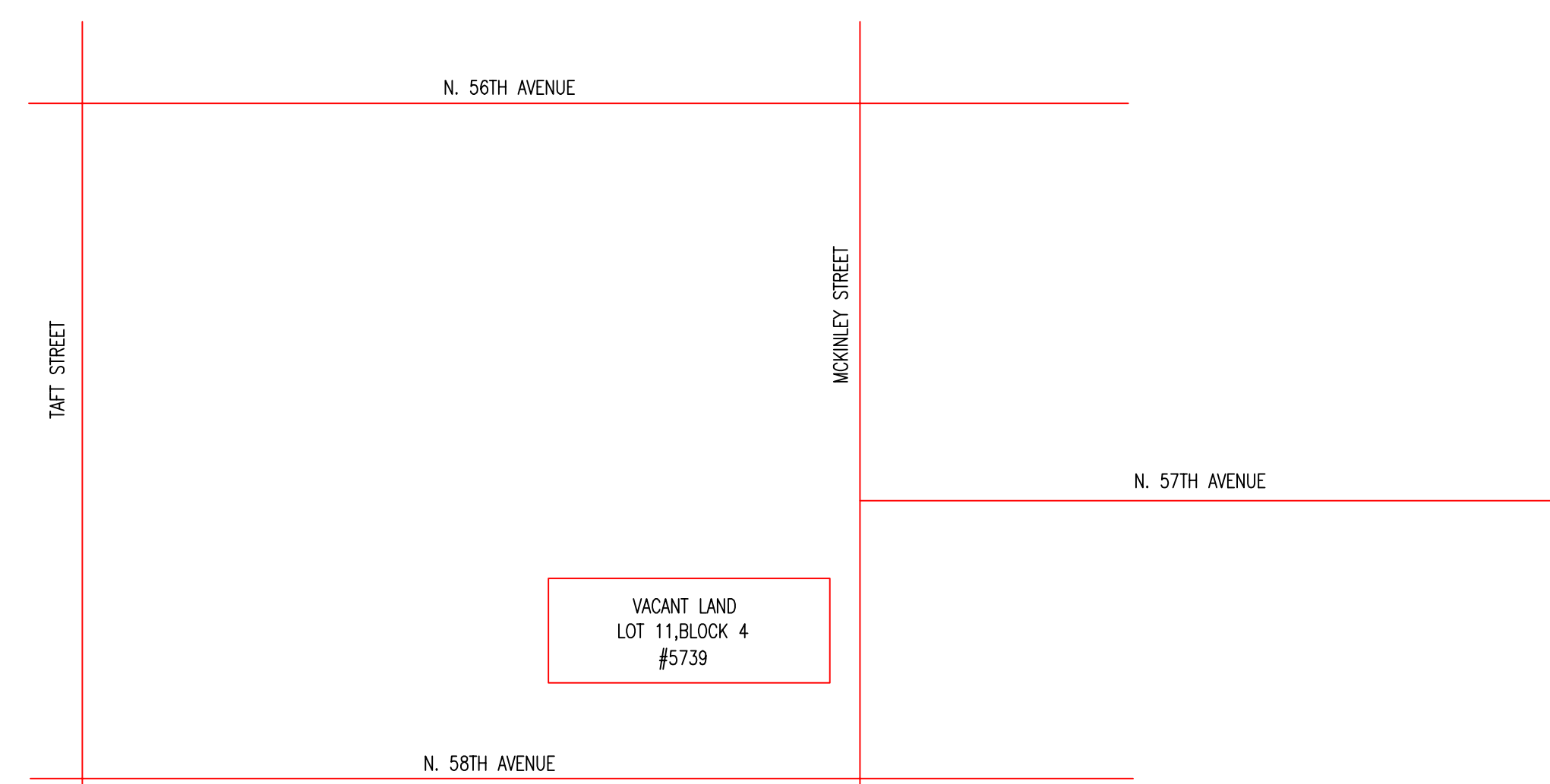
1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020

PH. (954) 926-3358 FAX (954) 926-2021

SHEET A-1 SITE PLAN

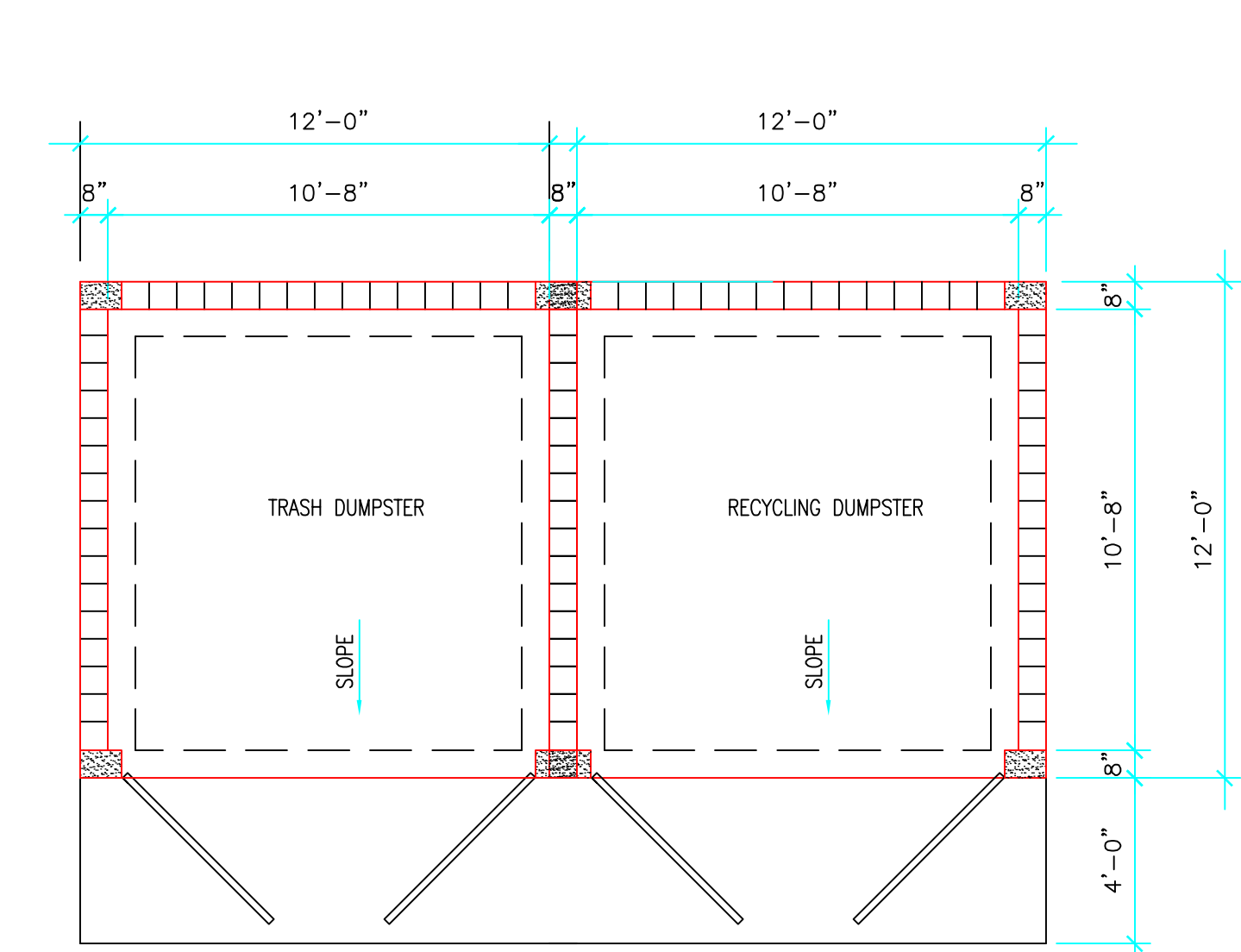
SHEET A-2 FLOOR PLANS

SHEET A-3 ELEVATIONS



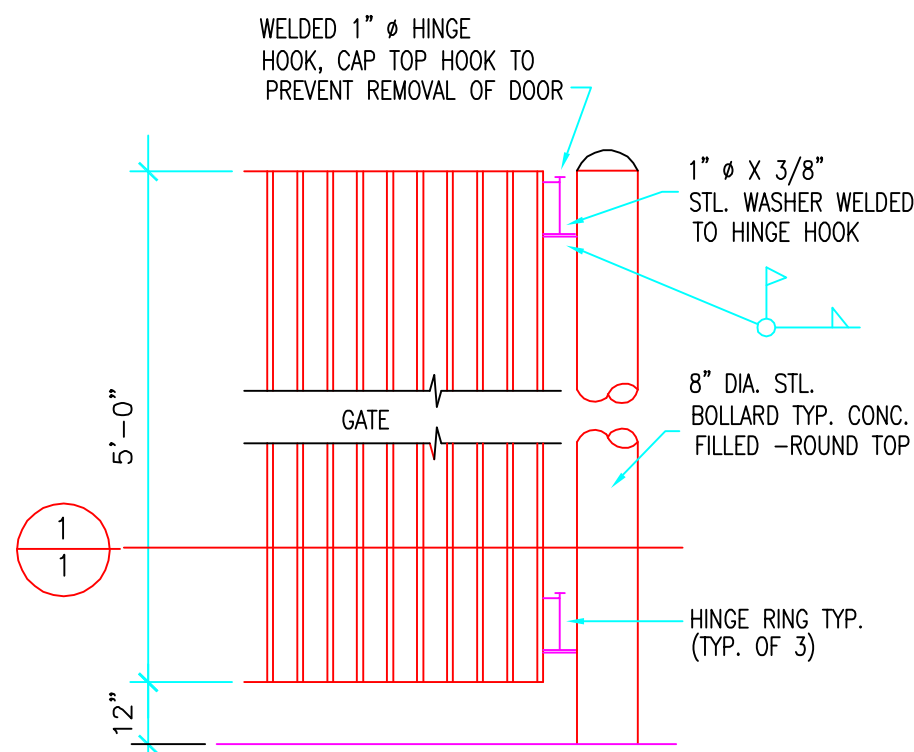
LOCATION PLAN

N.T.S.



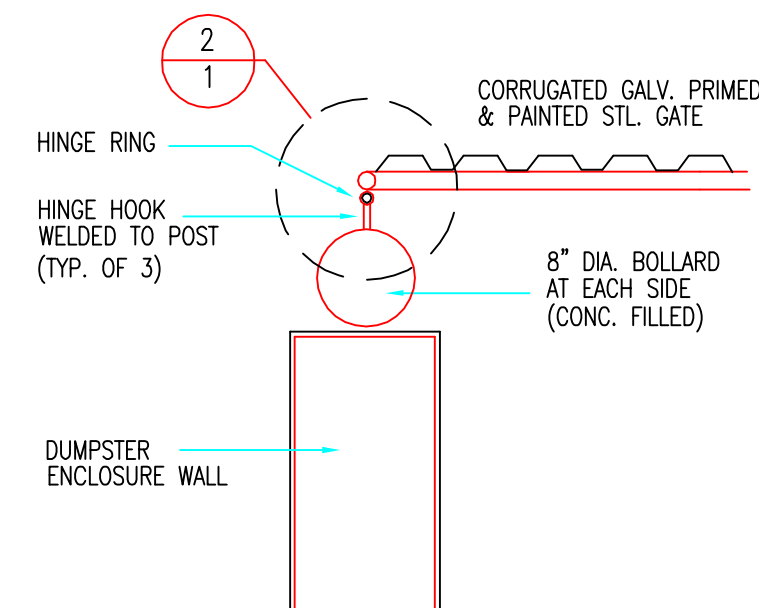
DUMPSTER FLOOR PLAN

SCALE: 1/4"=1'-0"



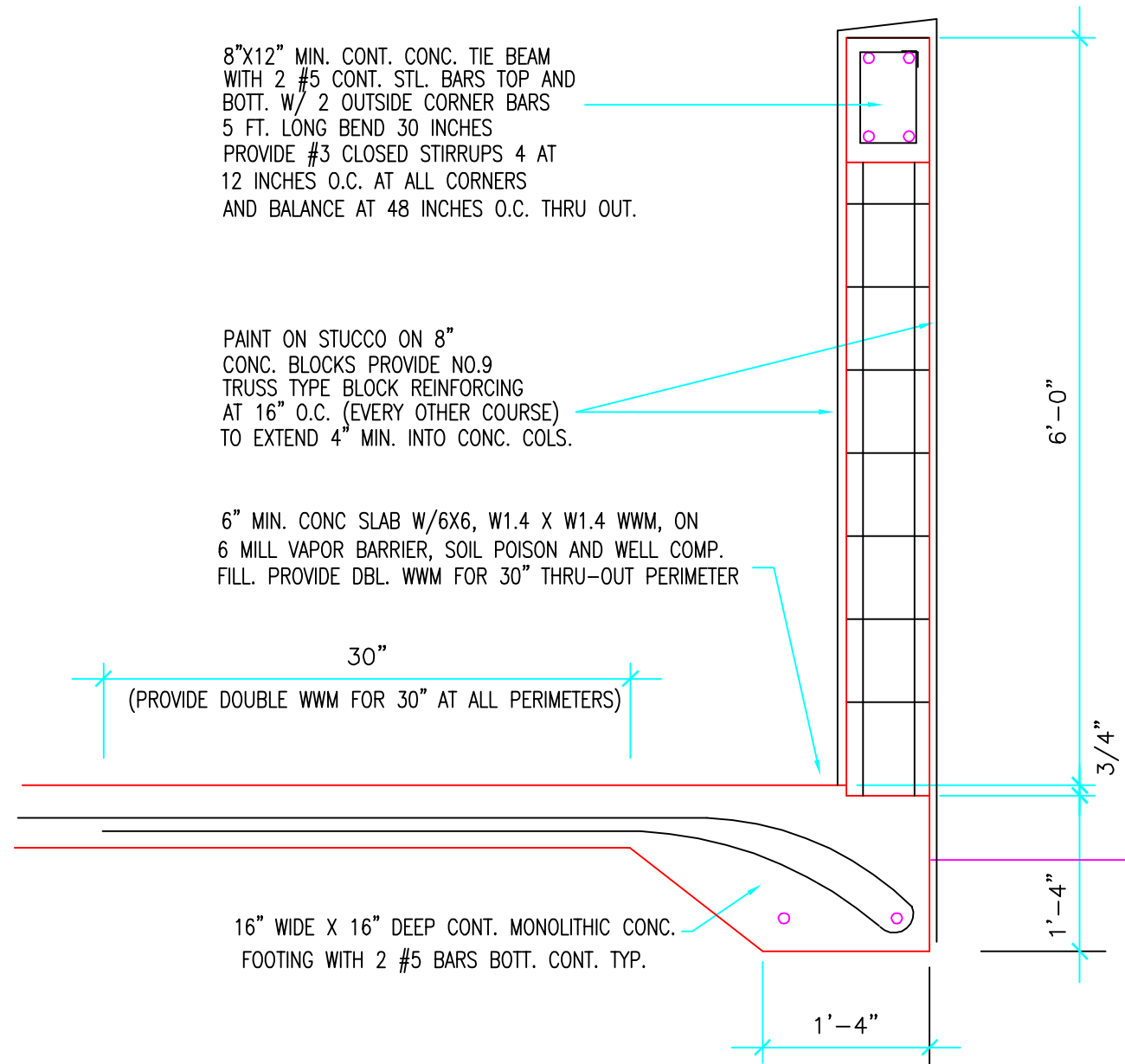
HINGE / GATE DETAIL

N.T.S.



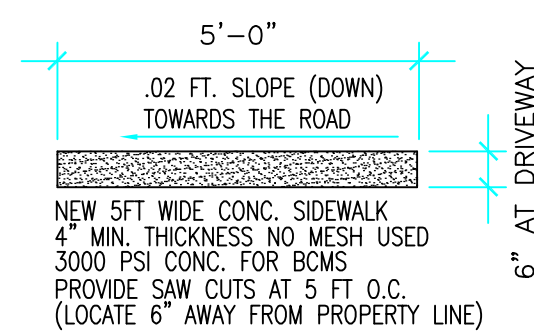
SECTION

N.T.S.



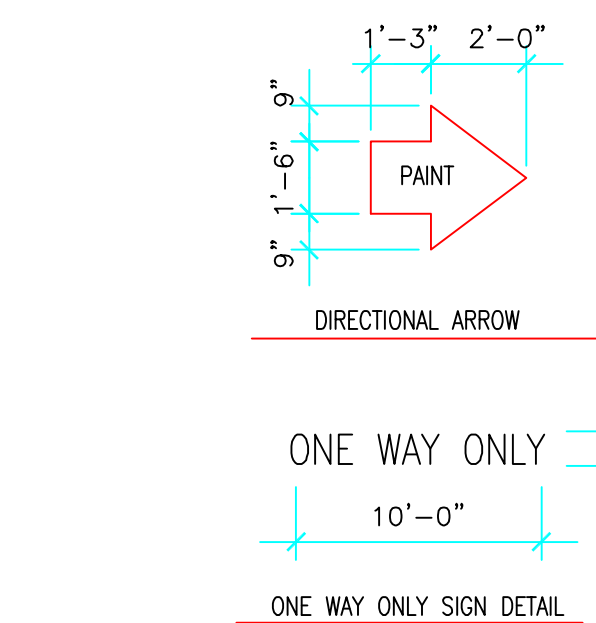
DUMPSTER ENCLOSURE SECTION

SCALE: 3/4"=1'-0"



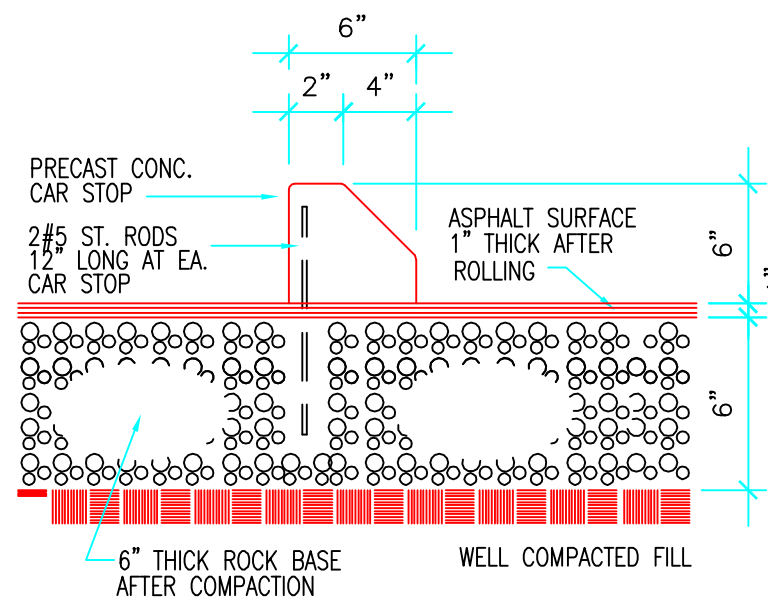
SIDEWALK SECTION

N.T.S.



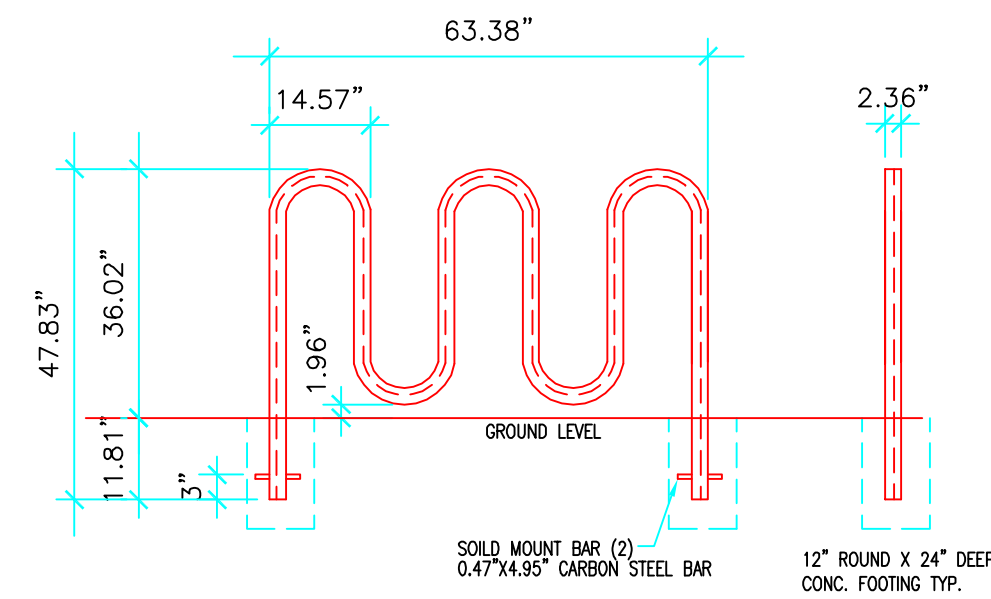
DRIVEWAY ARROW

NTS



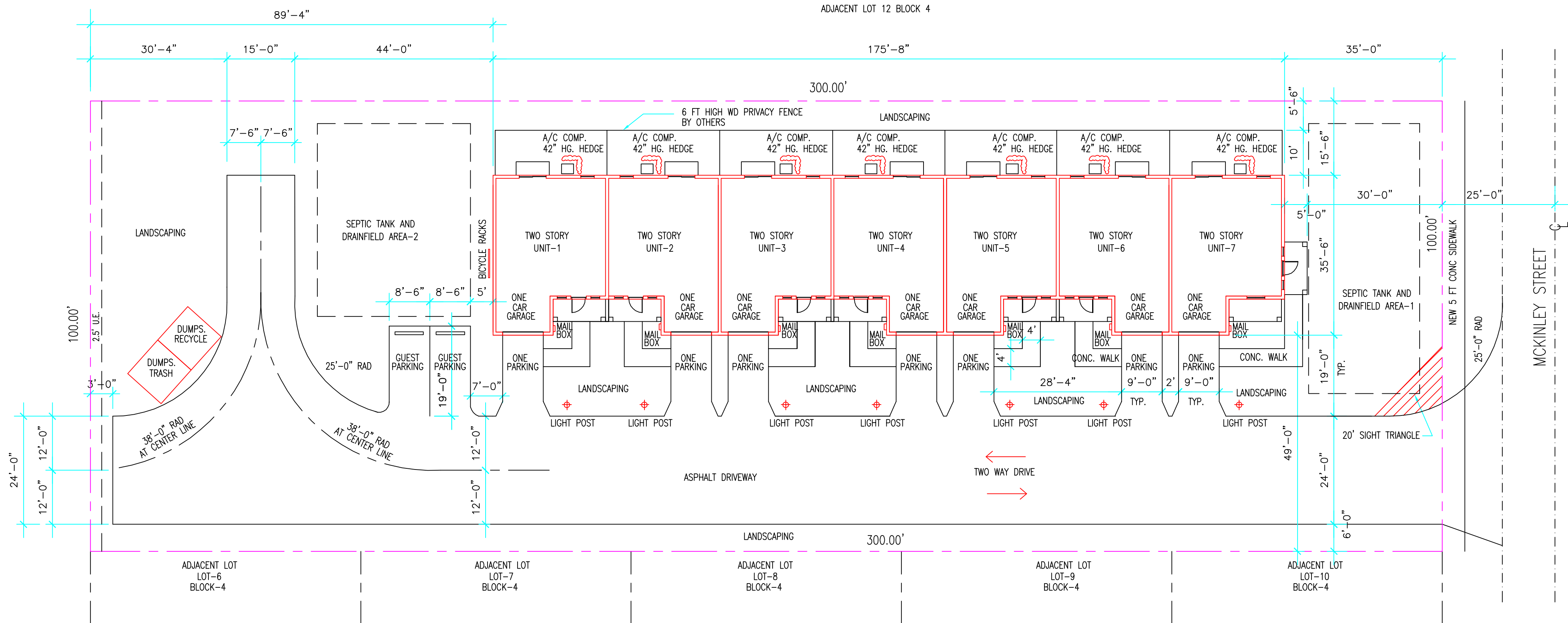
PRECAST CONC. WHEEL STOP

N.T.S. AT GUEST PARKING SPACES



BICYCLE RACK DETAIL

N.T.S.



SITE PLAN

SCALE: 1/16"=1'-0"

RM-19 BASE FLOOD ELEV. "AH"

LEGAL DESCRIPTION:
LOT 11 OF BLOCK 4 OF HOLLYWOOD COUNTRY ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE:
THE MAX. FOOT CANDLE LEVEL AT ALL PROPERTY LINES WILL BE NO GRATER THAN 0.5 F.C. WHEN ADJACENT TO RESIDENTIAL.

NOTE:
PROVIDE AN EMPTY 3/4" COND. IN EACH GARAGE TO A TWO GANG JUNCTION BOX WITH BLANK PLATE

NOTE:
NO SIGNAGE PROVIDED

	REQUIRED	PROPOSED
FRONT SETBACK (SOUTH)	20'-0"	30'-0"
REAR SETBACK (NORTH)	45'-0"	89'-4"
RIGHT SIDE SETBACK (EAST)	10'-0"	15'-6"
LEFT SIDE SETBACK (WEST)	10'-0"	49'-0"
OPEN SPACE	40 %	43.80 %
BUILDING HEIGHT	30'-0"	26'-0"

GROUND FLOOR EACH UNIT LIVING AREA	537.00 S.F.
SECOND FLOOR EACH UNIT LIVING AREA	654.00 S.F.
TOTAL LIVING AREA	1,191.00 S.F.
ONE CAR GARAGE	270.00 S.F.
TOTAL UNIT	1,461.00 S.F.

TOTAL BUILDING AREA:	
TOTAL GROUND FLOOR:	5,562.00 S.F.
TOTAL SECOND FLOOR:	4,832.00 S.F.
TOTAL	10,394.00 S.F.

GREEN BUILDING REQUIREMENTS (151.153)

- ALL DOORS SHALL CONFORM TO THE ENERGY STAR RATING CRITERIA FOR SOUTH FLORIDA
- PROVIDE PROGRAMMABLE THERMOSTATS
- PROVIDE DUAL FLUSH TOILETS. VERIFY TO USE LESS THAN ONE GALLON TO FLUSH LIQUIDS AND 1.6 GALLONS OR LESS FOR SOLIDS.
- PROVIDE MERV OF AIR FILTERS ON ALL AIR CONDITIONING UNITS AT LEAST 8 WITH ANTIMICROBIAL AGENT. MERV OF AT LEAST 8 SHALL BE VERIFIED BY THE MECHANICAL INSPECTOR ON SITE AT FINAL INSPECTION.
- ALL OUTDOORS LIGHTS INCLUDING FLUORESCENT BULBS AND FIXTURES WITH ELECTRONIC BALLAST LOW PRESSURE SODIUM OR MERCURY VAPOR, PHOTOVOLTAIC SYSTEM, LED LIGHTING AND LOW VOLTAGE LANDSCAPE LIGHTS THAT RUN ON TIMER. ALL ENERGY EFFICIENT OUTDOOR LIGHTING SHALL BE VERIFIED BY THE ELECTRICAL INSPECTOR AT FINAL INSPECTION.

SITE CALCULATIONS			
SITE	30,000.00 SQ. FT. NET		
	32,500.00 SQ. FT. GROSS		
	.69 ACRES NET		
	.75 ACRES NET		
BUILDING FOOT PRINT	5,565.00 S.F.	18.55 %	
ASPHALT DRIVES	10,350.00 S.F.	34.50 %	
ROOFED ENTRIES	480.00 S.F.	1.60 %	
CONC. WALKWAYS	465.00 S.F.	1.55 %	
LANDSCAPE	13,140.00 S.F.	43.80 %	

ADJACENT LAND USE:

NORTH: MEDIUM RESIDENTIAL (MRES)
SOUTH: LOW RESIDENTIAL (LRES)
EAST: MEDIUM RESIDENTIAL (MRES)
WEST: GENERAL BUSINESS (GBUS)

ADJACENT ZONING:

NORTH: LOW MEDIUM MULTY FAMILY DISTRICT (RM-9)
SOUTH: LOW MEDIUM MULTY FAMILY DISTRICT (RM-9)
EAST: LOW MEDIUM MULTY FAMILY DISTRICT (RM-9)
WEST: LOW MEDIUM MULTY FAMILY DISTRICT (RM-9)

PARKING CALCULATION:

REQUIRED TWO SPACES PER UNIT
7 UNITS X 2 = 14 SPACES REQUIRED
TWO SPACES PER UNIT PROVIDED
(ONE CAR GARAGE PLUS ONE SPACE PROVIDED)
TWO ADDITIONAL GUEST SPACES

TECHNICAL ADVISORY COMMITTEE JAN 17 2017
FINAL MAY 1st 2017
PDB TO BE DETERMINED

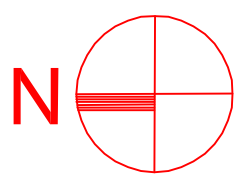
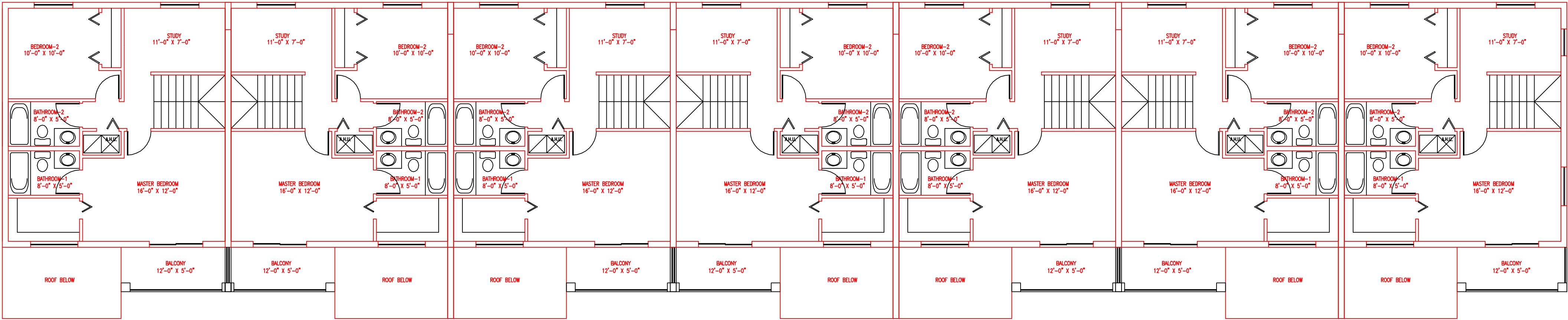
Miguel de Diego
ARCHITECT P.A.
AA-26001641 AR-13378
1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED	
DRAWN	
DATE	3-20-2017
COMM. NO.	16-154

A-1
3

SITE DESIGN
FOR
7 UNITS TOWNHOMES
5739 MCKINLEY STREET
HOLLYWOOD, FLORIDA

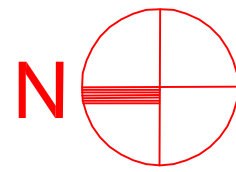
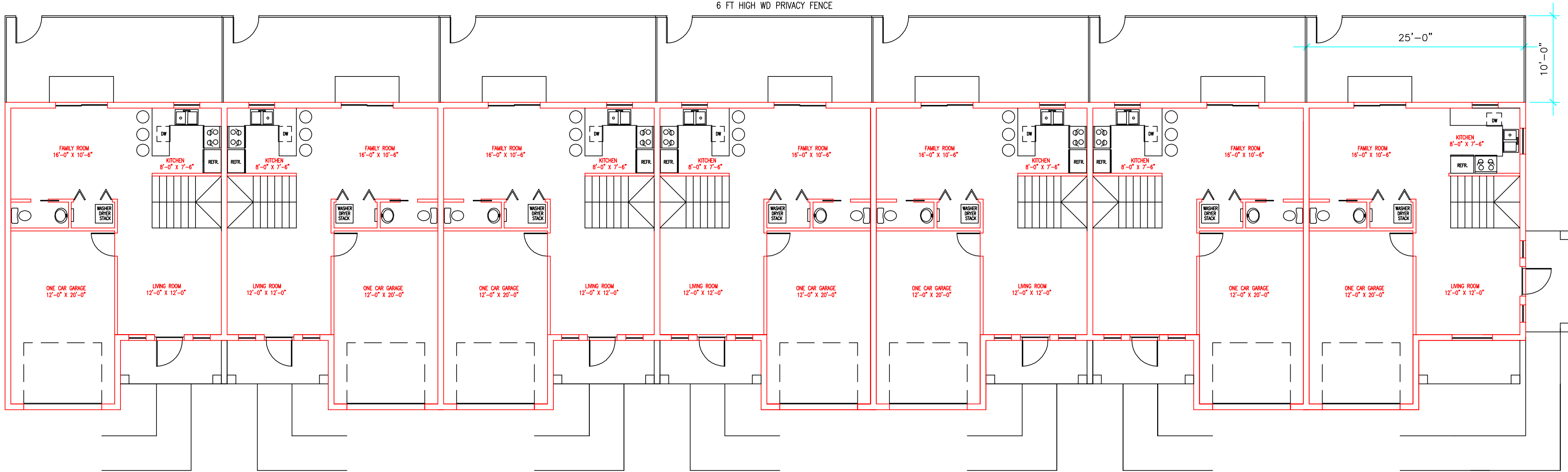
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SECOND FLOOR PLAN

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

2 BEDROOMS 2 1/2 BATHROOMS EACH UNIT



GROUND FLOOR PLAN

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

GROUND FLOOR EACH UNIT	537.00 S.F.
LIVING AREA	
SECOND FLOOR EACH UNIT	654.00 S.F.
LIVING AREA	
TOTAL LIVING AREA	1,191.00 S.F.
ONE CAR GARAGE	270.00 S.F.
TOTAL UNIT	1,461.00 S.F.

Miguel de Diego
ARCHITECT P.A.

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1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
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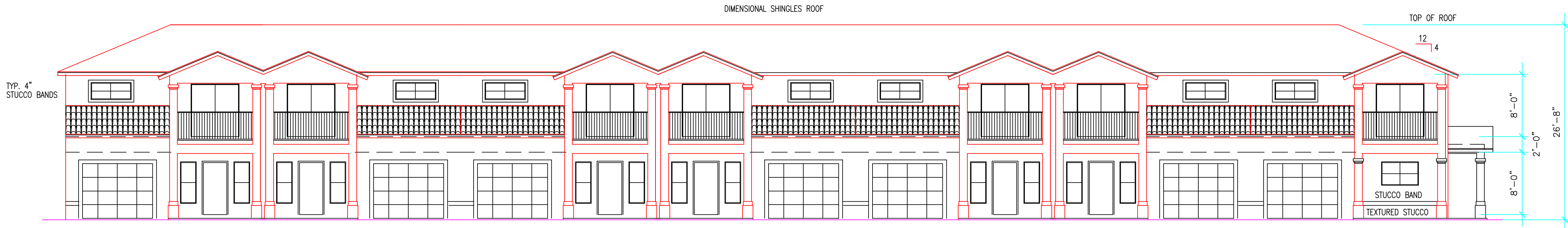
CHECKED	
DRAWN	
DATE	3-20-2017
COMM. NO.	16-154

A-2
3

SITE DESIGN
FOR
7 UNITS TOWNHOMES
5739 MCKINLEY STREET
HOLLYWOOD, FLORIDA

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD NOTES, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NOT TO BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW AND STATUTORY RIGHTS AND OTHER RESERVED RIGHTS THERE TO. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

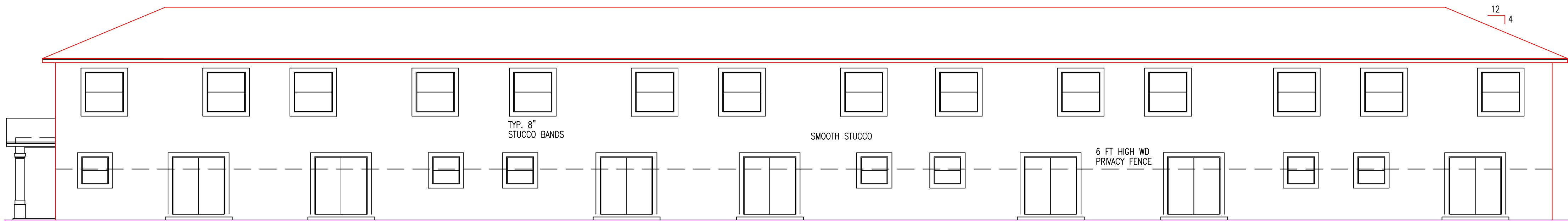
CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.



LEFT SIDE ELEVATION

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

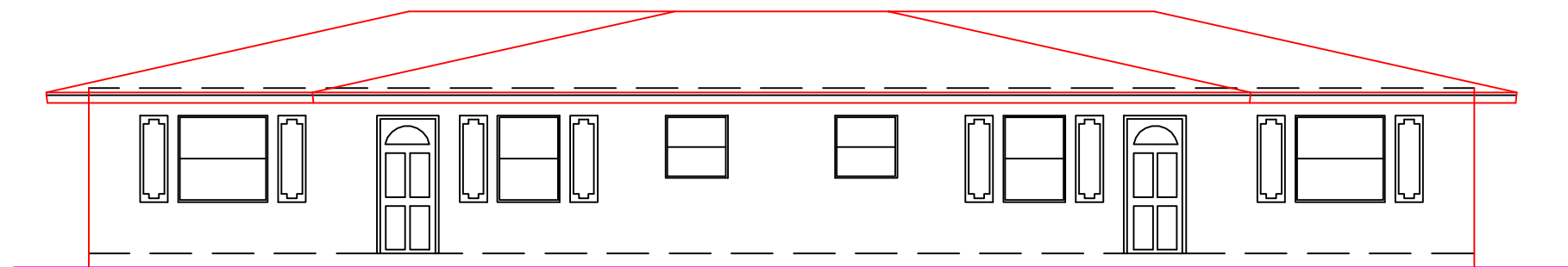
WEST



RIGHT SIDE ELEVATION

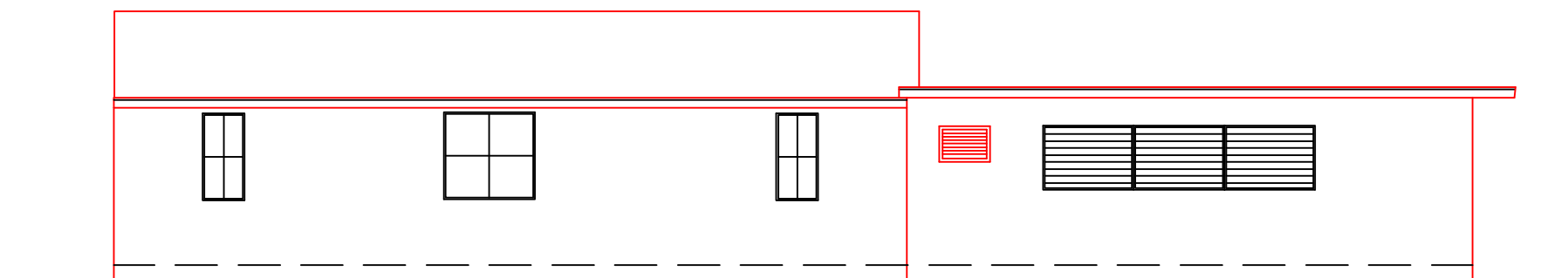
SCALE: 1/8"=1'-0"

EAST



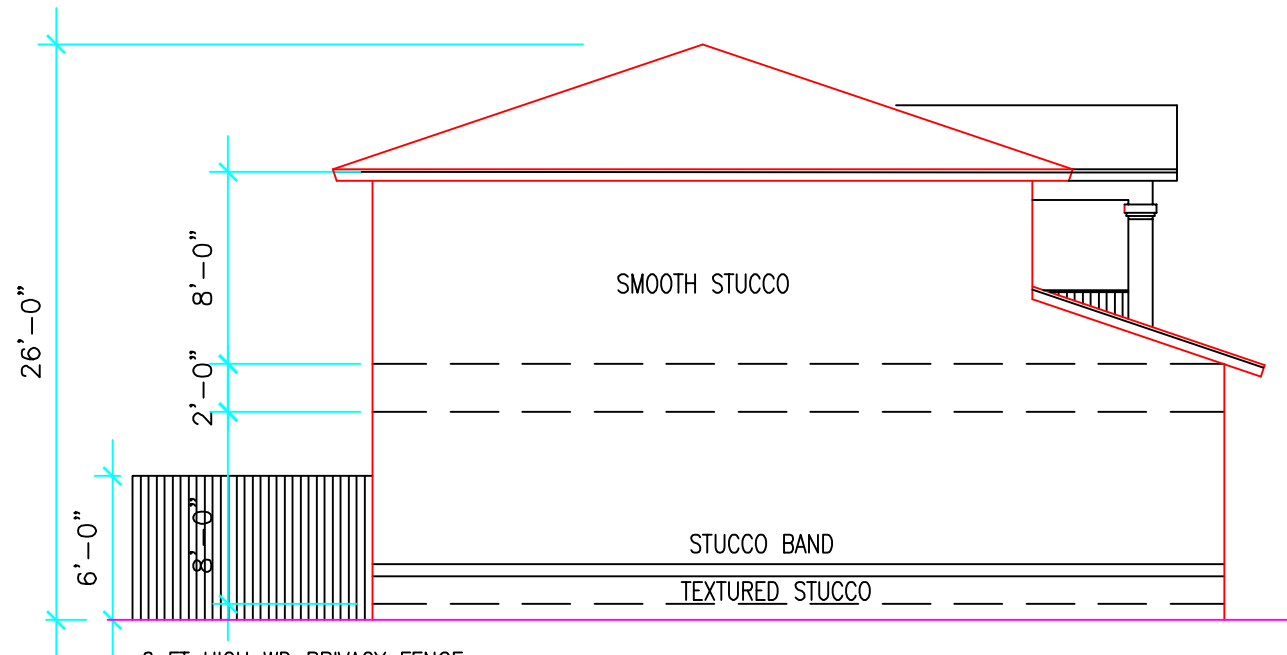
EXISTING ADJACENT RESIDENCE (EAST)

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



EXISTING ADJACENT RESIDENCE (WEST)

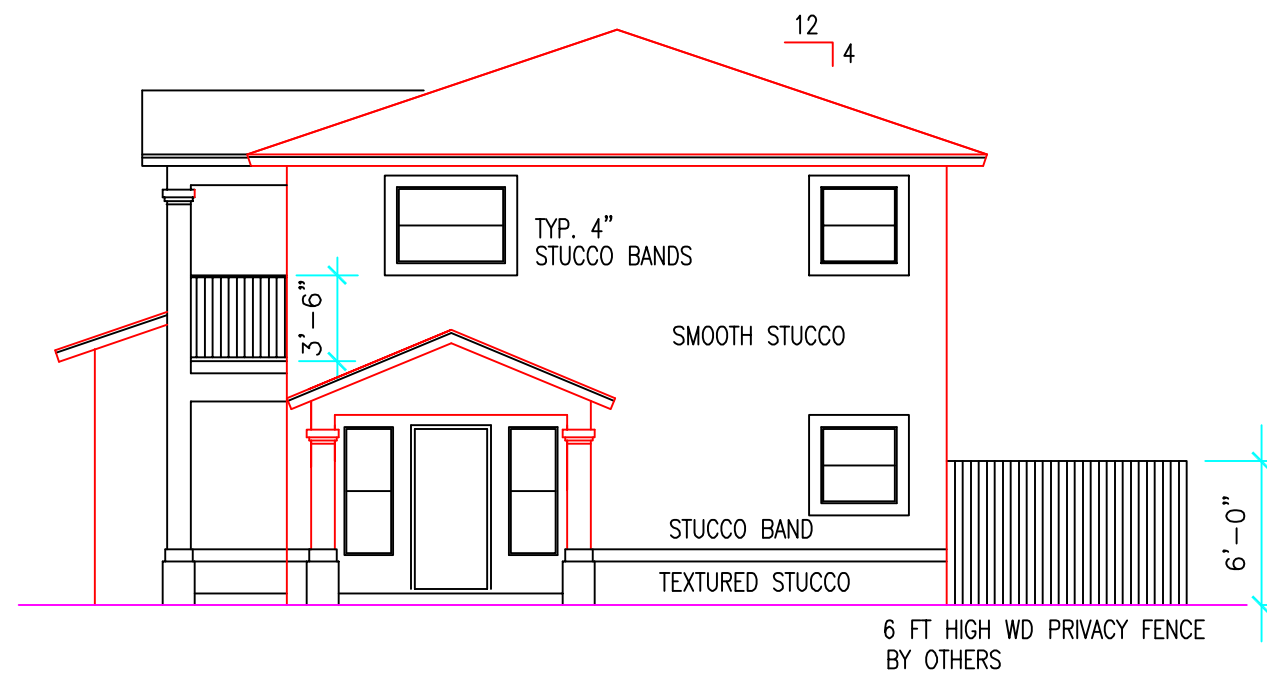
SCALE: 1/8"=1'-0"



REAR ELEVATION

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

NORTH



FRONT ELEVATION

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

SOUTH

ALL DESIGN, DRAWINGS, REPORTS, SPECIFICATIONS, COMPUTER FILES, FIELD NOTES, AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT AS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REPRODUCED, COPIED OR ALTERED IN WHOLE OR IN PART. IT IS ONLY THE ARCHITECT'S ORIGINAL DRAWINGS AND SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW AND OTHER RIGHTS RESERVED HEREIN. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

NO.	DATE	REVISION

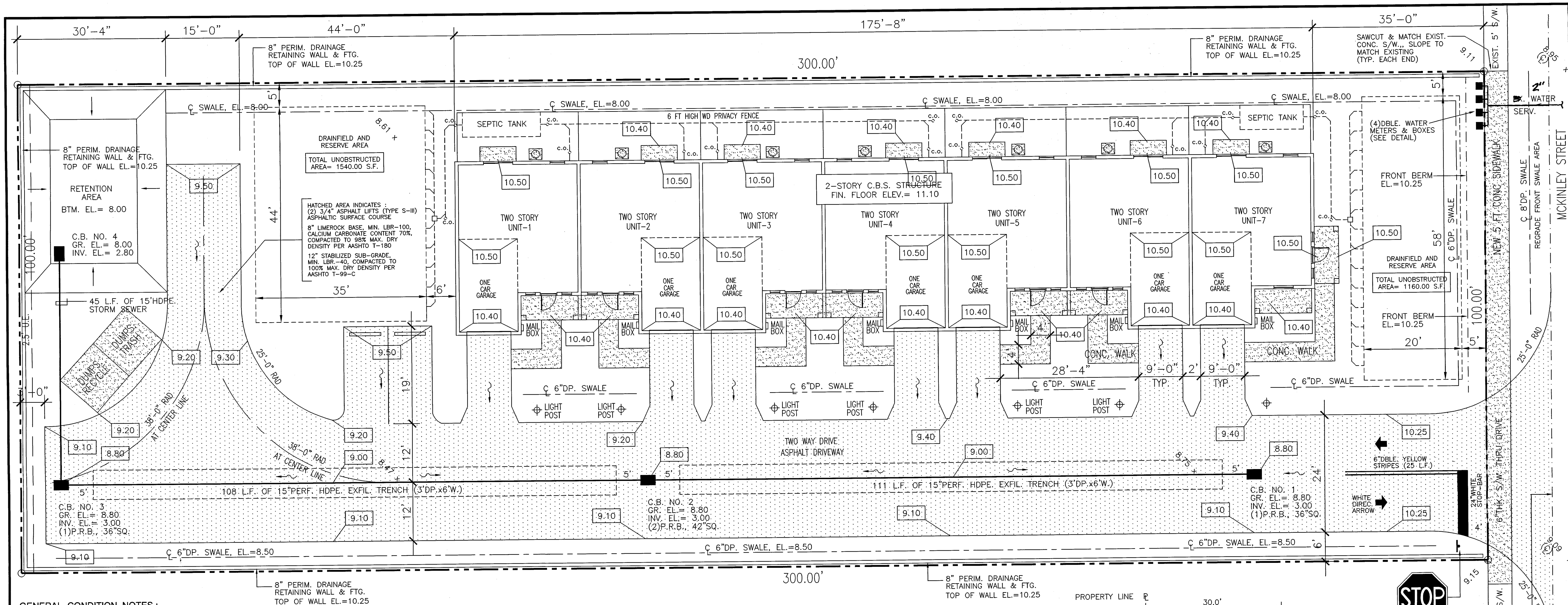
SITE DESIGN
FOR
7 UNITS TOWNHOMES
5739 MCKINLEY STREET
HOLLYWOOD, FLORIDA

Miguel de Diego
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AA-26001641 AR-13378
1657 TYLER STREET SUITE 105 HOLLYWOOD, FLORIDA 33020
PH. (954) 926-3358 FAX (954) 926-2021

CHECKED
DRAWN
DATE 3-20-2017
COMM. NO. 16-154

A-3
3

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK



GENERAL CONDITION NOTES:

- THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.
- PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING COMPANIES & AGENCIES AND ANY OTHERS SERVING THE AREA:
FLORIDA POWER & LIGHT CO., CONSTRUCTION
SOUTHERN BELL TELEPHONE & TEL. CO.
CABLE CONSTRUCTION BUREAU
LOCAL CITY COUNTY ENGINEERING & UTILITY DEPARTMENTS
FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AS APPLICABLE
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)

PAVING, GRADING & DRAINAGE NOTES:

- ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
- ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
- FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
- ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
- WHERE NEW ASPHALT MEETS OR ADJUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
- ALL PROPOSED GRADES (ELEVATIONS) REFER TO FINISHED GRADES (SEE PLAN DWG.).
- SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
- ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.
- ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
- CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
- PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
- CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE, W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75' CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.

- PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III
CMP = CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942
PVC = POLYVINYLCHLORIDE PIPE
PCMP = PERFORATED CMP, FDOT SECTION 945
DIP = DUCTILE IRON PIPE
HDPE = HIGH DENSITY POLYETHYLENE PIPE
- ASPHALT -
BITUMINOUS MATERIAL SHALL BE ASPHALT CEMENT, VISCOSITY GRADE AC-20, CONFORMING TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS, 1986 EDITION, SECTION 916-1.
PRIME COAT SHALL BE CUT BACK ASPHALT, GRADE RC-70 OR RC-250 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-81-75 (1982), RATE = 0.10 GALS./S.Y. TACK COAT SHALL BE EMULSIFIED ASPHALT, GRADE RS-2 CONFORMING TO THE REQUIREMENTS SPECIFIED IN AASHTO DESIGNATION M-140-82, RATE = 0.02 TO 0.08 GALS./S.Y.
DESIGN MIX SHALL CONFORM TO FDOT SECTION 331 UNLESS OTHERWISE SPECIFIED.

PAVEMENT MARKING & SIGNING STANDARD NOTES:

- PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS SPECIFIED OTHERWISE.

LEGEND:

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW

UTILITY NOTES:

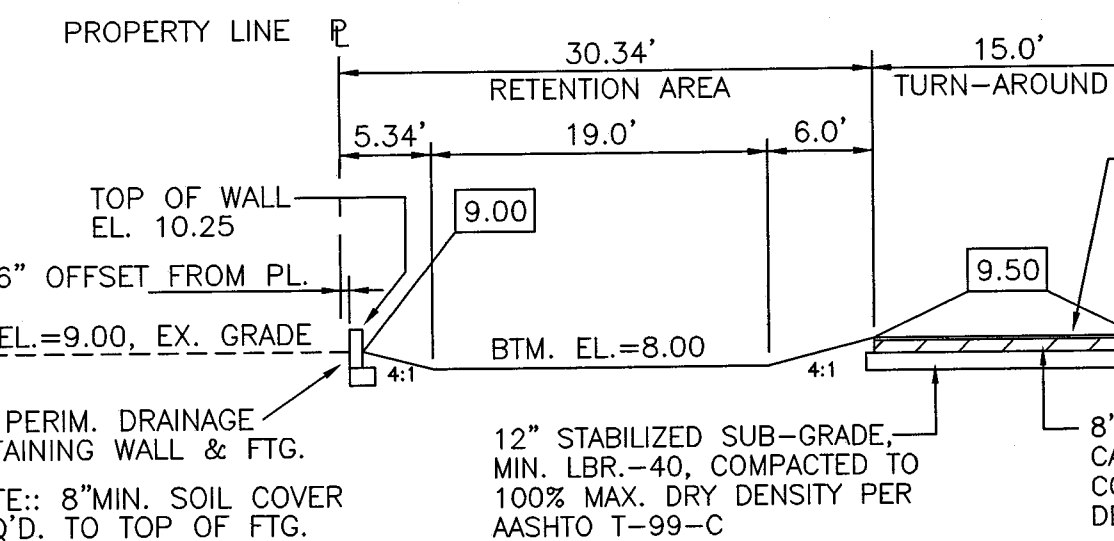
- CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE.
- CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN, FRAME & GRATES, CLEANOUTS, ETC., TO FINISHED GRADE W/IN ASPHALT LIMITS.

ELEVATION NOTE:

ELEVATIONS AS SHOWN ARE BASED ON NAVD. DATUM, 1988

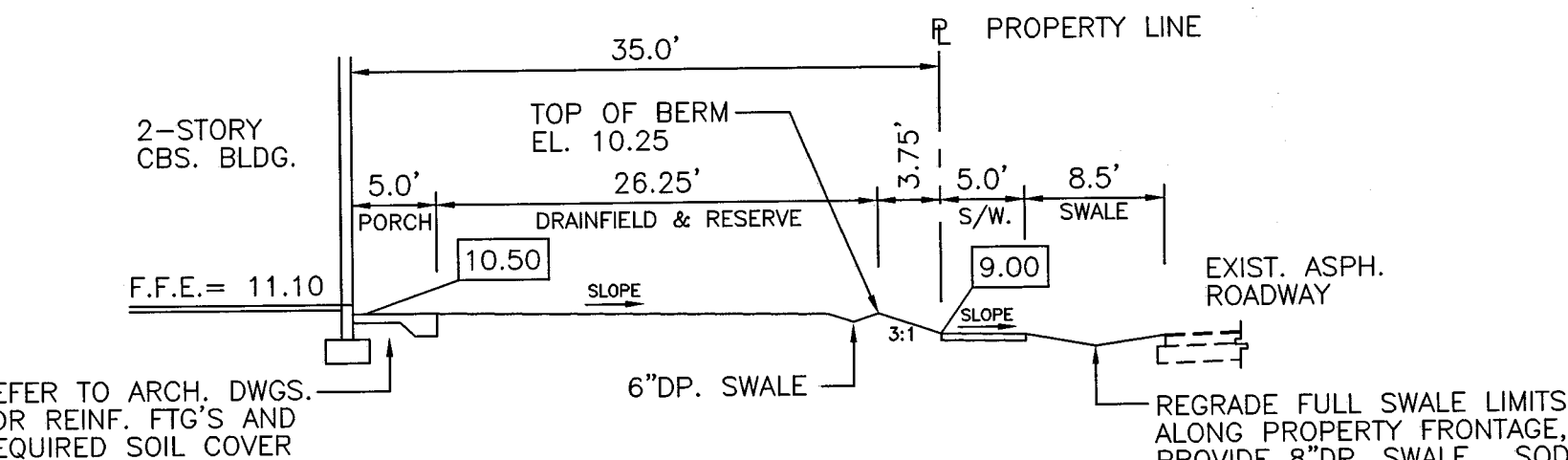
SIDE PROPERTY SECTION (EAST)

SCALE: N.T.S.



REAR PROPERTY SECTION (NORTH)

SCALE: N.T.S.

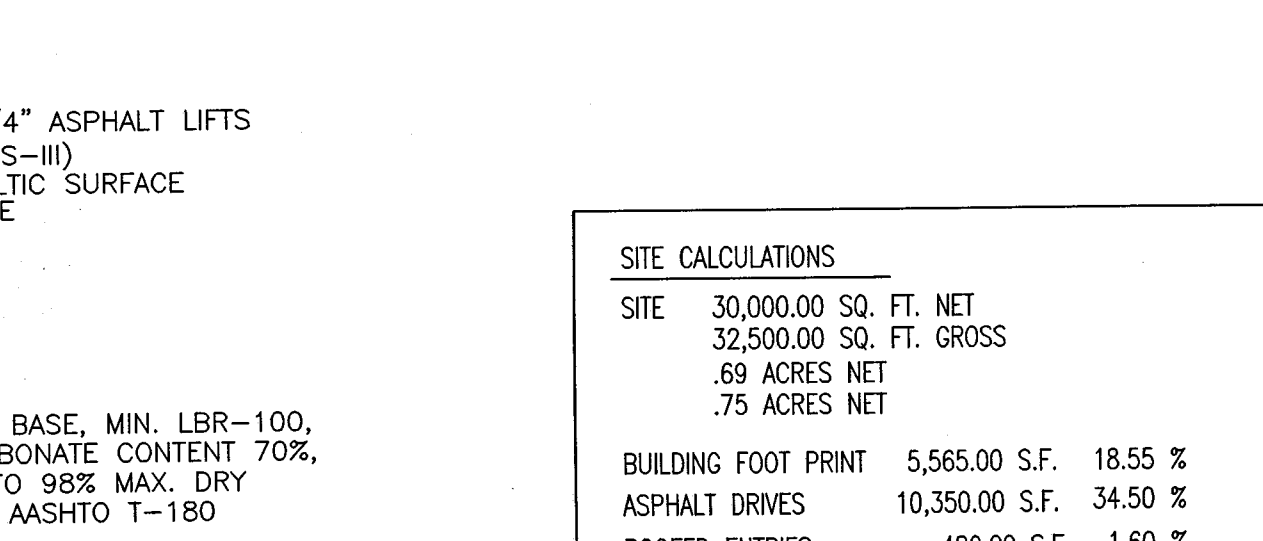


FRONT PROPERTY SECTION (SOUTH)

SCALE: N.T.S.

SIDE PROPERTY SECTION (WEST)

SCALE: N.T.S.



SITE CALCULATIONS

SITE	30,000.00 SQ. FT. NET	32,500.00 SQ. FT. GROSS	.69 ACRES NET	.75 ACRES NET
BUILDING FOOT PRINT	5,565.00 S.F.	18.55 %		
ASPHALT DRIVES	10,350.00 S.F.	34.50 %		
ROOFED ENTRIES	480.00 S.F.	1.60 %		
CONC. WALKWAYS	465.00 S.F.	1.55 %		
LANDSCAPE	13,140.00 S.F.	43.80 %		
TOTAL BUILDING AREA:				
TOTAL GROUND FLOOR:	5,562.00 S.F.			
TOTAL SECOND FLOOR:	4,832.00 S.F.			
TOTAL	10,394.00 S.F.			

LEGAL DESCRIPTION:

LOT 11 OF BLOCK 4 OF HOLLYWOOD COUNTRY ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

REVISIONS:

Charles O. Buckalew
Consulting Engineering Services, Inc.
801 South Ocean Drive, Suite 201
Hollywood, Florida 33019
C.O.A. Number: 6255
Tel.: (954) 927-0561 / 358-1189



7 - UNITS, TOWNHOMES
5739 MCKINLEY STREET, HOLLYWOOD FLORIDA 33020

PAVING, GRADING & DRAINAGE PLAN

PROJECT:

DATE: MARCH, 2017

SCALE: 1"=10'-0"

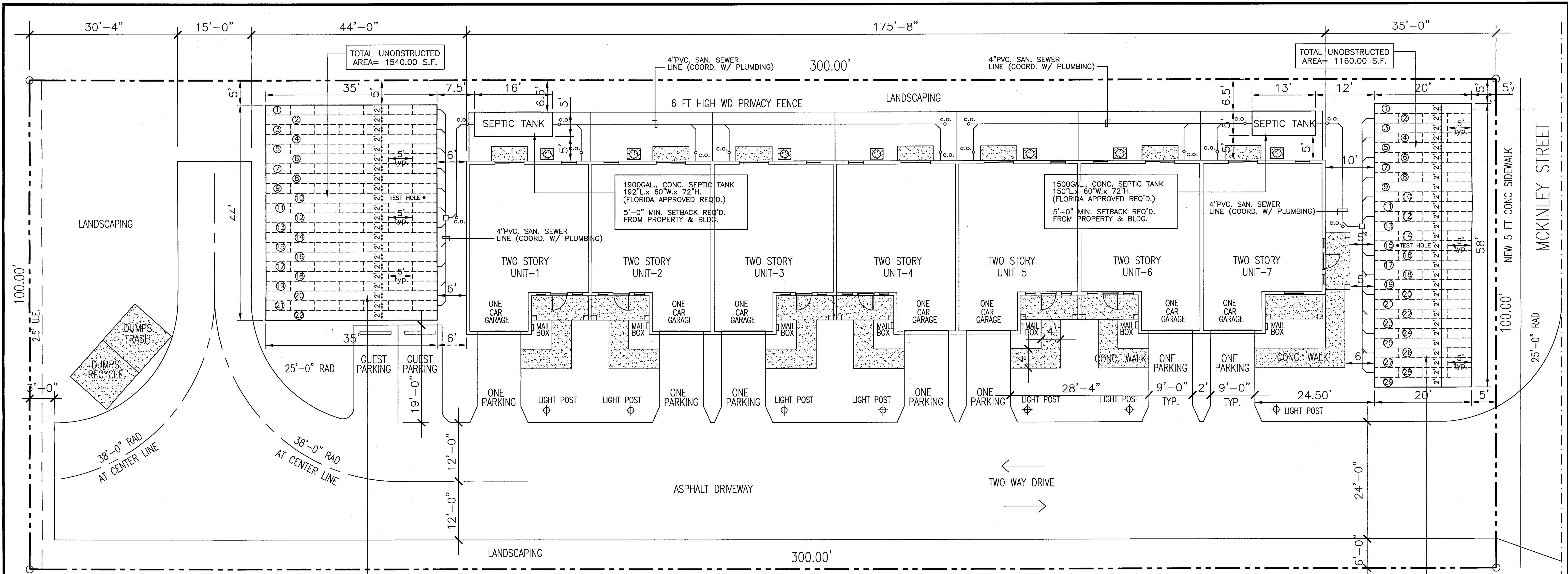
DWG. BY: C.R.W.

CHK'D. BY: C.O.B.

JOB NO.: 17-043

SHEET NO.

C-1



TOTAL DRAINFIELD & RESERVE AREAS REQUIRED :: (4 UNITS)
DRAINFIELD = 1000 S.F.
RESERVE = 500 S.F.

TOTAL UNOBSTRUCTED DRAINFIELD & RESERVE AREA REQ'D. = 1500.00 S.F. O/A (SEE PLAN LIMITS)

NEW DRAINFIELD & RESERVE AREA ::
DEPT. OF HEALTH, CH64E.-6.005,,
LOCATION, SIZING & INSTALLATION=
4A.) 1000 S.F. DRAINFIELD REQ'D.
500 S.F. RESERVE REQ'D.

DRAINFIELD THIS AREA ::
1.- 7 CHAMBERS x 15 S.F. = 105 S.F.
3.- 7 CHAMBERS x 15 S.F. = 105 S.F.
5.- 7 CHAMBERS x 15 S.F. = 105 S.F.
7.- 7 CHAMBERS x 15 S.F. = 105 S.F.
9.- 7 CHAMBERS x 15 S.F. = 105 S.F.
11.- 7 CHAMBERS x 15 S.F. = 105 S.F.
13.- 7 CHAMBERS x 15 S.F. = 105 S.F.
15.- 7 CHAMBERS x 15 S.F. = 105 S.F.
17.- 7 CHAMBERS x 15 S.F. = 105 S.F.
19.- 7 CHAMBERS x 15 S.F. = 105 S.F.
21.- 7 CHAMBERS x 15 S.F. = 105 S.F.

TOTAL O/A. PROVIDED= 1155 S.F.

RESERVE AREA ::
2.- RESERVE (2'x35') = 70 S.F.
4.- RESERVE (2'x35') = 70 S.F.
6.- RESERVE (2'x35') = 70 S.F.
8.- RESERVE (2'x35') = 70 S.F.
10.- RESERVE (2'x35') = 70 S.F.
12.- RESERVE (2'x35') = 70 S.F.
14.- RESERVE (2'x35') = 70 S.F.
16.- RESERVE (2'x35') = 70 S.F.
18.- RESERVE (2'x35') = 70 S.F.
20.- RESERVE (2'x35') = 70 S.F.
22.- RESERVE (2'x35') = 70 S.F.

TOTAL O/A. PROVIDED= 770 S.F.

SITE CALCULATIONS

SITE 30,000.00 SQ. FT. NET
32,500.00 SQ. FT. GROSS
.89 ACRES NET
.75 ACRES NET

BUILDING FOOT PRINT 5,565.00 S.F. 18.55 %
ASPHALT DRIVES 10,350.00 S.F. 34.50 %
ROOFED ENTRIES 480.00 S.F. 1.60 %
CONC. WALKWAYS 465.00 S.F. 1.55 %
LANDSCAPE 13,140.00 S.F. 43.80 %

GROUND FLOOR EACH UNIT 537.00 S.F.
LIVING AREA

SECOND FLOOR EACH UNIT 654.00 S.F.
LIVING AREA

TOTAL LIVING AREA 1,191.00 S.F.
ONE CAR GARAGE 270.00 S.F.
TOTAL UNIT 1,461.00 S.F.

TOTAL BUILDING AREA:
TOTAL GROUND FLOOR: 5,562.00 S.F.
TOTAL SECOND FLOOR: 4,832.00 S.F.
TOTAL 10,394.00 S.F.

LEGAL DESCRIPTION:

LOT 11 OF BLOCK 4 OF HOLLYWOOD COUNTRY ESTATES ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 PAGE 9 OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SEPTIC TANK & DRAINFIELD SUMMARY :: (4 UNIT COMPUTATIONS)
64E-6.008 SYSTEM SIZING

TABLE-I, ESTIMATED SEWAGE FLOWS
RESIDENTIAL: GPD.:
2BED (751-1200 S.F.) = 200 GPD.
(4)UNITS x 200 GPD. = 800 GPD.

TABLE-II, SEPTIC TANK & PUMP TANK CAPACITY
AVERAGE SEWAGE FLOW (GPD) SEPTIC TANK
601-1000 GPD. 1900 GAL.

TABLE-III, SIZING OF DRAINFIELD
CHAMBER PIPING DRAINFIELD (ARC-24)
MAXIMUM SEWAGE LOAD RATE = 0.80
RESERVE DRAINFIELD SIZING MULTIPLIER = 1.50

SEPTIC & DRAINFIELD/RESERVE CALCULATIONS ::
SYSTEM REQUIREMENTS FROM SUMMARY-
(4)FOUR UNITS @ 200 GPD.
ESTIMATED SEWAGE FLOW = 800 GPD.

SEPTIC TANK SIZING (REQ'D.)
801 - 1000 GPD. = 1900 GAL.

SEWAGE LOAD RATE (LEACH FACTOR) = 0.80
RESERVE SIZING MULTIPLIER = 1.50

* CHAMBER-PIPING DRAINFIELD BEING SPECIFIED ::
1. DRAINFIELD SECTION = 2'-0" WIDE MIN., ARC-24 OR EQUAL PROVIDED
2. RESERVE SECTION (ROCK) - BRWD. COUNTY= 2'-0" WIDE MIN., TOTAL AREA
800 (GPD.) / 0.80 = 1000 S.F. OF DRAINFIELD AREA REQUIRED
1000 x 1.50 = 1500 S.F. OF DRAINFIELD & RESERVE AREA COMBINED (UNOBSTRUCTED)

TOTAL OVERALL (ALL ITEMS) =

REQUIRED	PROVIDED
SEPTIC TANK= 1900 GALS.	1900 GALS.
DRAINFIELD = 1000 S.F.	1155 S.F.
RESERVE = 500 S.F.	770 S.F.
UNOBSTRUCTED = 1500 S.F.	1540 S.F.

GENERAL NOTES ::

REFER TO SOIL PROFILE INFORMATION, DEPT. OF HEALTH SEWAGE FORM..
THERE ARE NO PERTINENT FEATURES ON ADJACENT PROPERTIES AND
ACROSS THE STREET THAT MAY AFFECT THE SYSTEM INSTALLATION..
REFER TO DWG. C-1, FOR SITE GRADING PLAN

SEPTIC TANK & DRAINFIELD SUMMARY :: (3 UNIT COMPUTATIONS)
64E-6.008 SYSTEM SIZING

TABLE-I, ESTIMATED SEWAGE FLOWS
RESIDENTIAL: GPD.:
2BED (751-1200 S.F.) = 200 GPD.
(3)UNITS x 200 GPD. = 600 GPD.

TABLE-II, SEPTIC TANK & PUMP TANK CAPACITY
AVERAGE SEWAGE FLOW (GPD) SEPTIC TANK
601-700 GPD. 1500 GAL.

TABLE-III, SIZING OF DRAINFIELD
CHAMBER PIPING DRAINFIELD (ARC-24)
MAXIMUM SEWAGE LOAD RATE = 0.80
RESERVE DRAINFIELD SIZING MULTIPLIER = 1.50

SEPTIC & DRAINFIELD/RESERVE CALCULATIONS ::
SYSTEM REQUIREMENTS FROM SUMMARY-
(3)THREE UNITS @ 200 GPD.
ESTIMATED SEWAGE FLOW = 600 GPD.

SEPTIC TANK SIZING (REQ'D.)
601 - 700 GPD. = 1500 GAL.

SEWAGE LOAD RATE (LEACH FACTOR) = 0.80
RESERVE SIZING MULTIPLIER = 1.50

* CHAMBER-PIPING DRAINFIELD BEING SPECIFIED ::
1. DRAINFIELD SECTION = 2'-0" WIDE MIN., ARC-24 OR EQUAL PROVIDED
2. RESERVE SECTION (ROCK) - BRWD. COUNTY= 2'-0" WIDE MIN., TOTAL AREA
600 (GPD.) / 0.80 = 750 S.F. OF DRAINFIELD AREA REQUIRED
750 x 1.50 = 1125 S.F. OF DRAINFIELD & RESERVE AREA COMBINED (UNOBSTRUCTED)

TOTAL OVERALL (ALL ITEMS) =

REQUIRED	PROVIDED
SEPTIC TANK= 1500 GALS.	1500 GALS.
DRAINFIELD = 750 S.F.	840 S.F.
RESERVE = 375 S.F.	600 S.F.
UNOBSTRUCTED = 1125 S.F.	1160 S.F.

TOTAL DRAINFIELD & RESERVE AREAS REQUIRED :: (3 UNITS)
DRAINFIELD = 750 S.F.
RESERVE = 375 S.F.

TOTAL UNOBSTRUCTED DRAINFIELD & RESERVE AREA REQ'D. = 1125.00 S.F. O/A (SEE PLAN LIMITS)

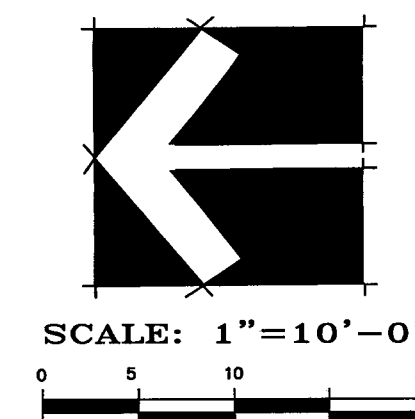
NEW DRAINFIELD & RESERVE AREA ::
DEPT. OF HEALTH, CH64E.-6.005,,
LOCATION, SIZING & INSTALLATION=
4A.) 750 S.F. DRAINFIELD REQ'D.
375 S.F. RESERVE REQ'D.

DRAINFIELD THIS AREA ::
2.- 4 CHAMBERS x 15 S.F. = 60 S.F.
4.- 4 CHAMBERS x 15 S.F. = 60 S.F.
6.- 4 CHAMBERS x 15 S.F. = 60 S.F.
8.- 4 CHAMBERS x 15 S.F. = 60 S.F.
10.- 4 CHAMBERS x 15 S.F. = 60 S.F.
12.- 4 CHAMBERS x 15 S.F. = 60 S.F.
14.- 4 CHAMBERS x 15 S.F. = 60 S.F.
16.- 4 CHAMBERS x 15 S.F. = 60 S.F.
18.- 4 CHAMBERS x 15 S.F. = 60 S.F.
20.- 4 CHAMBERS x 15 S.F. = 60 S.F.
22.- 4 CHAMBERS x 15 S.F. = 60 S.F.
24.- 4 CHAMBERS x 15 S.F. = 60 S.F.
26.- 4 CHAMBERS x 15 S.F. = 60 S.F.
28.- 4 CHAMBERS x 15 S.F. = 60 S.F.

TOTAL O/A. PROVIDED= 840 S.F.

RESERVE AREA ::
1.- RESERVE (2'x20') = 40 S.F.
3.- RESERVE (2'x20') = 40 S.F.
5.- RESERVE (2'x20') = 40 S.F.
7.- RESERVE (2'x20') = 40 S.F.
9.- RESERVE (2'x20') = 40 S.F.
11.- RESERVE (2'x20') = 40 S.F.
13.- RESERVE (2'x20') = 40 S.F.
15.- RESERVE (2'x20') = 40 S.F.
17.- RESERVE (2'x20') = 40 S.F.
19.- RESERVE (2'x20') = 40 S.F.
21.- RESERVE (2'x20') = 40 S.F.
23.- RESERVE (2'x20') = 40 S.F.
25.- RESERVE (2'x20') = 40 S.F.
27.- RESERVE (2'x20') = 40 S.F.
29.- RESERVE (2'x20') = 40 S.F.

TOTAL O/A. PROVIDED= 600 S.F.



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C.O.A. Number: 6255
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7 - UNITS, TOWNHOMES
5739 MCKINLEY STREET, HOLLYWOOD FLORIDA 33020

PROJECT :

SEPTIC & DRAINFIELD PLAN

DWG. TITLE :

DATE: MARCH, 2017

SCALE: 1"=10'-0"

DWG. BY: C.R.W.

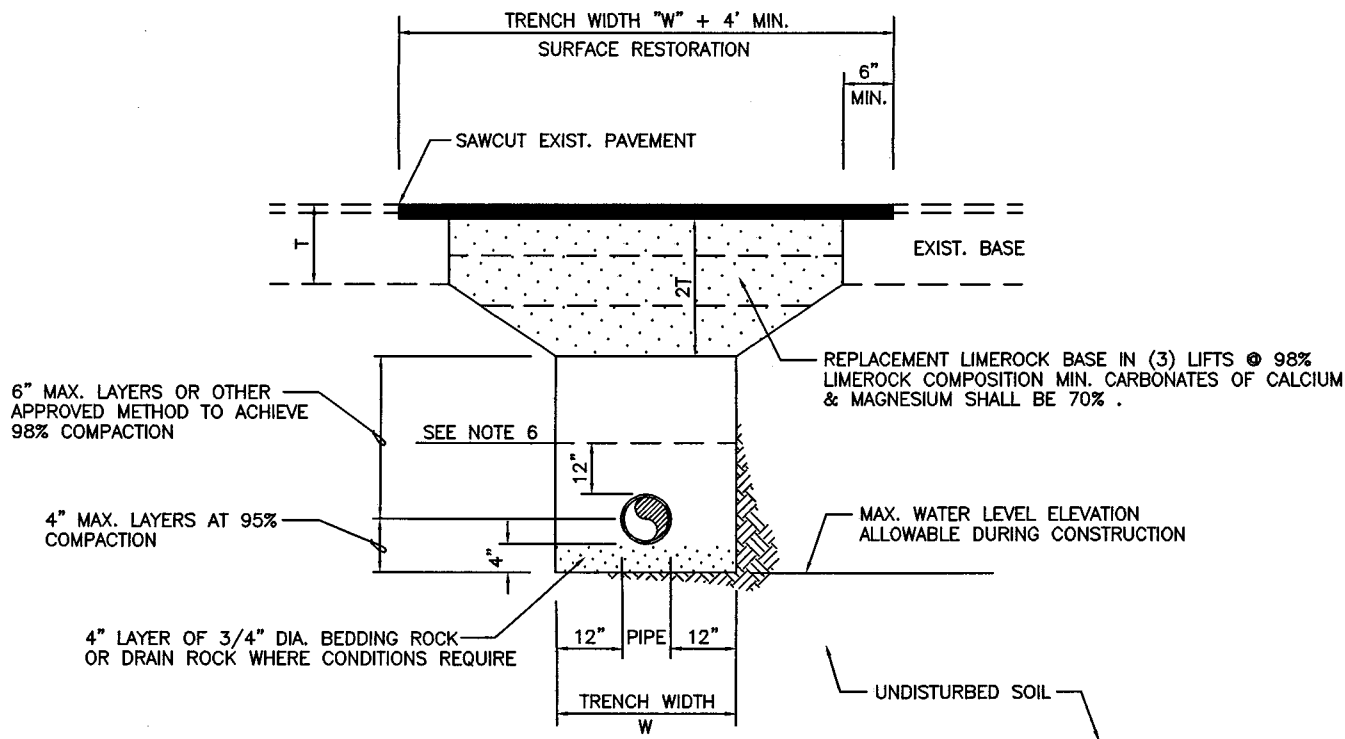
CHK'D. BY: C.O.B.

JOB NO.: 17-043

SHEET NO.

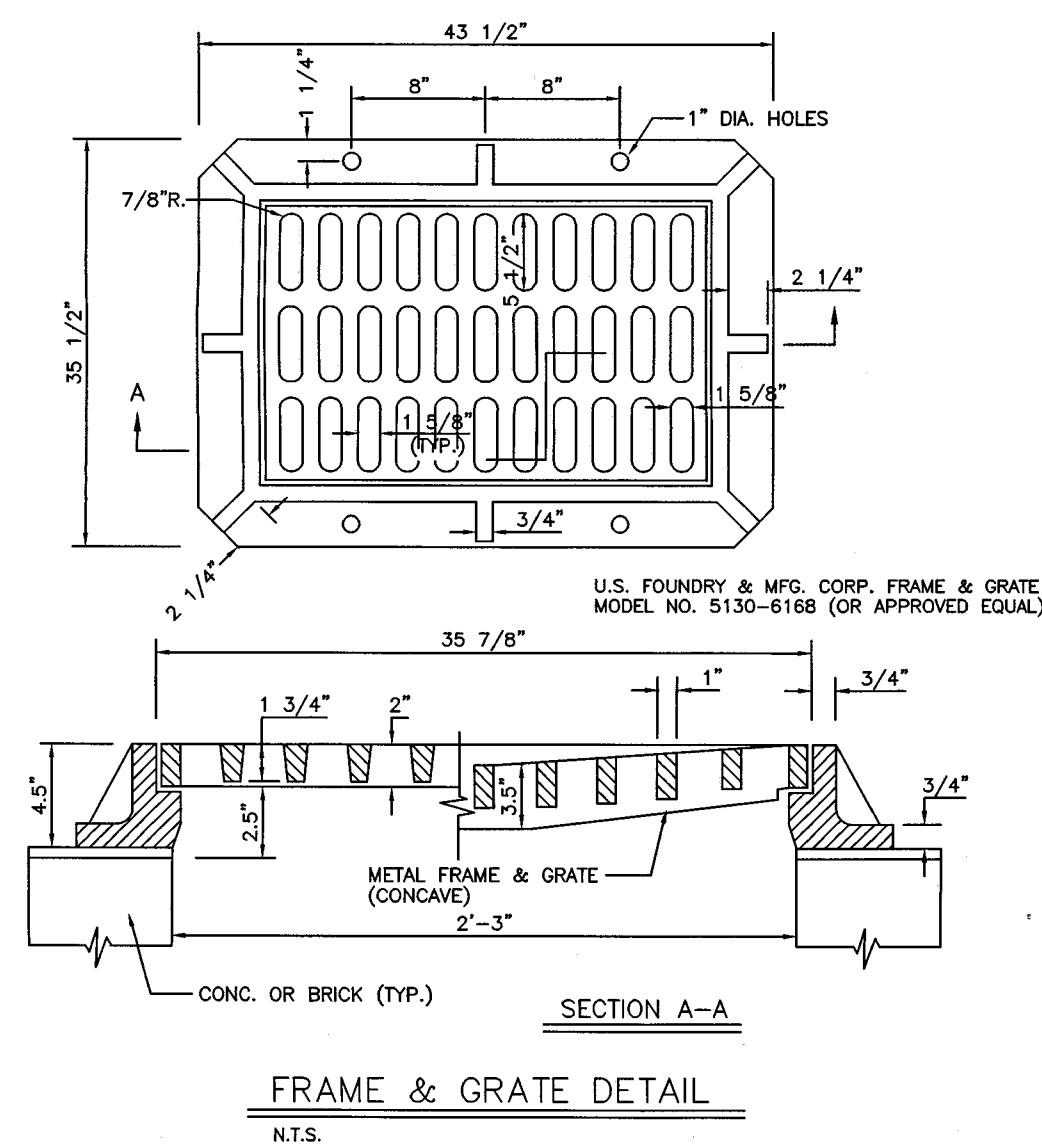
C-2

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

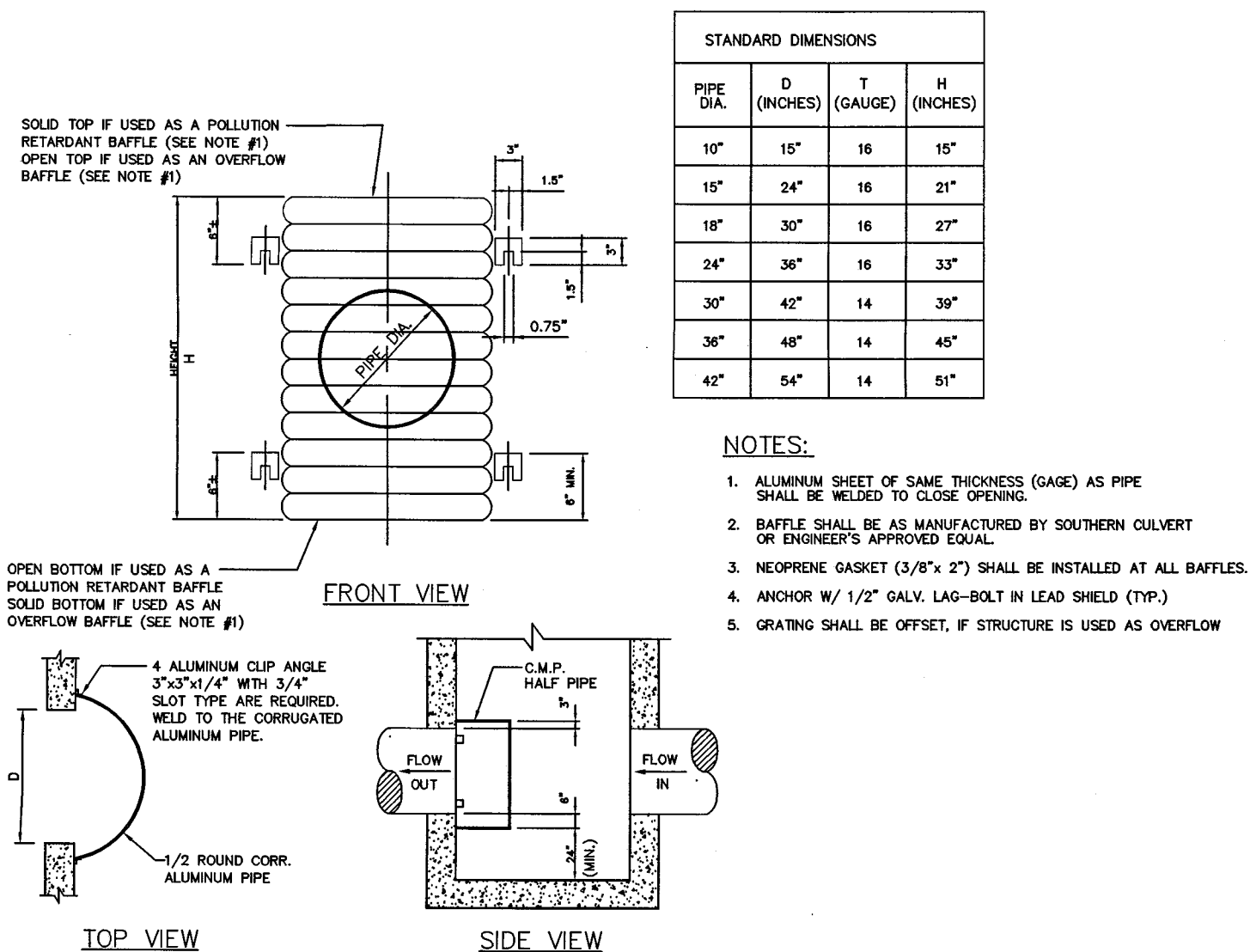


- GENERAL NOTES :
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION .
 - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD .
 - NEW SURFACING MATERIALS SHALL BE CONSISTENT W/ EXIST. & SHALL HAVE BUTT JOINTS (2" MIN. THK.) .
 - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180 .
 - ALL ROADWAY RESTORATION SHALL COMPLY W/ THE RESPECTIVE GOVERNING AUTHORITY HAVING JURISDICTION .
 - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL) .
 - DENSITY TESTS - MIN. 2 PER SUB-BASE, MIN. 2 PER LIMEROCK, PER CUT . CITY ENGINEERING DEPT. RECEIVES 2 COPIES OF RESULTS .

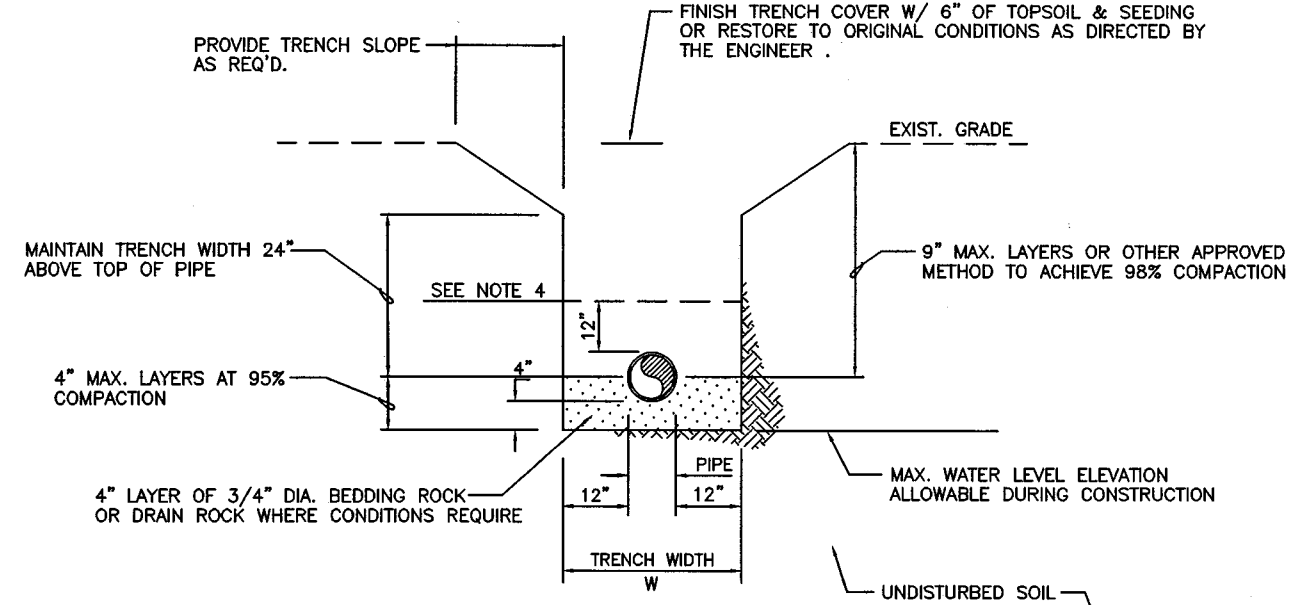
ASPHALT RESTORATION DETAIL



FRAME / GRATE DETAIL

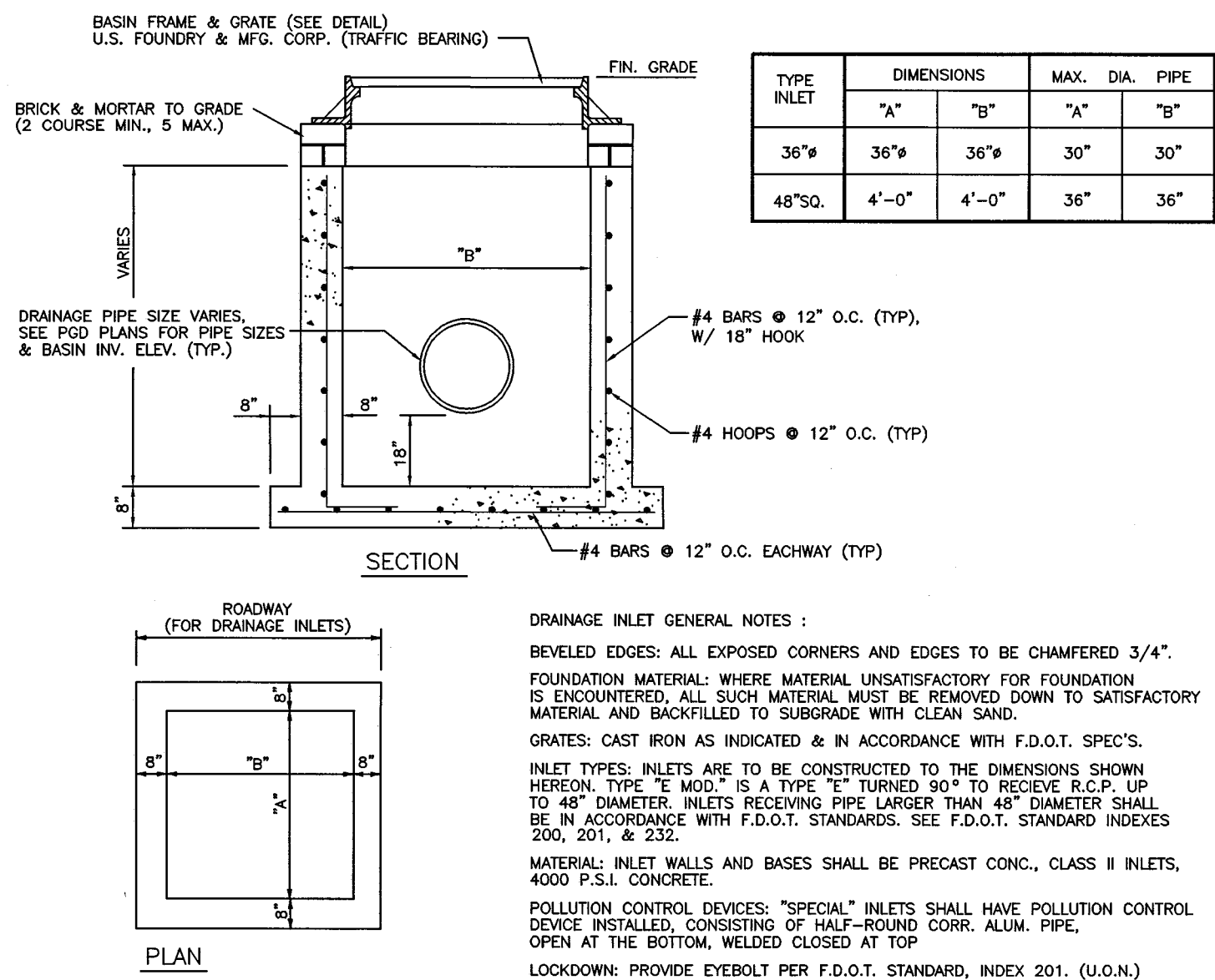


POLLUTION RETARDANT BAFFLE

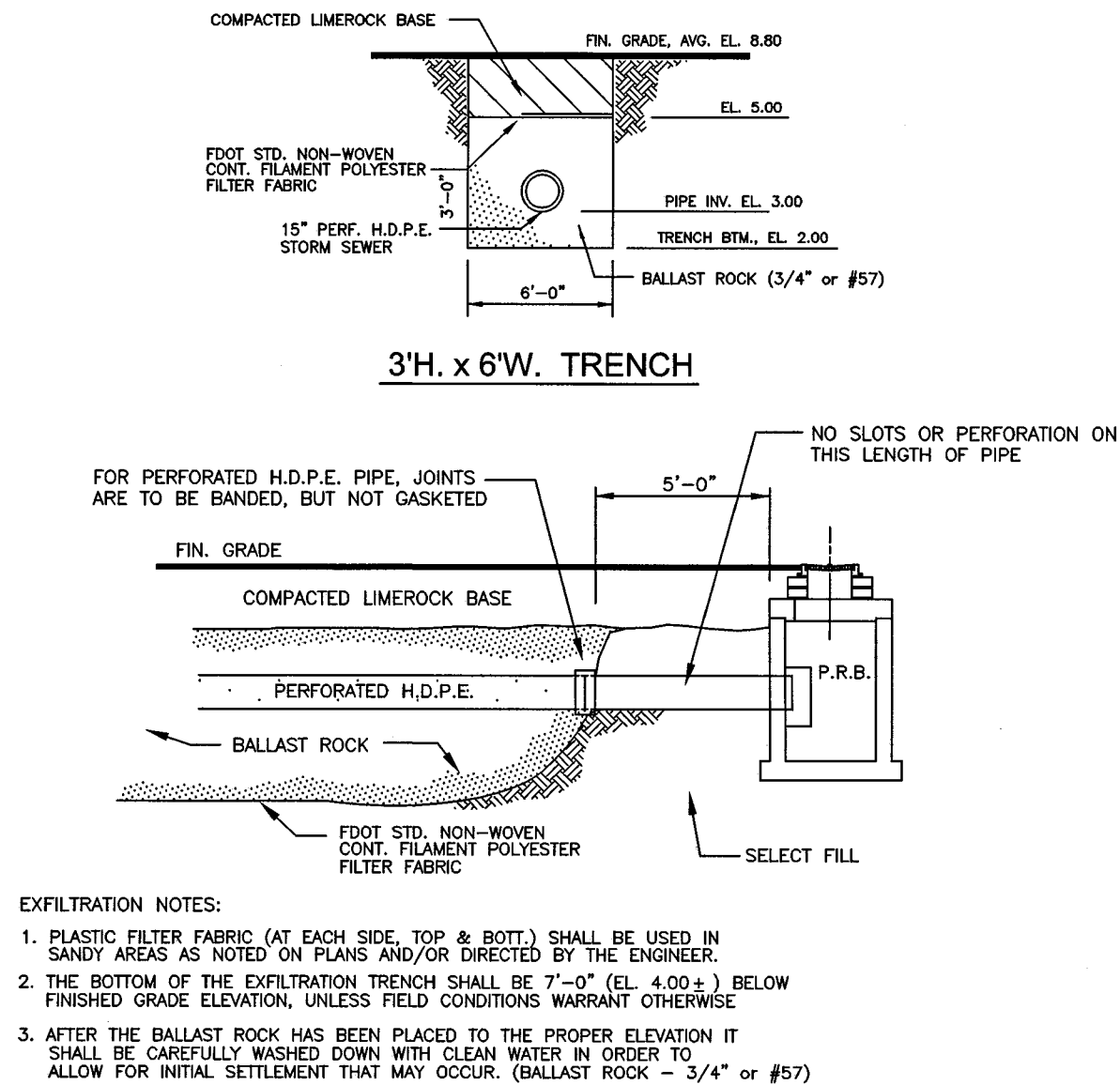


- GENERAL NOTES :
- WHERE SOIL CONDITIONS CAN NOT BE MAINTAINED AS SHOWN ABOVE, PROVIDE APPROVED METHOD OF CONSTRUCTION .
 - SHEETING WILL BE REQUIRED AS DETERMINED IN THE FIELD .
 - COMPACTION PERCENTAGES SHOWN REFER TO AASHTO T-180 .
 - MECHANICAL COMPACTION NOT ALLOWED BELOW THIS LEVEL (SEE DETAIL) .
 - PVC PIPE TO HAVE ROCK BACKFILL TO CENTERLINE OF PIPE (SEE DETAIL) .

STANDARD TRENCH DETAIL



CATCH BASIN DETAIL



EXFILTRATION TRENCH DETAIL

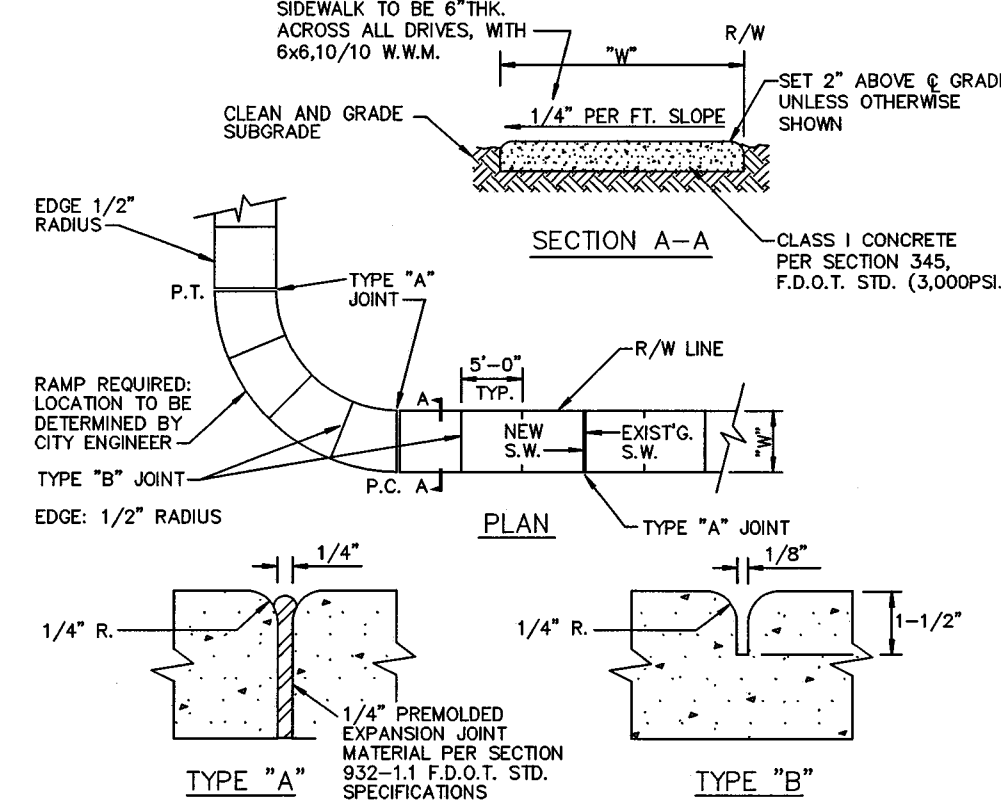
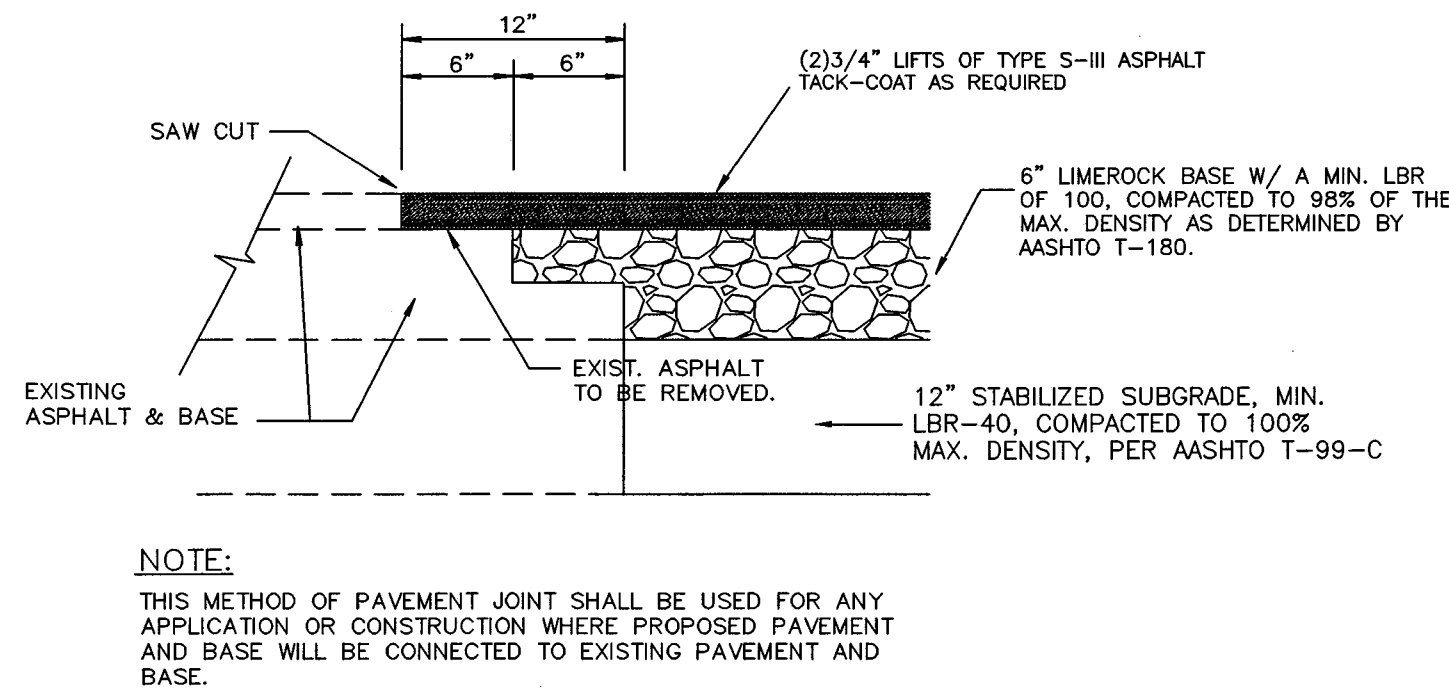
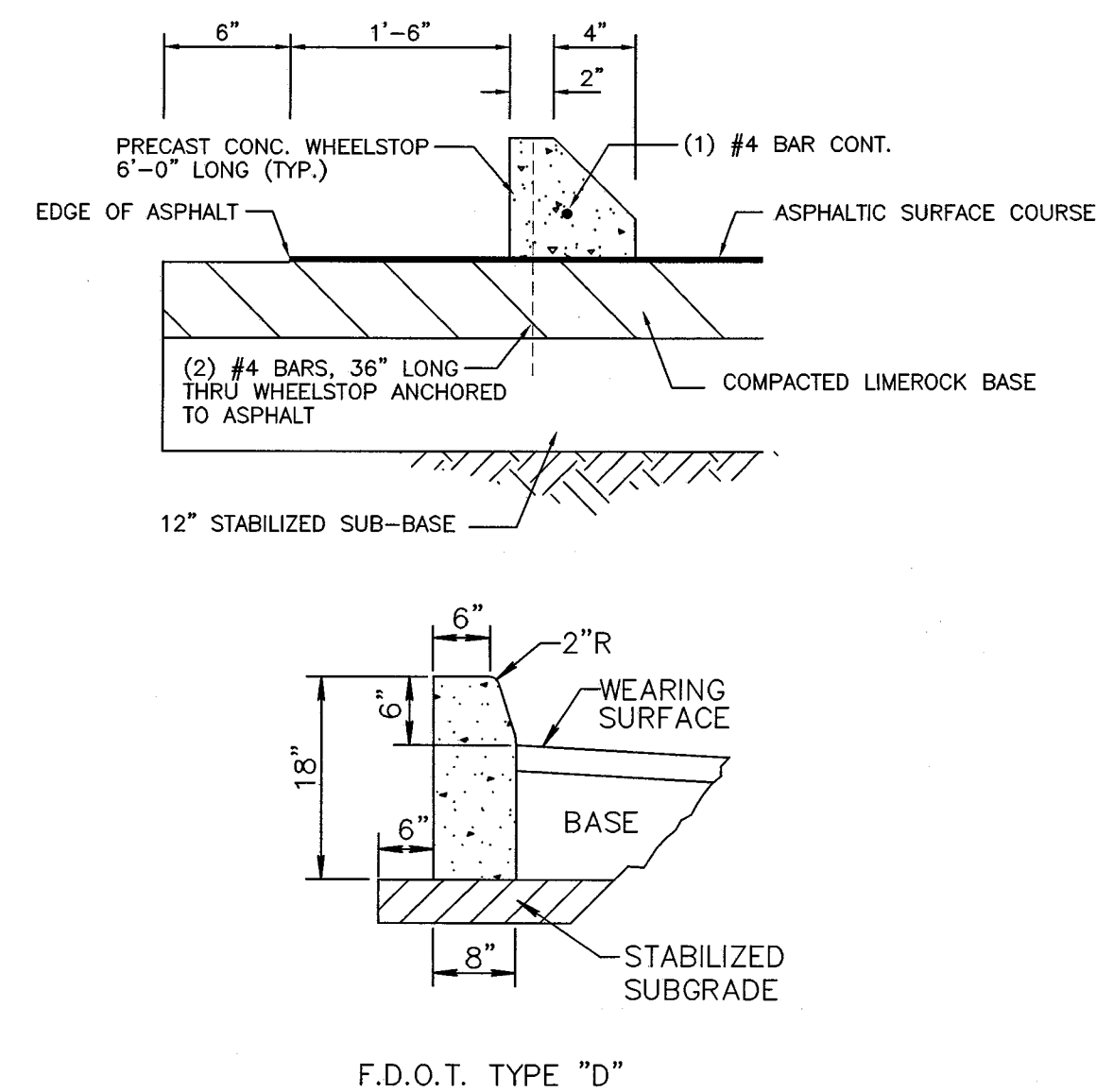


TABLE OF SIDEWALK THICKNESS - "T"	TABLE OF SIDEWALK JOINTS
RESIDENTIAL AREAS WITHIN 10' OF CROSS-STREETS, AT DRIVEWAYS & OTHER AREAS	TYPE LOCATION
TABLE OF SIDEWALK WIDTHS - "W"	"A" P.C. AND P.T. OF CURVES JUNCTION OF EXISTING & NEW SIDEWALKS & EVERY 30'
SINGLE-FAMILY AREAS	"B" 5'-0" CENTER TO CENTER ON SIDEWALKS SLORED DURING PLACEMENT OR SAWCUT WITHIN 24 HOURS OF PLACEMENT.
MULTI-FAMILY AREAS	"A" WHERE SIDEWALK ADJUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES.
OTHER AREAS AS SPECIFIED BY THE CITY ENGINEER.	

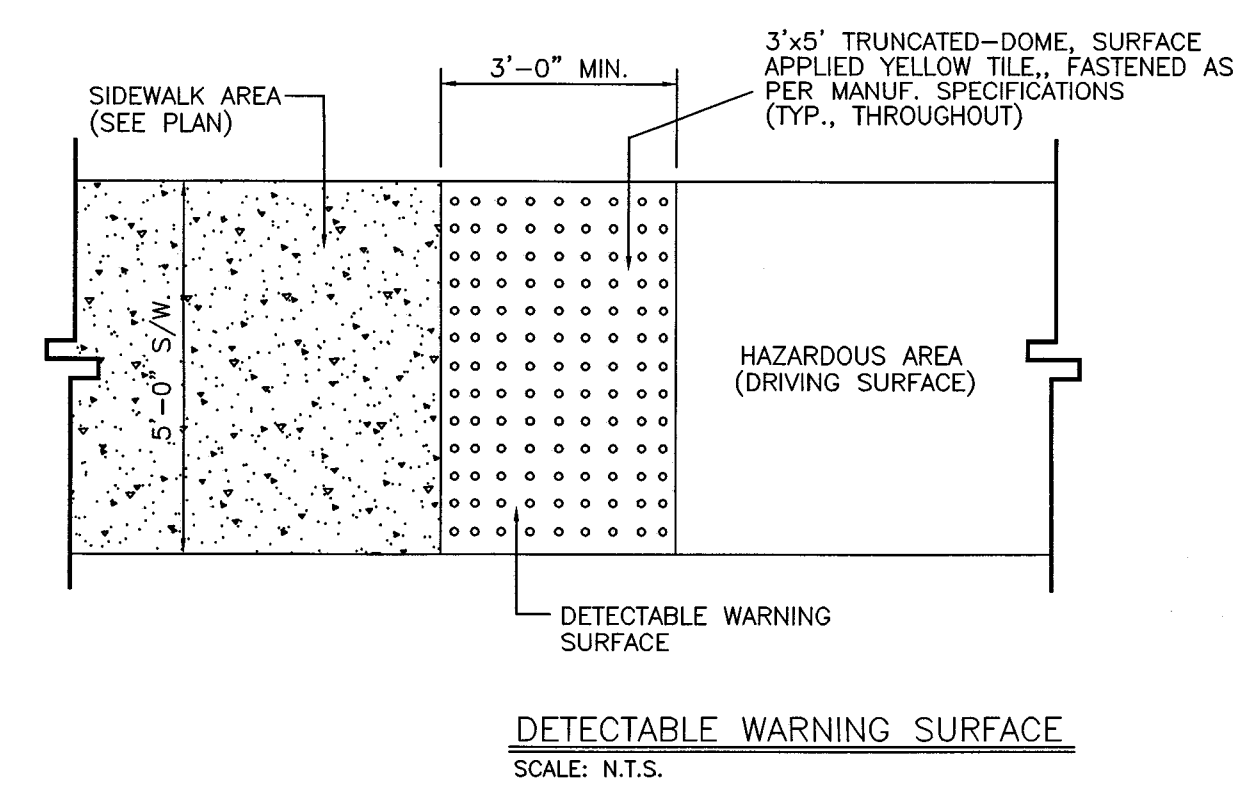
SIDEWALK DETAIL



ASPHALT CONNECTION DETAIL



CONC. CURB & WHEELSTOP DETAIL



- GENERAL NOTES :
- IF A WALKWAY CROSSES OR ADJOINS A VEHICULAR WAY (DRIVING SURFACE) AND THE WALKING SURFACES ARE NOT SEPERATED BY CURBS, RAILING AND/OR OTHER ELEMENTS, BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS "DETECTABLE WARNING" WHICH IS MIN. 3'-0" WIDE. (AS PER F.A.C. 4.29.5)
 - "DETECTABLE WARNING", ON EXTERIOR WALKING SURFACES SHALL BE 3'x5' TRUNCATED-DOME SURFACE APPLIED YELLOW TILE (UNLESS INDICATED OTHERWISE)

DETECTABLE WARNING DETAIL

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7 - UNITS, TOWNHOMES
5739 MCKINLEY STREET, HOLLYWOOD FLORIDA 33020

PROJECT :

CONSTRUCTION DETAILS

DRWG. TITLE :

DATE: MARCH, 2017

SCALE: AS NOTED

DWG. BY: C.R.W.

CHK'D. BY: C.O.B.

JOB NO.: 17-043

SHEET NO.

C-3

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

WATER NOTES:

- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE.
- NEW OR RELOCATED UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- AT ALL UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE, OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. [FAC 62-555.314(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5)].
- NEW UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT TO BE DUCTILE IRON PIPE (D.I.P.) WHEN CROSSING BELOW SANITARY SEWER MAINS.
- POLYETHYLENE ENCASUREMENT MATERIAL SHALL BE USED TO ENCASE ALL BURIED DUCTILE IRON PIPE, FITTINGS, VALVES, RODS, AND APPURTENANCES IN ACCORDANCE WITH AWWA C105, METHOD A. THE POLYETHYLENE TUBING SHALL BE CUT TWO FEET LONGER THAN THE PIPE SECTION AND SHALL OVERLAP THE ENDS OF THE PIPE BY ONE FOOT. THE POLYETHYLENE TUBING SHALL BE GATHERED AND LAPPED TO PROVIDE A SNUG FIT AND SHALL BE SECURED AT QUARTER POINTS WITH POLYETHYLENE TAPE. EACH END OF THE POLYETHYLENE TUBING SHALL BE SECURED WITH A WRAP OF POLYETHYLENE TAPE.
- THE POLYETHYLENE TUBING SHALL PREVENT CONTACT BETWEEN THE PIPE AND BEDDING MATERIAL, BUT IS NOT INTENDED TO BE A COMPLETELY AIRTIGHT AND WATERTIGHT ENCLOSURE. DAMAGED POLYETHYLENE TUBING SHALL BE REPAIRED IN A WORKMANLIKE MANNER USING POLYETHYLENE TAPE, OR THE DAMAGED SECTION SHALL BE REPLACED. POLY WRAP WILL NOT BE PAID FOR AS A SEPARATE BID ITEM. IT SHALL BE CONSIDERED TO BE A PART OF THE PRICE BID FOR WATER MAINS.
- FIRE HYDRANT BARRELS SHALL BE ENCASED IN POLY WRAP UP TO THE GROUND SURFACE AND THE WEEP HOLES SHALL NOT BE COVERED BY THE POLY WRAP.
- GATE VALVES FOR USE WITH PIPE LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE RATED FOR TWO HUNDRED (200) PSI WORKING PRESSURE, NON-SHOCK, BLOCK PATTERN, SCREWED BONNET, NON-RISING STEM, BRASS BODY, AND SOLID WEDGE. THEY SHALL BE STANDARD THREADED FOR PVC PIPE AND HAVE A MALLEABLE IRON HANDWHEEL. GATE VALVES LESS THAN THREE INCHES (3") IN DIAMETER SHALL BE NIBCO-SCOTT T-113 LF WITH NO SUBSTITUTIONS ALLOWED. LARGE GATE VALVES OVER 3" THRU 16" IN DIAMETER, MUST BE RESILIENT SEAT AND BIDIRECTIONAL FLOW ONLY. MANUFACTURERS: MUELLER, AMERICAN DARLING, AVK, OR CITY APPROVED EQUAL. VALVES FOR SPECIAL APPLICATION WILL REQUIRE CITY UTILITY APPROVAL.

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

WATER NOTES CONTINUED:

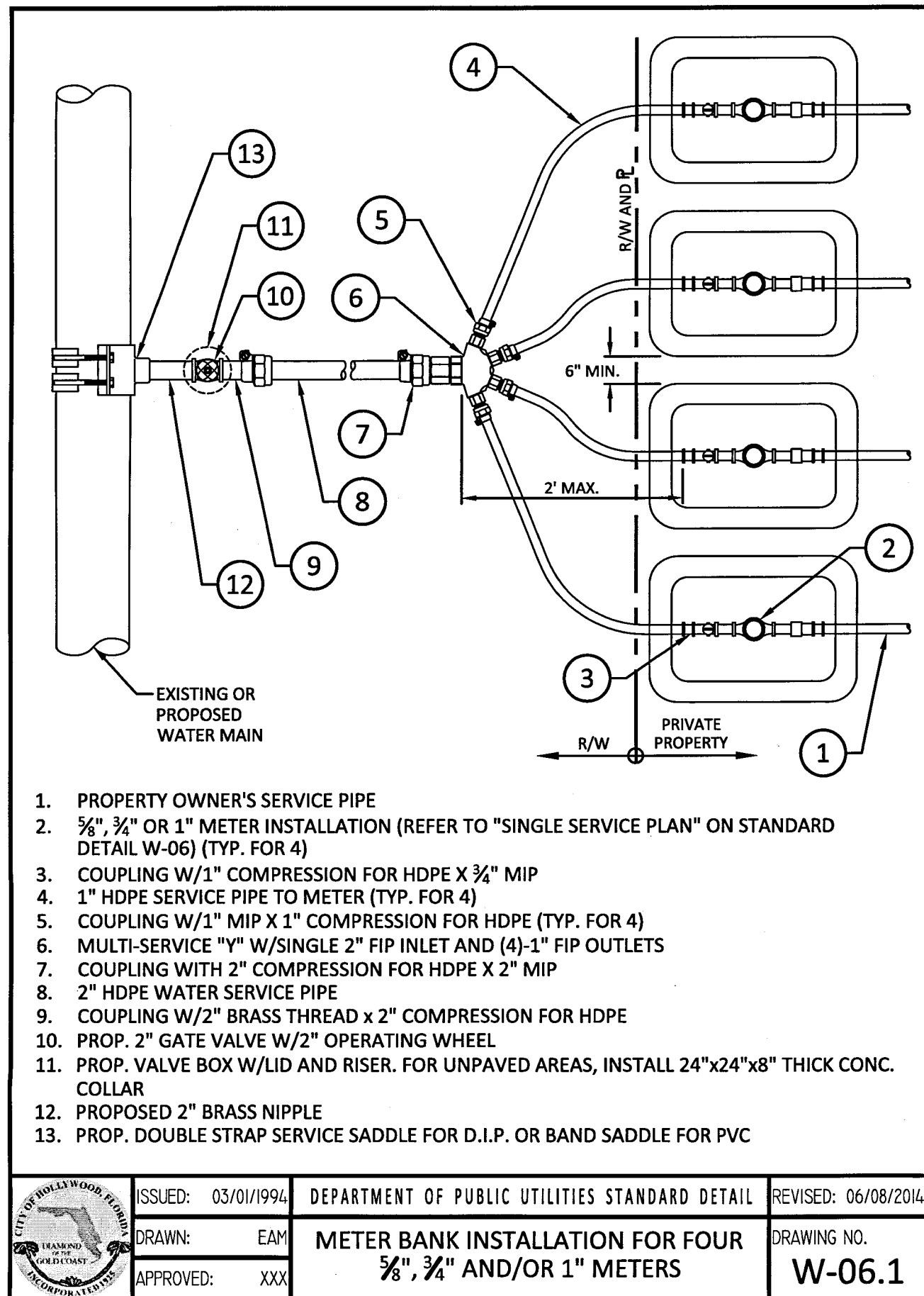
- VALVE BOXES AND COVERS FOR ALL SIZE VALVES SHALL BE OF CAST IRON CONSTRUCTION AND ADJUSTABLE SCREW-ON TYPE. THE LID SHALL HAVE CAST IN THE METAL THE WORD "WATER" FOR THE WATER LINES. ALL VALVE BOXES SHALL BE SIX INCH (6") NOMINAL DIAMETER AND SHALL BE SUITABLE FOR DEPTHS OF THE PARTICULAR VALVE. THE STEM OF THE BURIED VALVE SHALL BE WITHIN TWENTY-FOUR INCHES (24") OF THE FINISHED GRADE UNLESS OTHERWISE APPROVED BY THE CITY. VALVE BOXES SHALL BE TYLER BRAND, NO SUBSTITUTES.
- FIRE HYDRANTS: PRESENTLY CITY OF HOLLYWOOD UTILITIES SPECIFICATIONS ALLOW ONLY MANUFACTURERS: MUELLER MODEL SUPER CENTURION 200 5/4" SIZE REFERENCE CATALOG NO. A-423 AND AMERICAN DARLING MODEL B-84-B 5/4" SIZE. ANY DEVIATION FROM REQUIRED SPECIFICATIONS WILL REQUIRE CITY OF HOLLYWOOD UTILITIES APPROVAL.
- ALL WATER MAIN INSTALLATIONS SHALL COMPLY WITH THE COLOR CODING REQUIREMENTS OF CHAPTER 62-555.320 F.A.C.
- ALL PVC PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C900 LATEST REVISION AND CLASS DR 18. ALL DIP WATER MAINS SHALL BE DUCTILE IRON PRESSURE CLASS 350, WITH WALL THICKNESS COMPLYING WITH CLASS 52. ALL DUCTILE IRON PIPE SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AWWA C151/A21.51-02 AND BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03.
- FITTINGS SHALL BE DUCTILE IRON, MEETING ANSI/AWWA C153/A21.53-00 SPECIFICATIONS, WITH 350 PSI MINIMUM WORKING PRESSURE. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER ANSI/AWWA C104/A21.4-03. ALL DUCTILE IRON PIPE AND FITTINGS MUST BE MANUFACTURED IN THE UNITED STATES OF AMERICA.
- ALL DUCTILE IRON PIPE TO BE MECHANICAL JOINTS, WRAPPED IN POLY. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY DESIGN.
- GATE VALVES 4" AND LARGER SHALL BE RESILIENT SEAT AND SHALL MEET ANSI/AWWA C-509-01 SPECIFICATIONS, LATEST REVISION. VALVES MUST BE MUELLER (O.A.E.). VALVE BOXES SHALL BE TYLER UNION, CONTROL/GATE VALVES 3" AND SMALLER SHALL BE NIBCO T-133 LF. NO SUBSTITUTIONS.
- PAVEMENT RESTORATION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.
- ALL TRENCHING, PIPE LAYING, BACKFILL, PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH THE CITY OF HOLLYWOOD SPECIFICATIONS.
- THE MINIMUM DEPTH OF COVER OVER WATER MAINS IS 30" (DIP) OR 36" (PVC).
- MINIMUM CLEARANCE BETWEEN STORM STRUCTURES AND WATER MAINS SHALL BE 2', AND MAXIMUM DEFLECTION PER EACH JOINT SHALL BE 50% OF MANUFACTURES RECOMMENDATION (MAXIMUM) WHERE DEFLECTION IS REQUIRED.
- TAPPING SLEEVES SHALL BE MUELLER H-615 (O.A.E.). TAPPING VALVES 4" AND LARGER SHALL BE RESILIENT WEDGE TYPE MEETING ANSI/AWWA C509-01. ALL TAPPING VALVES SHALL HAVE A CAST-IN ALIGNMENT RING AND BE CAPABLE OF ACCEPTING A FULL-SIZE CUTTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING CONFLICTS WITH WATER MAINS PLACED AT MINIMUM COVER. IN CASE OF CONFLICT, WATER MAIN SHALL BE LOWERED TO PASS UNDER CONFLICTS WITH 18" MINIMUM SEPARATION. NO ADDITIONAL PAYMENT SHALL BE DUE TO CONTRACTOR FOR LOWERING THE MAIN OR THE ADDITIONAL FITTINGS USED THEREON.

ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO. W-01.1
APPROVED: XXX		

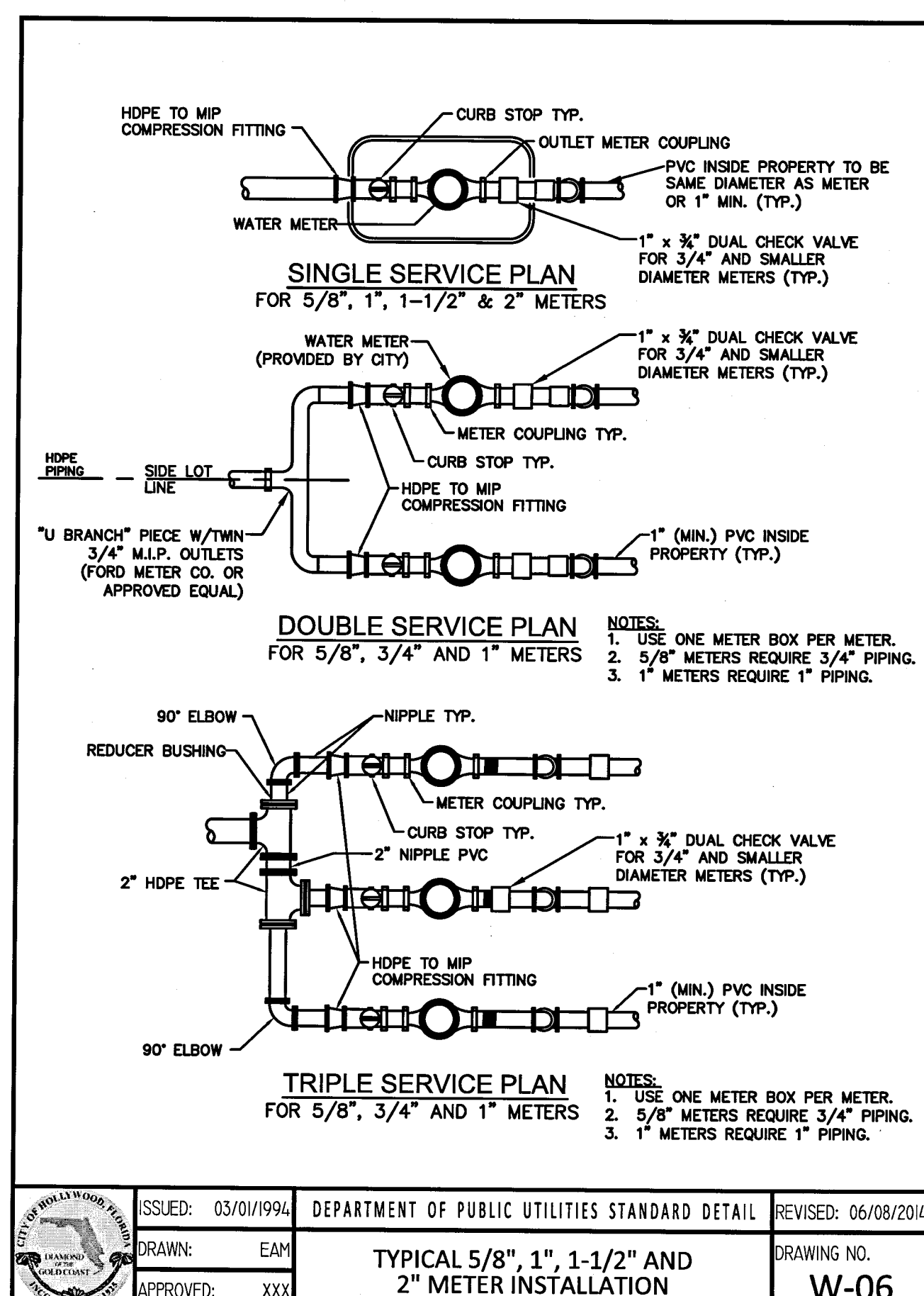
WATER NOTES CONTINUED:

- PIPE JOINT RESTRAINT SHALL BE PROVIDED BY THE USE OF DUCTILE IRON FOLLOWER GLANDS MANUFACTURED TO ASTM A 536-80. TWIST-OFF NUTS SHALL BE USED TO ENSURE PROPER ACTUATING OF THE RESTRAINING DEVICES. THE MECHANICAL JOINT RESTRAINING DEVICES SHALL HAVE A WORKING PRESSURE OF 250 PSI MINIMUM, WITH A MINIMUM SAFETY FACTOR OF 2:1, AND SHALL BE EBAA IRON INC., MEGALUG OR APPROVED EQUAL. JOINT RESTRAINTS SHALL BE PROVIDED AT A MINIMUM OF THREE JOINTS (60 FEET) FROM ANY FITTING.
- WHENEVER IT IS NECESSARY, IN THE INTEREST OF SAFETY, TO BRACE THE SIDES OF A TRENCH, THE CONTRACTOR SHALL FURNISH, PUT IN PLACE AND MAINTAIN SUCH SHEETING OR BRACING AS MAY BE NECESSARY TO SUPPORT THE SIDES OF THE EXCAVATION TO ENSURE PERSONNEL SAFETY, AND TO PREVENT MOVEMENT WHICH CAN IN ANY WAY DAMAGE THE WORK OR ENDANGER ADJACENT STRUCTURES. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SEQUENCE, METHODS AND MEANS OF CONSTRUCTION, AND FOR THE IMPLEMENTATION OF ALL OSHA AND OTHER SAFETY REQUIREMENTS.

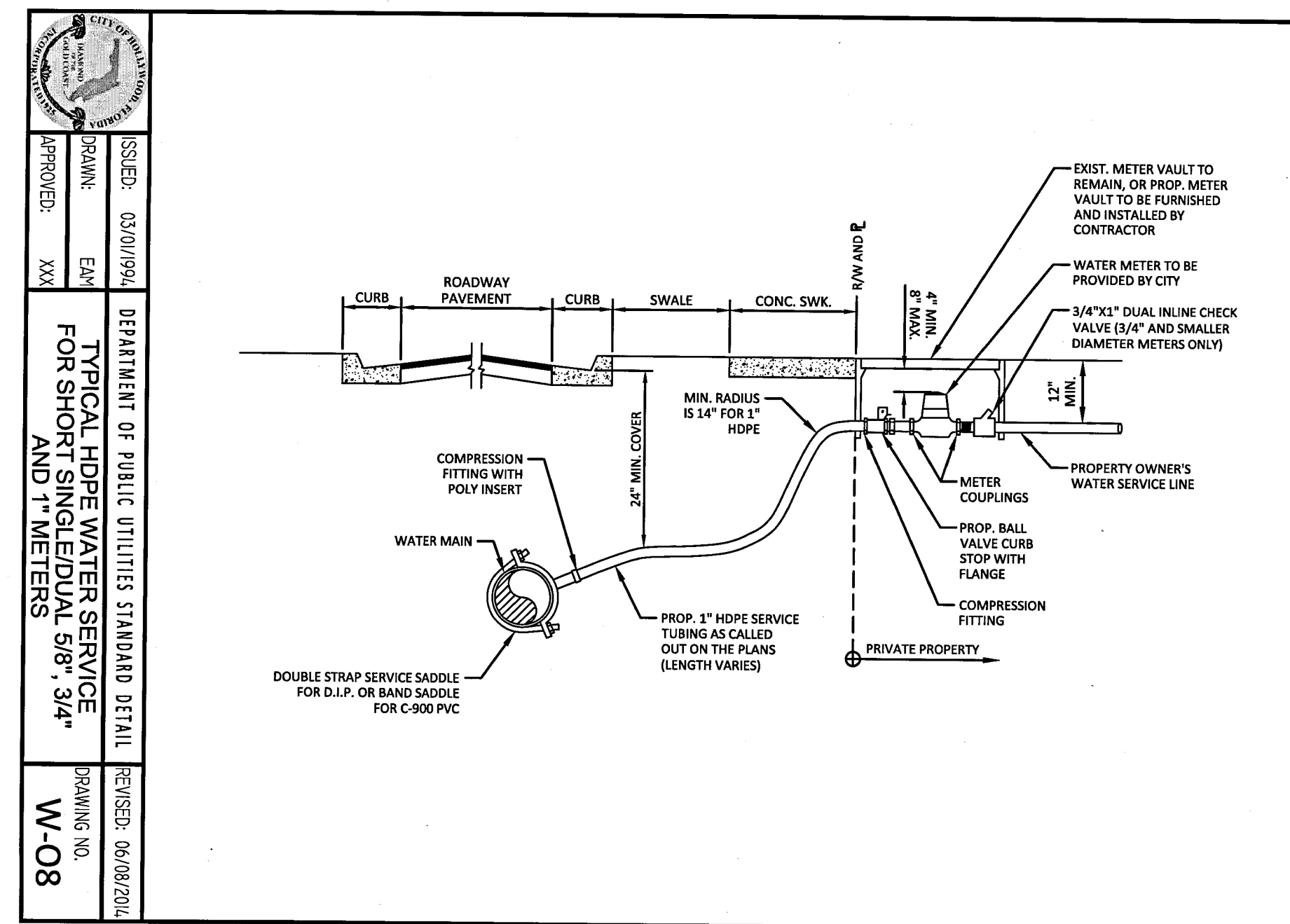
ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	WATER NOTES	DRAWING NO. W-02
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	METER BANK INSTALLATION FOR FOUR 5/8", 3/4" AND/OR 1" METERS	DRAWING NO. W-06.1
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL 5/8", 1", 1-1/2" AND 2" METER INSTALLATION	DRAWING NO. W-06
APPROVED: XXX		



ISSUED: 03/01/1994	DEPARTMENT OF PUBLIC UTILITIES STANDARD DETAIL	REVISED: 06/08/2014
DRAWN: EAM	TYPICAL HDPE WATER SERVICE FOR SHORT SINGLE DUAL 5/8", 3/4" AND 1" METERS	DRAWING NO. W-08
APPROVED: XXX		

REVISIONS :

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7 - UNITS, TOWNHOMES
5739 McKinley Street, Hollywood Florida 33020

PROJECT :

CONSTRUCTION DETAILS

DRWG. TITLE :

DATE: MARCH, 2017

SCALE: AS NOTED

DWG. BY: C.R.W.

CHK'D. BY: C.O.B.

JOB NO.: 17-043

SHEET NO.

C-4

CHARLES O. BUCKALEW, P.E.
FLORIDA REG. NO. 24842

EROSION CONTROL PLAN

NOTES: 1) ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING REPRODUCTION PROCESSES
2) CONTRACTOR TO MAINTAIN DEBRIS ON-SITE, VEHICLES SHALL BE FREE OF EXCESS DEBRIS PRIOR TO ENTERING CITY OR COUNTY RIGHT-OF-WAYS.

- BMPs**
BEST MANAGEMENT PRACTICES
- This plan has been prepared to ensure compliance with appropriate conditions of the Palm Beach County Land Development Regulations, the Rules of the Florida Department of Environmental Protection, Chapter 17-25, F.A.C., and the South Florida Water Management District, Chapter 400-4, F.A.C. The plan addresses the following areas:
1. Protection of preserved/conserved wetland habitats during construction.
 2. Protection of preserved/conserved upland habitats during construction.
 3. General erosion control.
 4. Protection of surface water quality during and after construction.
 5. Control of wind erosion.

The various techniques or actions identified under each section indicate the appropriate situation where the techniques should be employed. Also identified is a cross-reference to a diagram or figure representing the technique.

It should be noted that the measures identified on this plan are only suggested BMP(s). The contractor shall provide pollution prevention and erosion control measures as specified in FDOT index 1100 and as necessary for each specific application.

SECTION 1 PROTECTION OF PRESERVED/CONSERVED WETLAND HABITATS DURING CONSTRUCTION

- 1.1 Wetland habitat protection BMPs shall be utilized for any development parcel which contains or abuts a preserved wetland and/or for any parcel which contains or abuts a mitigated wetland.
- 1.2 Preserved wetlands shall be protected prior to the start of shoring construction. Protection shall consist of a silt barrier constructed along the entire perimeter of the preserved wetland as shown in Figure 1. The silt barrier shall be constructed along the outer edge of the required 30 foot buffer adjoining preserved wetlands. The silt barrier may be either a silt fence as shown in Figure 2 or hay bales as shown in Figure 3.

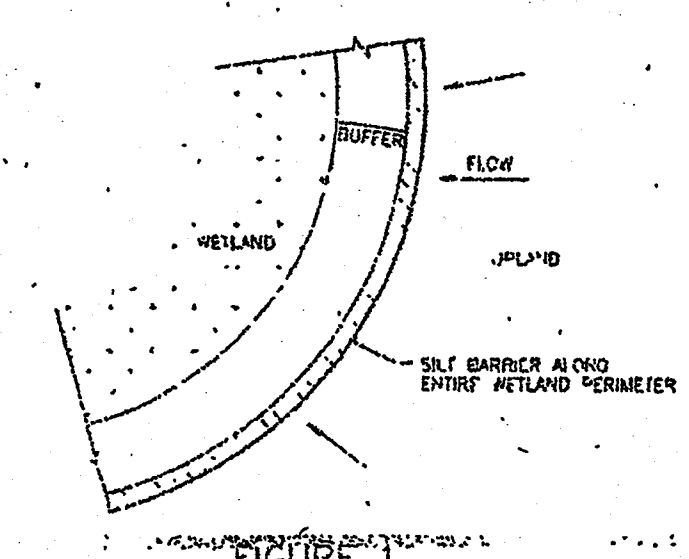


FIGURE 1

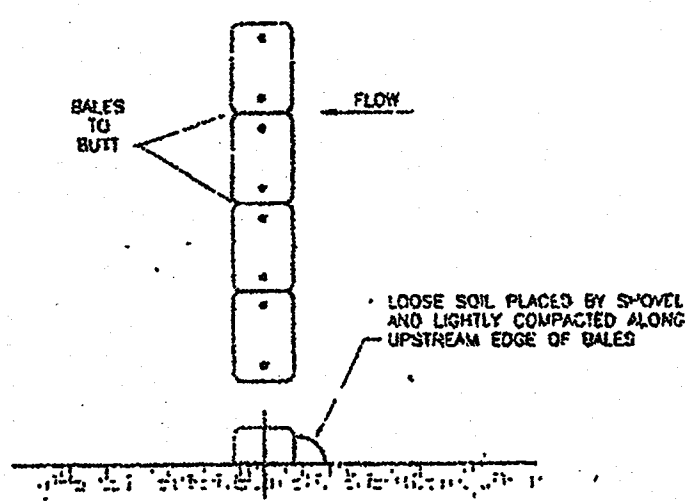


FIGURE 3

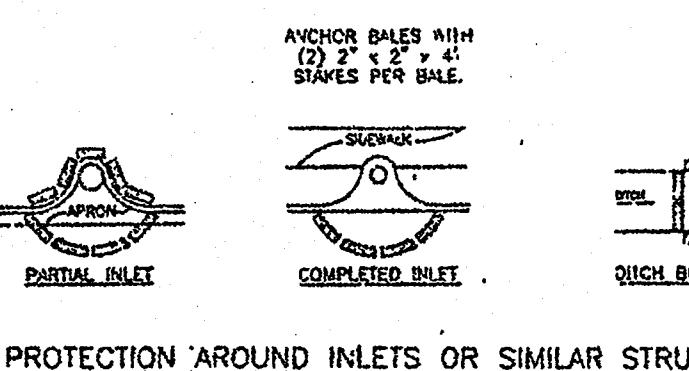


FIGURE 6

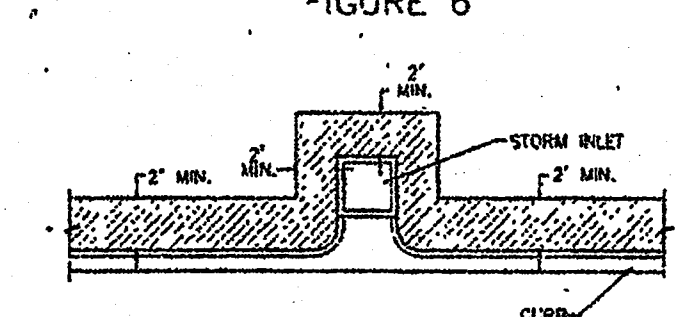


FIGURE 9

- 1.3 Mitigated wetlands shall be protected as soon as practical after their construction. Protection shall be the same as for preserved wetlands.
- 1.4 Silt barriers used for wetland protection shall remain in place for the duration of any shoring or building construction located in the vicinity of the wetland. Silt barriers erected during development shall be damaged and maintained to not impound intermittent standing water for more than 72 hours. Silt barriers, any silt which accumulates behind these barriers and any fill used to secure the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 2 PROTECTION OF PRESERVED/CONSERVED UPLAND HABITATS

- 2.1 Barriercades shall be placed around all protected (preserved) habitats including meads and uplands during development.
- 2.2 Silt barriers required for the protection of preserved habitats other than wetlands shall be constructed along the perimeter of the preserved area in accordance with implementation guidelines contained in Section 1.4.

SECTION 3 GENERAL EROSION CONTROL

- 3.1 General erosion control BMPs shall be employed to minimize soil erosion and potential slope failure. While the various techniques required will be site and plan specific, they should be employed as soon as possible during construction activities.
- 3.2 General site development areas not continuously scheduled for construction activities shall be covered with hay or overseeded and periodically watered sufficient to stabilize the temporary groundcover.
- 3.3 Slopes of banks of retention/detention ponds shall be constructed not steeper than 4H:1V from top of bank to two feet below normal water level as shown in Figure 5.
- 3.4 All grass slopes constructed steeper than 4H:1V shall be seeded as soon as practical after their construction as shown in Figure 8.

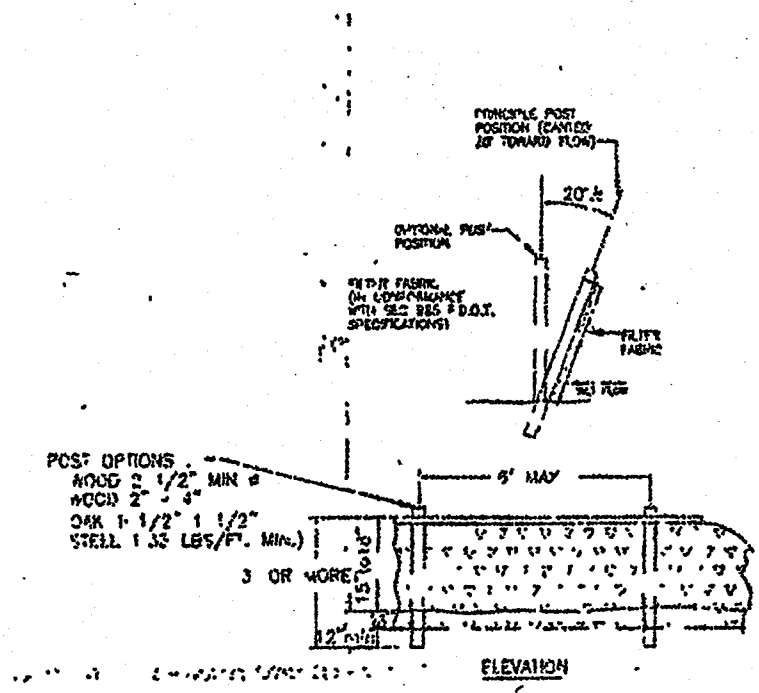


FIGURE 2

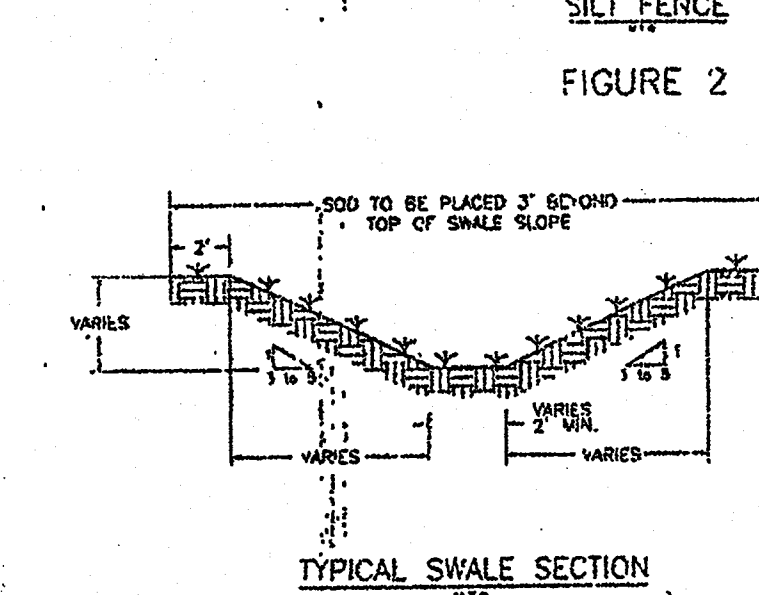


FIGURE 4

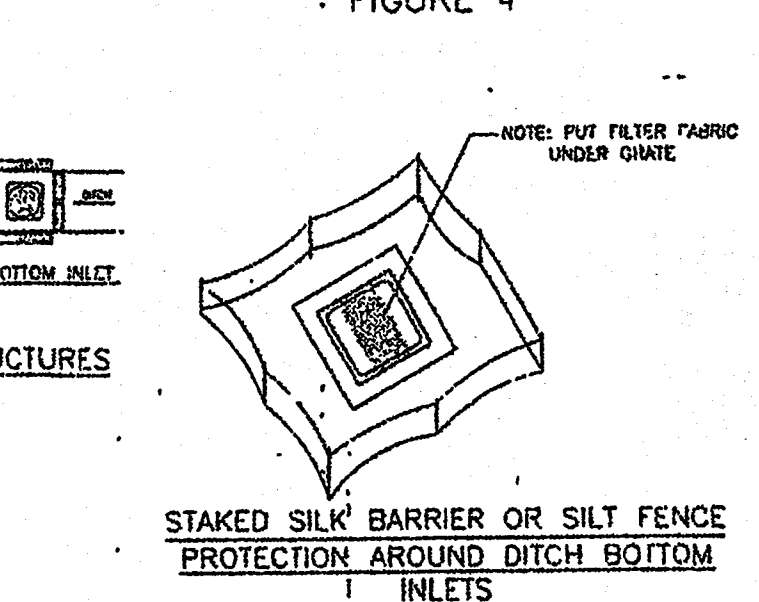


FIGURE 7

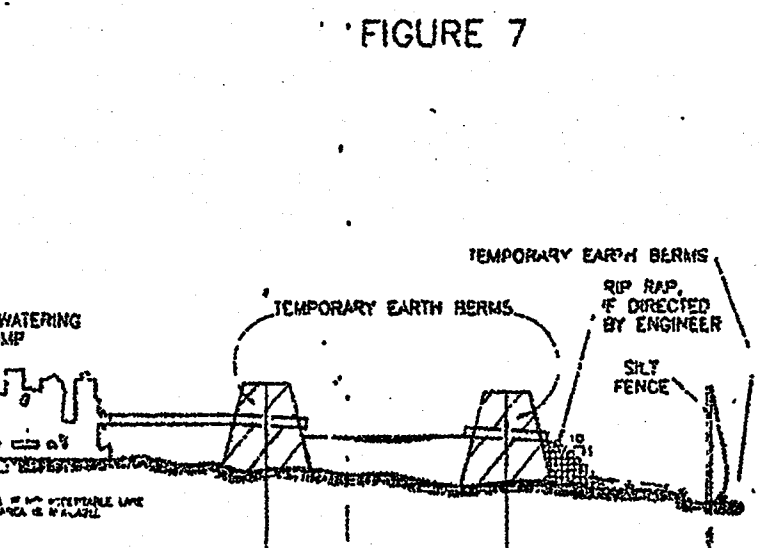


FIGURE 10

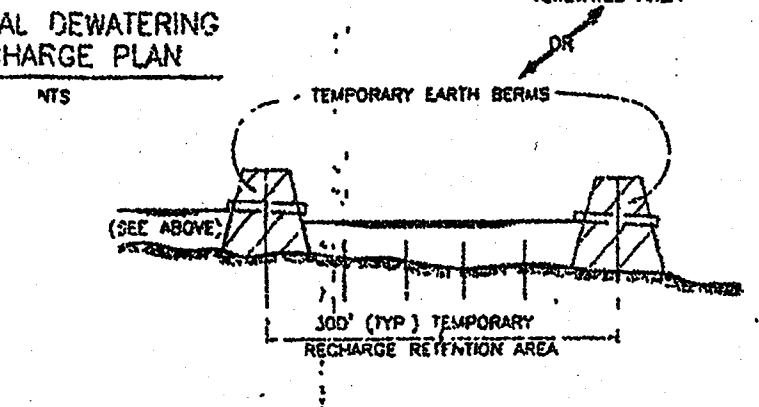


FIGURE 11

- 3.5 Sod shall be placed for a 3-foot wide strip adjoining all curbing and around all inlets as shown in Figure 9. Sod shall be placed before silt barriers, shown in Figure 6, are removed.
- 3.6 Where required to prevent erosion from sheet flow across bare ground from entering a lake or swale, a temporary sediment sump shall be constructed, as shown in Figure 10. The temporary sediment sump shall remain in place until vegetation is established on the ground draining to the sump.

SECTION 4 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

- 4.1 Surface water quality shall be maintained by employing the following BMPs in the construction planning and construction of all improvements.
- 4.2 Where practical, stormwater shall be conveyed by swales. Swales shall be constructed as shown in Figure 5.
- 4.3 Erosion control measures shall be employed to minimize turbidity of surface waters located downstream of any construction activity. While the various measures required will be site specific, they shall be employed as needed in accordance with the following:
 - a. In general, erosion shall be controlled at the furthest practical upstream location.
 - b. Stormwater inlets shall be protected during construction as shown in Figures 6 and 7. Protection measures shall be employed as soon as practical during the various stages of inlet construction. Silt barriers shall remain in place until seeding ground inlets is complete.
 - c. Heavy construction equipment parking and maintenance areas shall be designed to prevent oil, grease, and lubricants from entering site drainage features including stormwater collection and treatment systems. Contractors shall provide broad disks, hay bales or silt screens around, and sediment sumps within, such areas as required to contain spills of oil, grease or lubricants. Contractors shall have available, and shall use, absorbent filter pads to clean up spills as soon as possible after occurrence.
- 4.5 Silt barriers, any silt which accumulates behind the barriers, and any fill used to secure the barriers shall be removed promptly after the end of the maintenance period specified for the barriers.

SECTION 5 CONTROL OF WIND EROSION

- 5.1 Wind erosion shall be controlled by employing the following methods as necessary and appropriate:
 - a. Bare earth areas shall be watered during construction as necessary to minimize the transport of fugitive dust. It may be necessary to limit construction vehicle speed if bare earth has not been effectively watered. In no case shall fugitive dust be allowed to leave the site under construction.
 - b. As soon as practical after completion of construction, bare earth areas shall be vegetated.
 - c. At any time both during and after site construction that watering and/or vegetation are not effective in controlling wind erosion and/or transport of fugitive dust, other methods as are necessary for such control shall be employed. These methods may include erection of dust control fences. If required, dust control fences shall be constructed in accordance with the detail for a silt fence shown in Figure 2 except the minimum height shall be 4 feet.

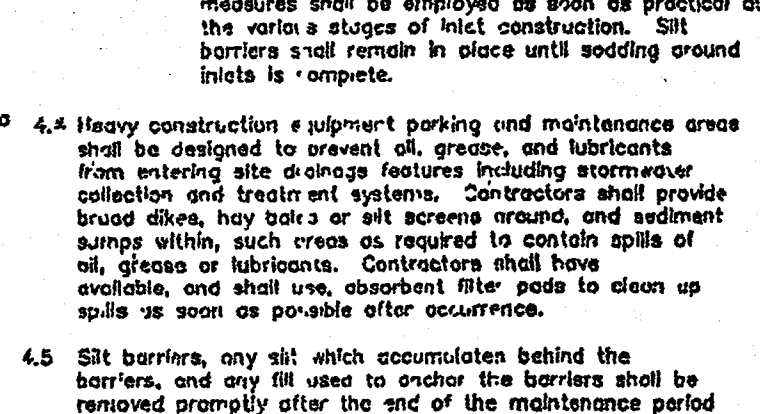


FIGURE 5

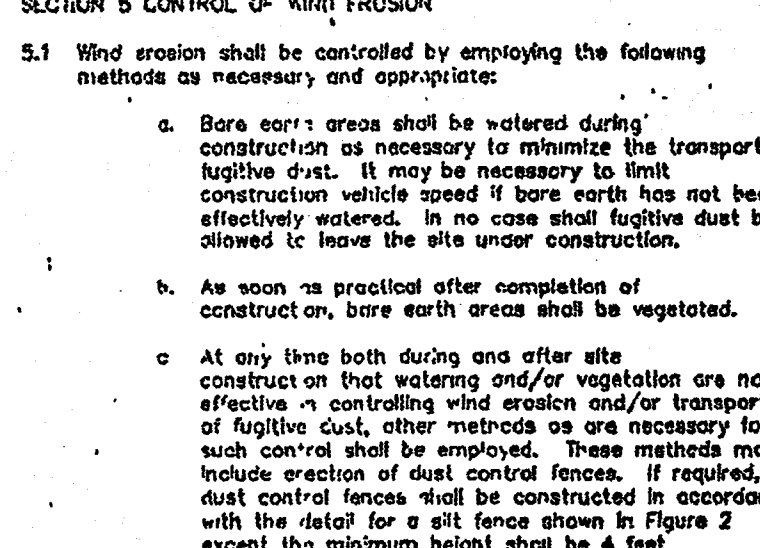


FIGURE 8

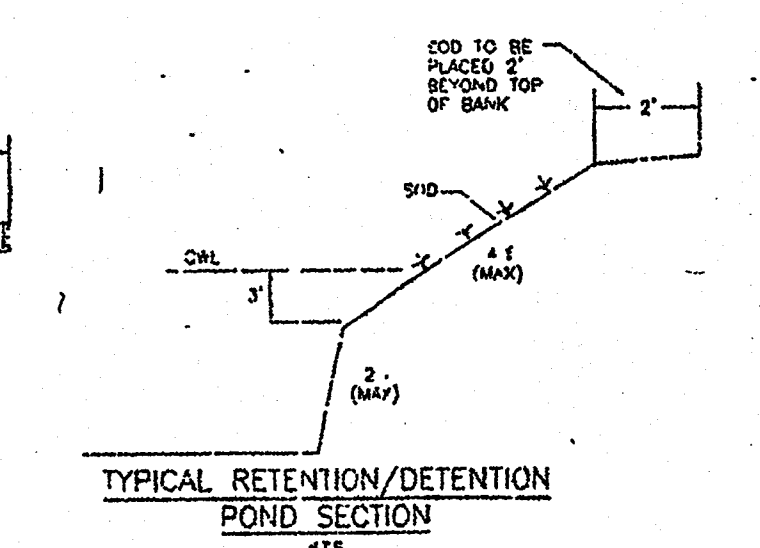


FIGURE 10

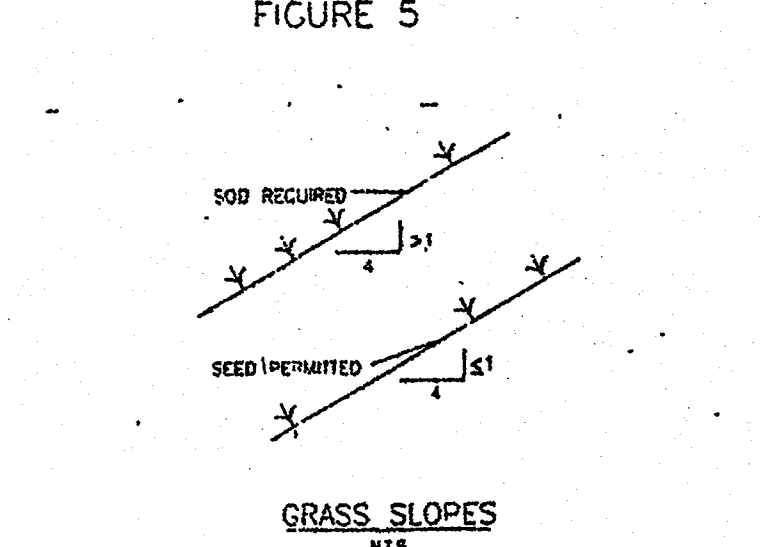


FIGURE 10

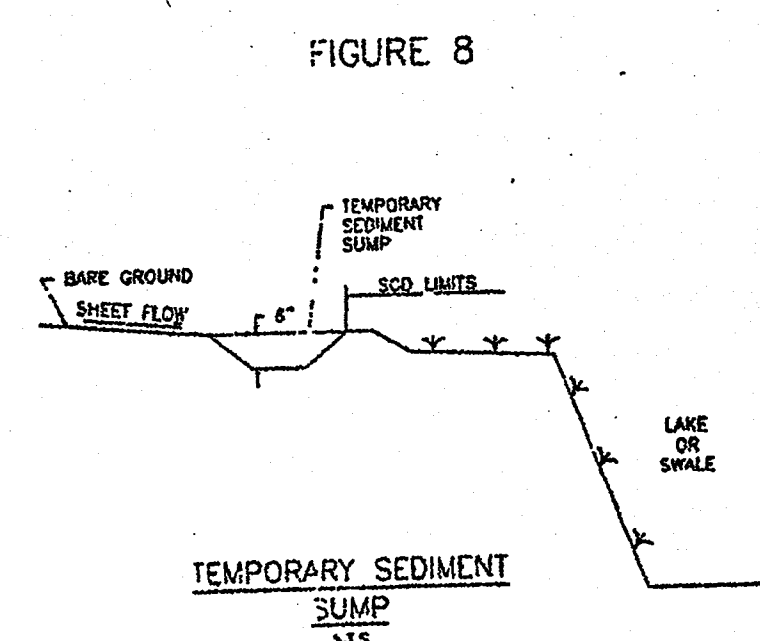


FIGURE 10

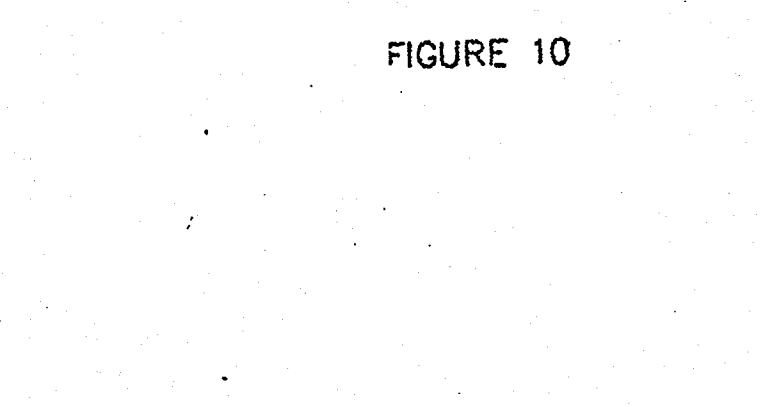


FIGURE 10

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REVISIONS :

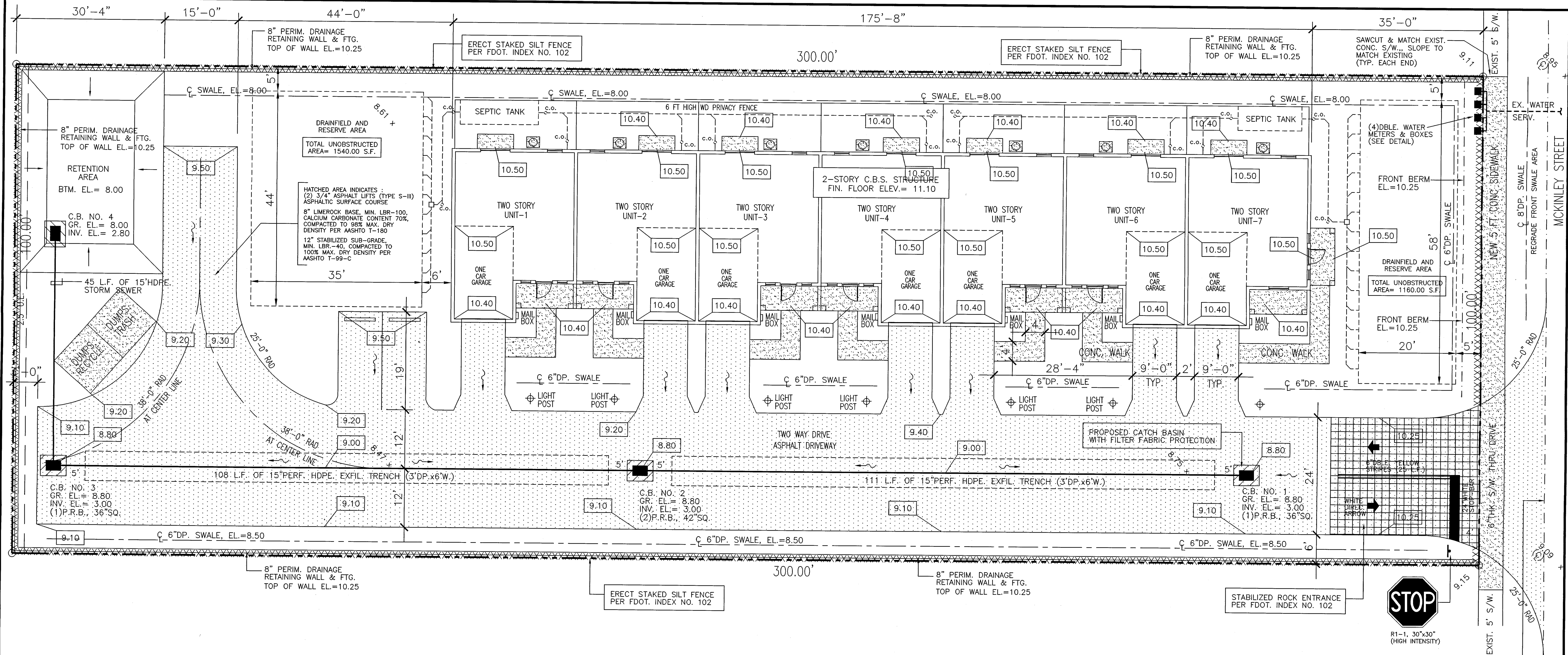
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C.O.A. Number: 6255
Tel. : (954) 927-0561 / 558-1189



7 - UNITS, TOWNHOMES
5739 McKinley Street, Hollywood Florida 33020

CONSTRUCTION DETAILS

DATE: MARCH, 2017
SCALE: AS NOTED
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-043
SHEET NO.



LEGEND :

- LIMITS OF CONC. SIDEWALKS, PORCHES & PADS
- LIMITS OF ASPH. PAVEMENT, LIMEROCK BASE & SUBGRADE
- EXIST. PROPERTY LINE, SITE BOUNDARY
- CENTERLINE
- EXIST. EDGE OF PAVEMENT
- EXIST. GRADE ELEVATION
- PROPOSED ELEVATIONS
- SURFACE DRAINAGE FLOW ARROW

- UTILITY NOTES :
- CONTRACTOR TO VERIFY LOCATION & ELEVATIONS OF EXIST. UTILITIES PRIOR TO CONNECTIONS BEING MADE .
 - CONTRACTOR TO ADJUST ALL EXIST. MANHOLE FRAME & COVERS, CATCH BASIN FRAME & GRATES, CLEANOUTS, ETC., TO FINISHED GRADE W/IN ASPHALT LIMITS.

ELEVATION NOTE #
ELEVATIONS AS SHOWN ARE BASED ON
NAVD. DATUM, 1988

SYMBOL LEGEND ::

- PERIMETER STAKED SILT FENCE PER FDOT INDEX NO. 102
- TYPICAL PROPOSED CATCH BASIN WITH FILTER FABRIC (SEE NOTE 3)
- TYPICAL STABILIZED ROCK ENTRY DRIVE PER FDOT INDEX NO. 102

SEDIMENT & EROSION CONTROL NOTES ::

- CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL. GUIDELINES)
- MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
- CATCH BASIN, INLETS AND STORM SEWER MANHOLES, STRUCTURES WITHIN THE SITE WILL BE PROTECTED DURING FILLING OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES, DURING FILLING OPERATIONS, BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE COUNTY/MUNICIPAL ENGINEER OR DESIGN ENGINEER OF RECORD.

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7 - UNITS, TOWNHOMES

5739 MCKINLEY STREET, HOLLYWOOD FLORIDA 33020

PROJECT :

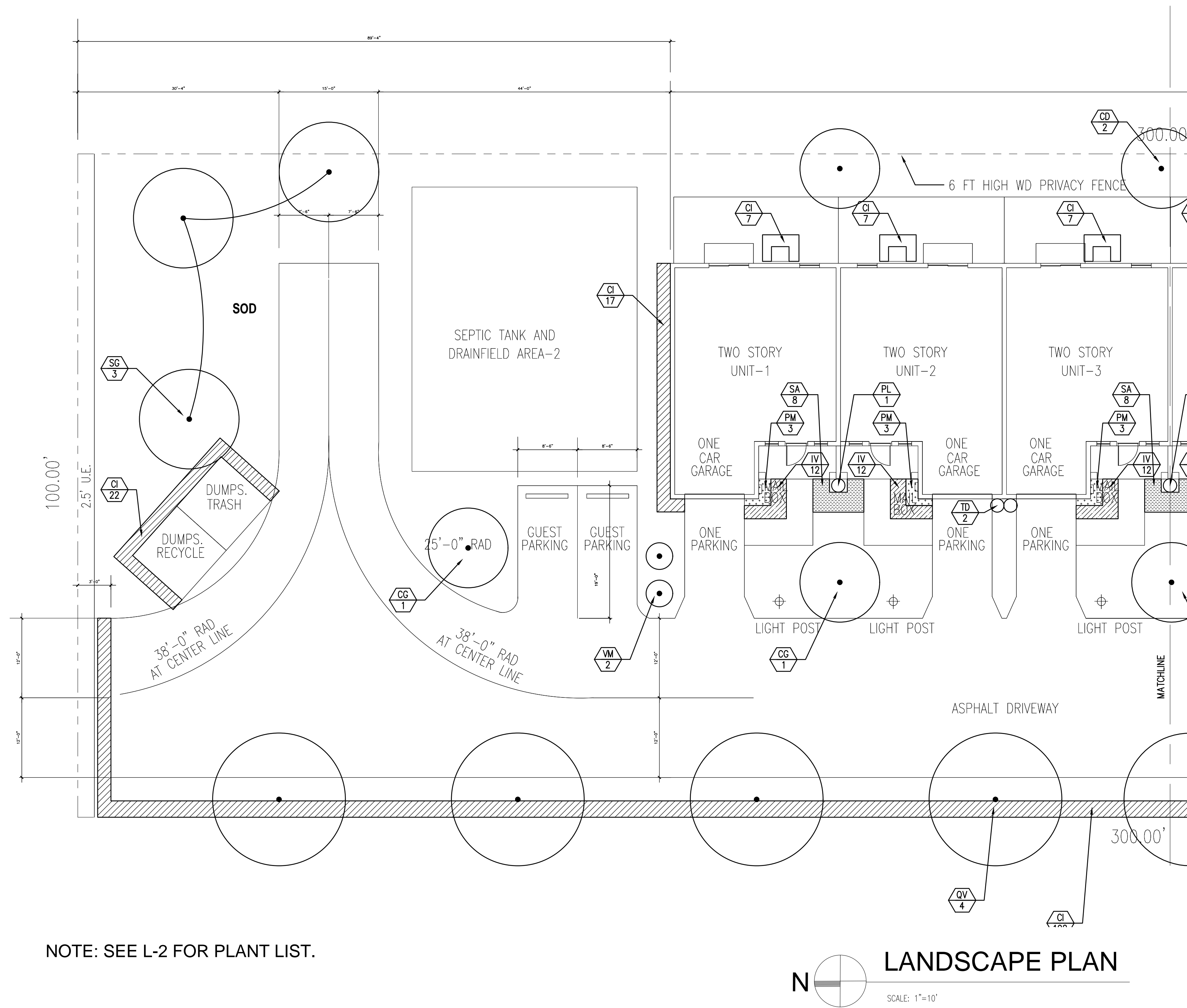
DRWG. TITLE :

EROSION CONTROL PLAN

DATE: MARCH, 2017
SCALE: 1"=10'-0"
DWG. BY: C.R.W.
CHK'D. BY: C.O.B.
JOB NO.: 17-043
SHEET NO.

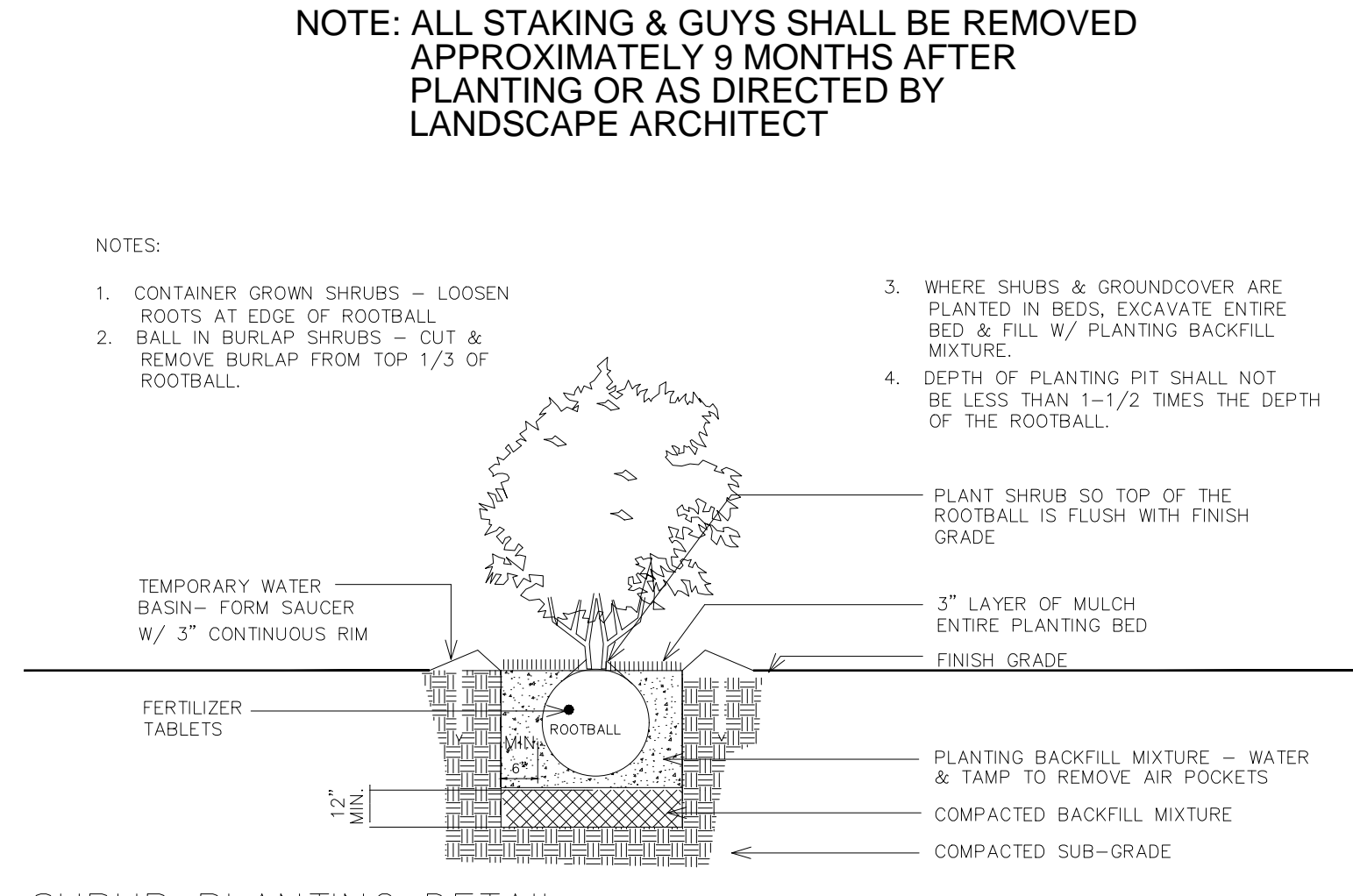
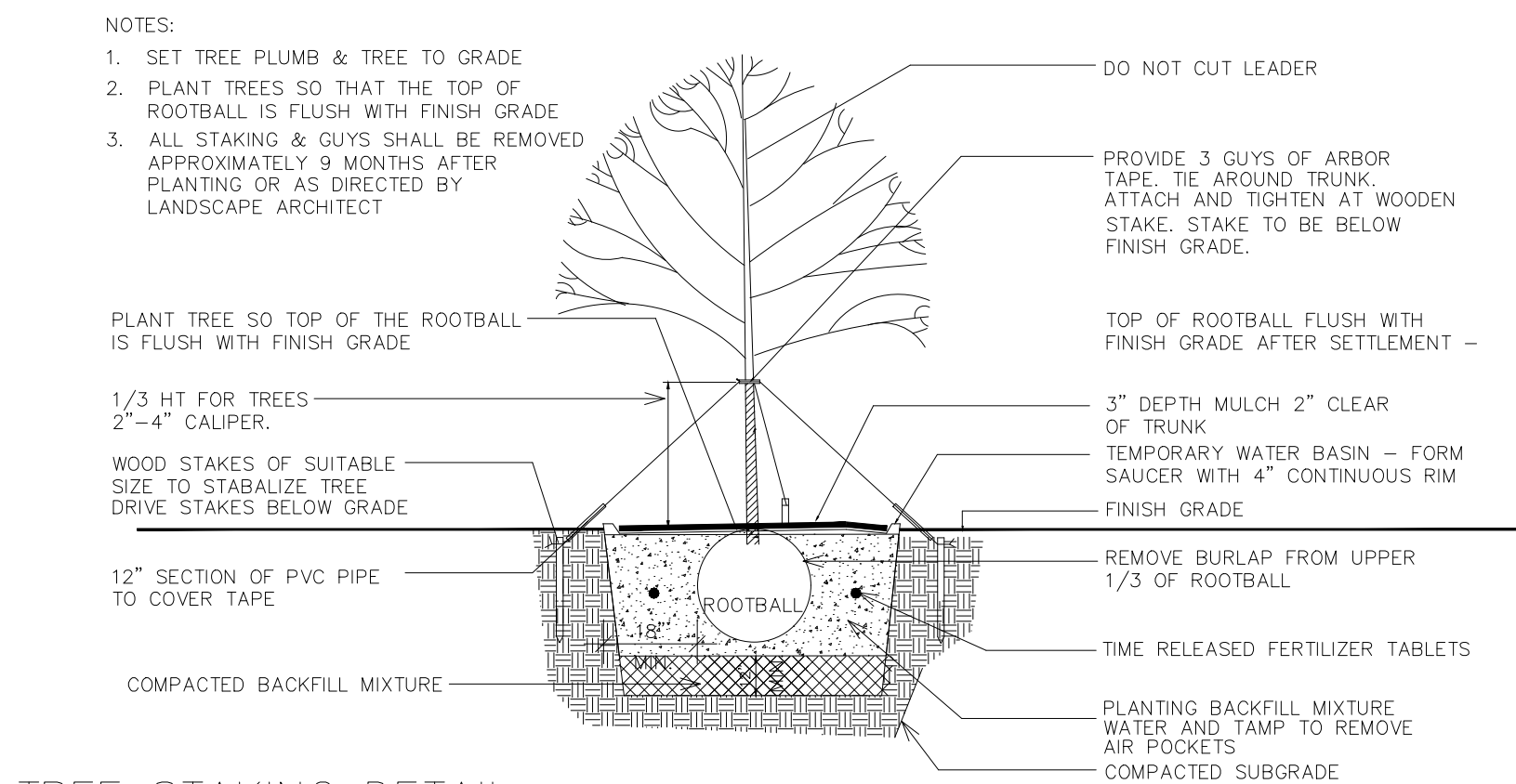
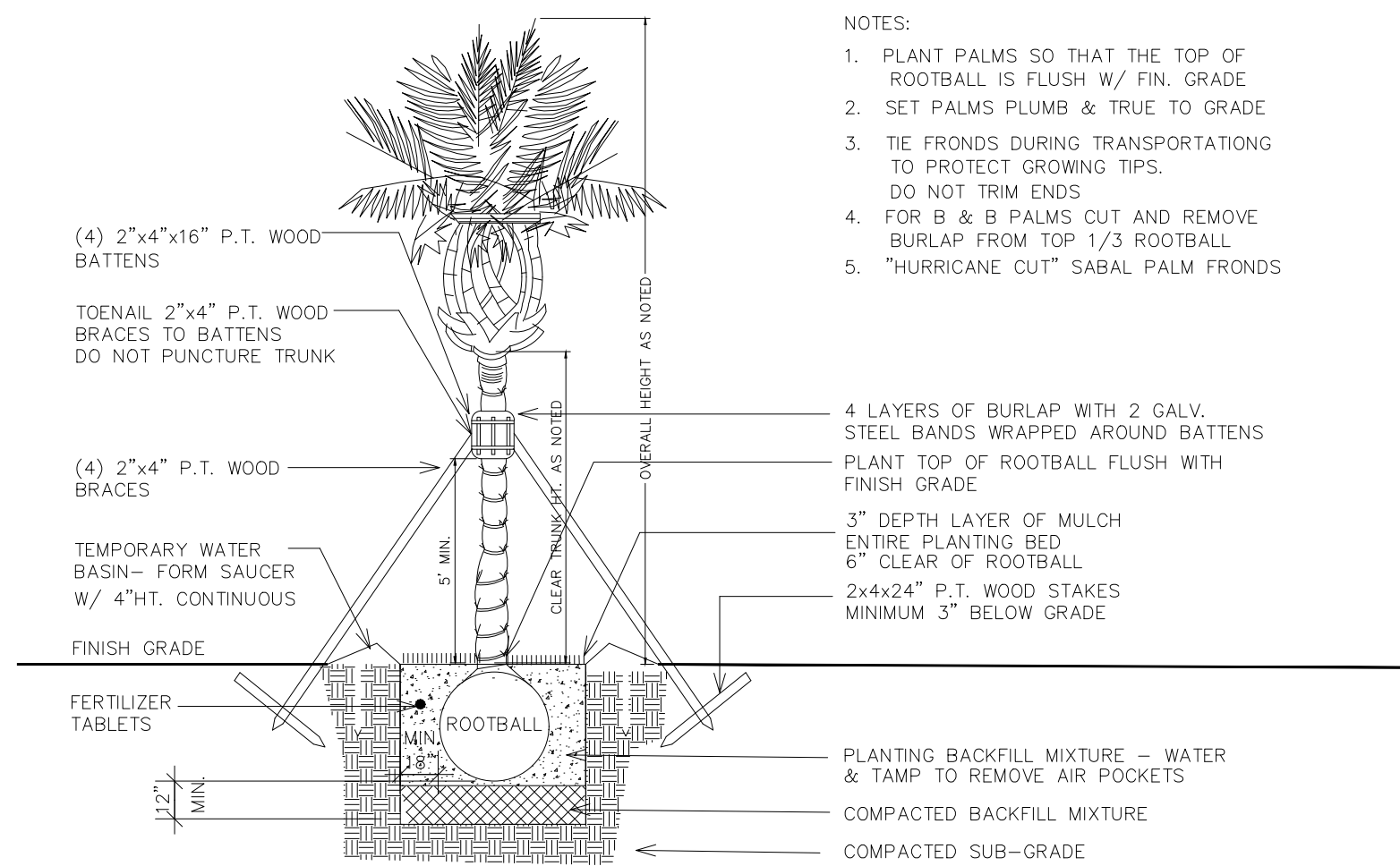
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FLORIDA REG. NO. 24842



General Notes:

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



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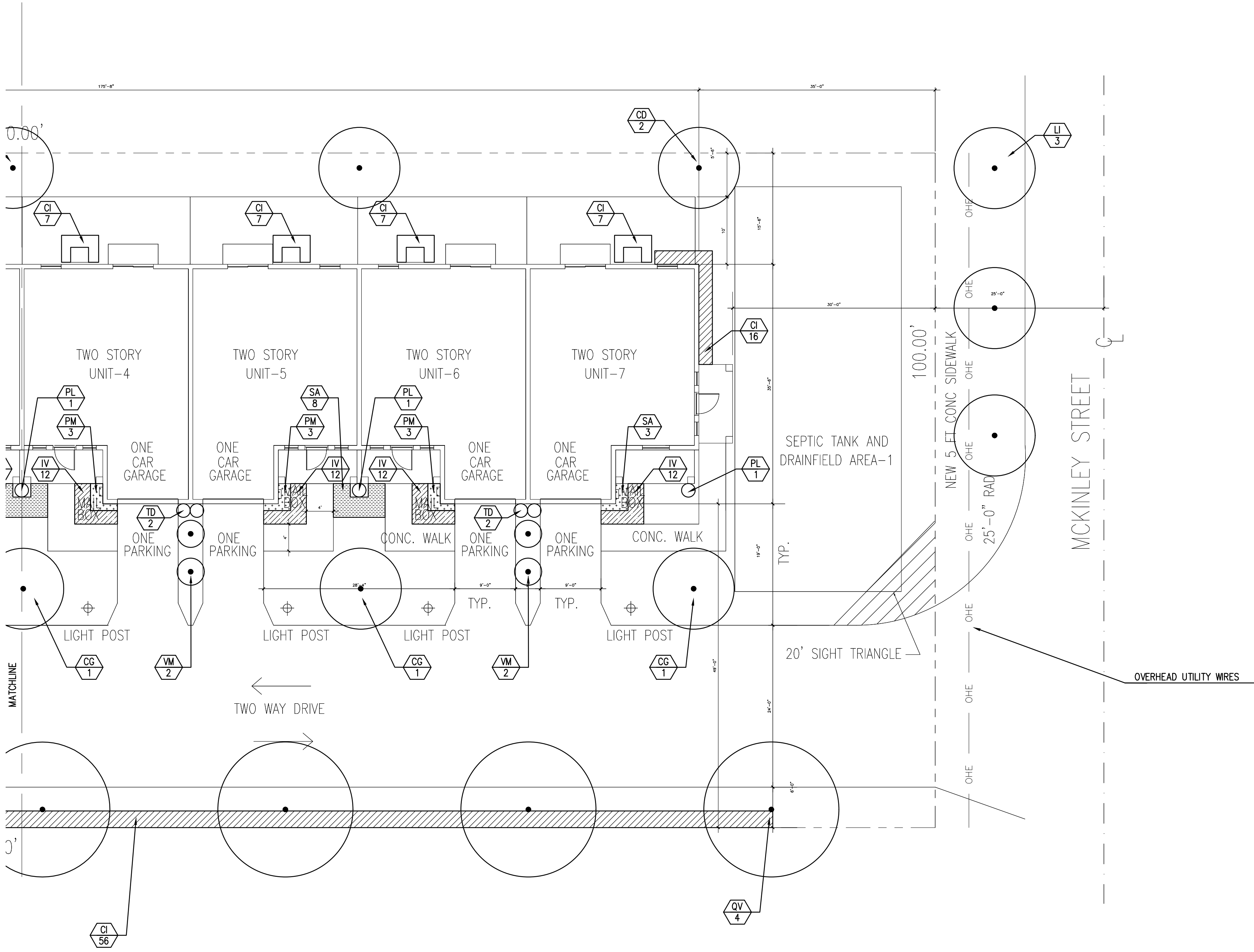
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DRAWN	PW
DATE	03-22-2017
COMM. NO.	16-154

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK.

Kimberly Moyer, RLA
Landscape Architecture
(954) 492-9609
Lic. No. #LA0000952

L-1

2



NOTE: SEE SHEET L-1 FOR PLANTING NOTES AND DETAILS.
NOTE: SOD & IRRIGATE TO EDGE OF ROAD.

Plant List for Proposed Plant Material

Sym	Qty	Botanical/ Common Name	Size
QV	8	Quercus virginiana/ Live Oak	12' Ht x 5' Spr, 2" cal
CD	4	Coccoloba diversifolia/ Pigeon Plum	12' Ht x 6' Spr, 2" cal
SG	3	Simaruba glabra/ Paradise Tree	10' Ht x 5' Spr, 2" cal
LI	3	Lagerstroemia indica 'Tuscarora'/ Crape Myrtle	10' Ht x 4' Spr, 2" cal, single trunk
CG	5	Caesalpinia granadillo/ Bridalveil	10' Ht x 4' Spr, 2" cal
VM	8	Veitchia montgomeryana/ Montgomery Palm	14'-18" OA Ht
CI	104	Chrysobalanus icaco/ Cocoplum	24" x 24", 24" O.C.
PM	18	Podocarpus macrophyllus/ Podocarpus	24" x 24", 24" O.C.
IV	84	Ilex vomitoria 'Stokes Dwarf'/ Ilex	9" x 12", 18" O.C.
SA	27	Schefflera arboricola 'Trinette'/ Var. Arboricola	20"x 20", 24" O.C.
PL	4	Dracaena reflexa 'Variegata'/ Song of India	36" Ht, full
Sod		St. Augustine 'Floritam'	
Mulch		Shredded Eucalyptus, Melaleuca or recycled mulch	

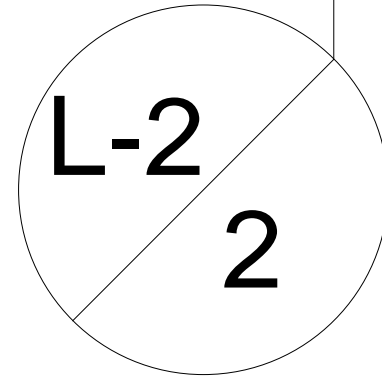
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