CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: July 13, 2017 **FILE:** 16-DPSV-57

TO: Planning and Development Board

FROM: Alexandra Carcamo, Principal Planner

SUBJECT: Hollywood State Road 7, LLC., requests Variances, Design, and Site Plan for an approximate 4,500 sq. ft. financial institution; an approximate 4,200 sq. ft. addition to an existing building; site improvements to an existing commercial plaza; and a Special Exception to allow a temporary modular office trailer (Hollywood Plaza and Bank of America) located at 603 S. State Road 7 and 851 S. State Road 7.

REQUEST:

Design, and Site Plan for an approximate 4,500 sq. ft. financial institution; an approximate 4,200 sq. ft. addition to an existing building; site improvements to an existing commercial plaza; and a Special Exception to allow a temporary modular office trailer (Hollywood Plaza and Bank of America).

RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if Design is granted.

Special Exception: Approval, with the following conditions:

a. the Applicant shall execute an agreement in a form acceptable to the City Attorney which holds the City harmless for any personal or bodily injury or any property damage which may arise from the use of the temporary modular office trailer and to indemnify the City for any and all costs or fees incurred as a result of any enforcement action or evacuation procedures that may arise out of the use of the trailer.

b. The temporary modular office trailer is limited to two years and shall be removed within 30 days of issuance of Certificate of Completion or Occupancy or the expiration of the Building Permits, whichever comes first, for the associated development project located at 851 S. State Road 7. Should the two year time period lapse while the project is still in construction (active building permit), the City may grant an additional two years.

BACKGROUND

The commercial plaza, which was established in 1970, has several existing structures and site conditions. The property is located at the north east corner of State Road 7 and Washington Street, consisting at approximately 12 acres and is located in the Transit Oriented Corridor (TOC).

The TOC Land Use designation encourages redevelopment or development of significant areas. The major purposes of this designation are to facilitate multi-use and mixed-use development, encourage mass transit, reduce the need for automobile travel, provide incentive for quality development, and give definition to the urban form.

State Road 7 is a major transportation corridor and one of regional significance. It has long been the City's intent to shape this area into one which supports multiple modes of transportation while also creating a hub for redevelopment and economic vitality for the western portion of Hollywood. This can be seen in numerous measures taken over the years, beginning with the rezoning of the Corridor in 2004 to the land use designation of TOC in 2010. In addition to everything which has taken place intermittent of the latter, these two actions create a framework for the future of State Road 7. Specifically, they work together to provide a list of permitted uses and design principles that will attract redevelopment more conducive to an urban environment where people can work, live and partake in recreational activities. A rezoning of State Road 7 is anticipated in the near future to strengthen the vision of this corridor.

REQUEST

Hollywood State Road 7, LLC. (the Applicant), requests Design and Site Plan for an approximate 4,500 sq. ft. financial institution; an approximate 4,200 sq. ft. addition to an existing building; site improvements to an existing commercial plaza; and a Special Exception to allow a temporary modular office trailer (Hollywood Plaza and Bank of America).

The Applicant has incorporated each building's design to represent the user's prototype; while maintaining overall cohesion with the use of similar architectural elements, treatments, and materials. The proposed financial institution (Bank of America) includes materials, such as glass, stucco, and an aluminum store front design that come together to introduce a modern design along State Road 7 and to the existing commercial plaza. The proposed addition to the existing building includes 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. Additionally, safe pedestrian access is provided from the public sidewalk to building entrances and throughout the site.

The proposed development triggers some site improvements to the existing parking lot which will enhance the functionality and decrease or eliminate non-conformities. The proposed improvements bring an outdated commercial plaza further in compliance with the proposed regulations for the rezoning of State Road 7.

The landscaping was designed with both beautification and function in mind. A "gateway" feature has been added to the main access from State Road 7 in order to emphasize the entry to the plaza as the existing conditions were not as inviting. 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 existing site trees. Ample buffers are provided where required and enhanced where adjacent to residential along with a considerable amount of native trees, shrubs, and ground covers.

The final request is for a Special Exception to allow a temporary modular office trailer which will serve as a Mobile Financial Center; this will allow the proposed financial institution to continue to operate during the time of planning and construction as the lease for the existing location is expiring. This request is in accordance with Article 4.22 of the Zoning and Land Development Regulations, the temporary use of the trailer is subject to review and approval by the Planning and Development Board as a Special Exception during the design, plan review, building permit review and construction of a lawful permanent building. Additionally, the Zoning and Land Development Regulations limits the length of time the trailer may remain on the property. It states that the Applicant *shall apply for building permits for the permanent structure to be erected on the site within six months of the date of approval by the Planning and Development Board and commence construction thereof within one year of the same date.*

As mentioned, the temporary modular office trailer will be utilized as a Mobile Financial Center with the required accommodations for public use, such as access ramps and restrooms. While the installation of the trailer results in a loss of sixteen parking spaces, it will not render the property with insufficient parking since the site has ample number of parking spaces and exceeds the requirement. It is approximately 30 feet by 60 feet, totaling 1,800 sq.ft. of floor area. The trailer shall be setback approximately 75 feet from the public right-of-way and is screened with landscaping. Staff supports the Applicant's intent to improve the existing commercial plaza, along with the previously mentioned requests for Design and Site Plan of the new building, therefore recommending approval of the Special Exception for the temporary modular office trailer with the conditions listed on page one of this report.

SITE INFORMATION

Owner/Applicant:	Hollywood State Road 7, LLC.
Address/Location:	603 and 851 S. State Road 7
Net Area of Property:	498,953 Sq.Ft. (11.45 acres)
Land Use:	Transit Oriented Corridor
Zoning:	SR7 CCD-CC, C-2
Existing Use of Land:	Commercial Plaza

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*. Redevelopment of this site will 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.*

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 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 proposed financial institution is consistent in massing, scale, and architectural elements with adjacent commercial corridors. Exterior materials, such as glass, stucco, and an aluminum store front design come together to introduce a modern design along State Road 7 and to the existing commercial plaza. Additionally, pedestrian paths with painted designated crossings and ramps for easy access to public sidewalks to and from the site to enhance pedestrian connectivity are provided.

For the addition to the existing building, the architectural details fit harmoniously with the building's mass. 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. As mentioned, 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 proposed landscape helps articulate the property and enhance the design of the proposed building.

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 it's massing, scale, rhythm, and architectural elements, are compatible with the adjacent commercial corridors. The proposed one-story buildings range from 21 to 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 buildings distinguish themselves 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 existing site trees. Ample buffers are provided where required and enhanced where adjacent to residential along with a considerable amount of native trees, shrubs, and ground covers. Vehicular use areas are landscaped along the perimeter and with internal islands, improving the image of the site.

FINDING: Consistent.

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

Special Exception: **Special Exception to allow a temporary modular office trailer**

CRITERION 1: The Proposed use must be consistent with the principles of the City's Comprehensive Plan.

ANALYSIS: The intent of the Comprehensive Plan's 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.* The Applicant's intent is to build a new financial institution. The modular office trailer is necessary in order to continue to operate during the time of planning and construction as the lease in their existing location is expiring. As stated by the Applicant, the use is temporary. As such, Staff is recommending approval with the condition **the Applicant shall execute an agreement in a form acceptable to the City Attorney which holds the City harmless for any personal or bodily injury or any property damage which may arise from the use of the trailer and to indemnify the City for any and all costs or fees incurred as a result of any enforcement action or evacuation procedures that may arise out of the use of the trailer.**

FINDING: Consistent, with the imposition of Staff's condition.

CRITERION 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

ANALYSIS: The subject site is located on State Road 7 within the Commercial Corridor District – Commercial Core Sub-Area (SR7 CCD-CC) Zoning District. The temporary modular office trailer serves as a temporary Mobile Financial Center. The trailer is setback approximately 75 feet from State Road 7 and is screened with landscaping. The use is compatible with the existing land use pattern and with the natural environment and other real properties within the vicinity.

FINDING: Consistent.

CRITERION 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

ANALYSIS: The temporary modular office trailer will be utilized as a Mobile Financial Center with the required accommodations for public use, such as access ramps and restrooms. While the installation of the trailer results in a loss of sixteen parking spaces, it will not render the property with insufficient parking since the site has ample number of parking spaces and exceeds the requirement. As such, Staff is recommending approval with the condition **the temporary modular office trailer is limited to two years and shall be removed within 30 days of issuance of Certificate of Completion or Occupancy or the expiration of the Building Permits, whichever comes first, for the associated development project located at 851 S. State Road 7. Should the two year time period lapse while the project is still in construction (active building permit), the City may grant an additional two years.**

FINDING: Consistent, with the imposition of Staff's condition.

CRITERION 4: That there are setbacks, buffering and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

ANALYSIS: The temporary modular office trailer is setback approximately 75 feet from the public right-of-way and is screened with landscaping. It complies with all setback requirements and has adequate existing buffering to control any adverse effects of noise, light, dust and other potential nuisances.

FINDING: Consistent.

CRITERION 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

ANALYSIS: As mentioned, the use is temporary in order to continue to operate during the time of planning and construction of the new financial institution. It will allow the Applicant to help facilitate the construction and improvement of the overall commercial plaza.

FINDING: Consistent.

CRITERION 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

ANALYSIS: The site is adequate in shape and size to accommodate the location of the temporary modular office trailer. It meets all required setbacks and adequate parking is also provided in excess of the requirement.

FINDING: Consistent.

CRITERION 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the Zoning Classification in which such use is proposed to be located and all other requirements for such particular use set forth elsewhere in the Zoning Code, or otherwise adopted by the City Commission.

ANALYSIS: A Special Exception is defined as *a use not generally appropriate in a district, but would be appropriate if it is consistent with the review criteria listed for Special Exceptions*. The temporary modular office trailer meets and exceeds the Zoning and Land Development requirements pertaining to setbacks and parking, while landscaping is used to screen portions of the trailer. As the use is temporary, Staff finds the request for the Special Exception consistent.

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 May 18, 2015. Therefore, Staff recommends approval, if the Design is granted.

ATTACHMENTS

Attachment A: Application Package
Attachment B: Land Use and Zoning Map

ATTACHMENT A

Application Package

DEPARTMENT OF PLANNING

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

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: 05/17/17

Location Address: 603 South State Road 7, Hollywood Florida

Lot(s): 13 Block(s): 51 Subdivision: 41 *SEE ATTACHED SURVEY

Folio Number(s): 514113000161 & 514113000162

Zoning Classification: SR7 CCD-CC, C-2, C-3 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 al 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: Bank of America (4,520 sf) and 4,212sf Retail addition to exiting shopping plaza.

Number of units/rooms: N/A Sq Ft: 8,412 S.F.

Value of Improvement: $875,000 (est) Estimated Date of Completion: 3/15/2018

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

Name of Current Property Owner: Hollywood State Road 7, LLC

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: _____

PRINT NAME: Greg Wilfong (Authorized Agent) Date: _____

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 _____ day of _____

_____
SIGNATURE OF CURRENT OWNER

_____
Notary Public State of Florida

_____
PRINT NAME

My Commission Expires:_____(Check One)_____Personally known to me; OR _____

AGENT AUTHORIZATION FORM

DATE: Aug 9, 2016

RE: Applications for Permits and Approvals
Project Name: Burlington Plaza Retail Addition

TO: City of Hollywood, South Florida Water Management District, Florida Department of Transportation, Broward County and other required agencies.

HOLLYWOOD STATE ROAD 7 LLC. ("The Companies") are in the process of re-developing that particular parcel of land and the improvements thereon (the "Site") located in the state of Florida, Broward County, City of Hollywood, Florida. On behalf of the Companies, I hereby authorize Kimley-Horn and Associates, Inc. (the "Engineer"), to act as the Companies' agent for the express purpose of obtaining permits and approvals related to the re-development of the Site.

In such capacity, the Engineer's authority is expressly limited to signing and delivering applications for permits and approvals that are related to the development of the Site, advancing nominal funds as may be required to file such applications and to represent the interests of the Companies at meetings and hearings for the applications. The Engineer is not authorized to negotiate on the Companies' behalf or to bind or obligate the Companies in any manner whatsoever, including without limitation accruing any obligations on the Companies' behalf to pay for or construct improvements without additional authorization in writing from the Companies.

Sincerely,
HOLLYWOOD STATE ROAD 7, LLC

By _____
Alberto Micha Buzali, Manager

State of Florida
County of Broward
This instrument was acknowledged before me on the 10 (date) of August 2016 (Month)
by Alberto Micha Buzali (name of person acknowledging).

_____
Signature of Notary Public
My Commission Expires: 2/8/20

ZENAIDA MARTIN
Commission # FF 949585
Expires February 8, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

Kimley»Horn

Bank of America and Retail Shops

Legal Description

- At Part Of The Southeast 1/4 Of Section 13, Township 51 South, Range 41 East, Broward County, Florida, More Particularly Described As Follows:

  Commencing At The Southwest Corner Of The Southeast 1/4, Run North 02°30'21" West And Along The West Line Of Said Southeast 1/4, A Distance Of 282.00 Feet To The Point Of Beginning; Thence Continue Northerly On The Last Described Course, A Distance Of 394.05 Feet To The Northwest Corner Of The Southwest 1/4 Of The Southwest 1/4 Of The Southeast 1/4; Thence Run North 89°28'18" East Along The North Line Of Said Southwest 1/4 Of The Southwest 1/4 Of The Southeast 1/4, A Distance Of 667.75 Feet To The Northeast Corner Of Said Southwest 1/4 Of The Southwest 1/4 Of The Southeast 1/4; Thence Run North 89°28'18" East On A Projection Of The North Line Of Said Southwest 1/4 Of The Southwest 1/4 Of The Southeast 1/4, A Distance Of 175.0 Feet; Thence Run South 02°33'01" Parallel With The East Line Of Said Southwest 1/4 Of The Southwest 1/4 Of The Southeast 1/4, A Distance Of 646.41 Feet To A Point, 35.0 Feet North Of The South Line Of The Southeast 1/4; Thence Run South 89°49'34" West Parallel With Said South Line Of The Southeast 1/4, A Distance Of 573.73 Feet To A Point; Thence Run North 02°30'30" West, A Distance Of 247.00 Feet; Thence Run South 89°49'34" West, A Distance Of 270.04 Feet To The Point Of Beginning.

  Less And Except That Portion Conveyed To The State Of Florida Department Of Transportation By Virtue Of Warranty Deed Recorded In Official Records Book 48831, Page 1152, Of The Public Records Of Broward County, Florida.

  Subject To And Together With All Of The Non-Exclusive Easements And Other Rights Appurtenant Thereto That Are Granted In That Certain Reciprocal Easement Agreement By And Between Lef/Hollywood, L.L.C., A Florida Limited Liability Company, And Kmart Corporation, A Michigan Corporation, Recorded April 29, 2004, In Official Records Book 37341, Page 115, As Affected By Order Of Taking Recorded In Official Records Book 48998, Page 30, Of The Public Records Of Broward County, Florida.

  Parcel No. 514113-00-0161

  Together With:

  That Part Of The Southwest 1/4 Of The Southwest 1/4 Of The Southeast 1/4 Of Section 13, Township 51 South, Range 41 East, Being Further Described As Follows: Commence At The Southwest Corner Of The Southwest 14 Of The Southwest 1/4 Of The Southeast 1/4 Of Said Section 13;

Thence North 02°30'30" West Along The West Line Of The Southwest 1/4 Of The Southwest 1/4 Of The Southeast 1/4 A Distance Of 35.03 Feet; Thence North 89°49'34" East, 100.80 Feet To The Point Of Beginning; Thence North 34°03'00" West, 51.07 Feet Along The East Right-Of-Way Of State Road No. 7 (U.S. Highway 441) As Described In That Certain State Of Florida Department Of Transportation Order Of Taking Recorded In Official Records Book 48998, Page 30, Of The Public Records Of Broward County, Florida; Thence Continuing Along Said East Right-Of-Way Line, North 02°30'30" West, 198.72 Feet; Thence Continuing Along Said East Right-Of-Way Line, North 21°39'33" West, 6.28 Feet; Thence North 89°49'34" East, 198.04 Feet; Thence South 02°30'30" East, 247.00 Feet To The North Right-Of-Way Line Of Washington Street (70 Foot Right-Of-Way); Thence South 89°49'34" West, Along Said North Right-Of-Way Line, 169.24 Feet To The Point Of Beginning.

Project Information

Project Description

The proposed Bank of America and Retail Shops is within an existing 11.46 acre development consisting of 121,489 square feet of existing retail. The project proposes one retail building totaling 4,212 square feet and a 4,520 square foot Bank of America, located within The Hollywood Plaza development. Improvements include parking lots, landscaping, storm water system and utilities. Currently, the existing Bank of America facility is located across the street at 901 S State Road 7. Bank of America currently has a lease which will expire in late February 2017. The entitlements, permitting and construction are estimated to take approximately 12-14 months. Bank of America requests the approval to use a mobile banking center starting on January 1, 2017 until the new Bank of America facility is completed. The period of time for the mobile banking center is estimated to be 10-12 months.

Location

- Section 13, Township 51 S, Range 41 E

Address

- Bank of America -851 S. State Road 7, Hollywood, FL 33023
- Retail Shops- 603 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

Kimley»Horn

June 26, 2017

City of Hollywood
Planning and Development Board
2600 Hollywood Blvd, Room 315
Hollywood, FL 33022

Re: Criteria Statement
Retail Shops & Bank of America
603 & 851 South State Road 7
Hollywood, FL 33023

Dear Planning & Development Board Member:

Please consider the following items while reviewing our request for variance for vehicular use area and special use for the temporary mobile banking center trailer.

Temporary Mobile Banking Center Trailer

Due to the current lease expiring soon for the existing Bank of America at 901 S State Road 7 Ste 100, Hollywood, FL 33023, we are seeking the approval of a temporary mobile banking center.

CRITERIA 1: The proposed used must be consistent with the principles of the City's Comprehensive Plan

- **The trailer is being used for a temporary mobile banking center as the existing Bank of America located at 901 S State Road 7 lease will expire later this year. The trailer fits within the guidelines of the City's comprehensive plan.**

CRITERIA 2: The proposed use must be compatible with the existing land use pattern and designated future uses and with the existing natural environment and other real properties within the vicinity.

- **The properties along SR 7 are commercial and will remain commercial in the future. The temporary mobile banking center trailer fits within the uses and real properties within the vicinity.**

CRITERIA 3: That there will be provisions for safe traffic movement, both vehicular and pedestrian, both internal to the use and in the area which will serve the use.

- **The temporary trailer used for the mobile banking center will be installed in the existing parking field which will have safe and convenient access for the banking customers. The temporary loss of parking lot will not impact the shopping center.**

CRITERIA 4: That there are setbacks, buffering, and general amenities in order to control any adverse effects of noise, light, dust and other potential nuisances.

- **The temporary mobile banking center trailer exceeds all setback requirements set forth in the City of Hollywood Zoning and Land Development Regulations for the properties zoning classification.**

CRITERIA 5: The proposed use, singularly or in combination with other Special Exceptions, must not be detrimental to the health, safety, or appearance of the neighborhood or other adjacent uses by reason of any one or more of the following: the number, area, location, height, orientation, intensity or relation to the neighborhood or other adjacent uses.

- **The Special Exception of a temporary mobile banking center trailer is not detrimental to the health, safety or appearance to the surrounding neighborhood. It meets or exceeds the City of Hollywood Zoning and Land Development regulations.**

CRITERIA 6: The subject parcel must be adequate in shape and size to accommodate the proposed use.

- **The parcel is more than adequate in shape and size to accommodate the temporary mobile banking center trailer. It exceeds all required setbacks for the zoning.**

CRITERIA 7: The proposed use will be consistent with the definition of a Special Exception and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such particular use set forth elsewhere in the zoning code. or otherwise adopted by the City Commission.

- **The existing zoning district is C-2 and C-3. The temporary mobile banking center trailer falls under the permitted use within the zoning district. It also complies with all the required setbacks.**

Sincerely,

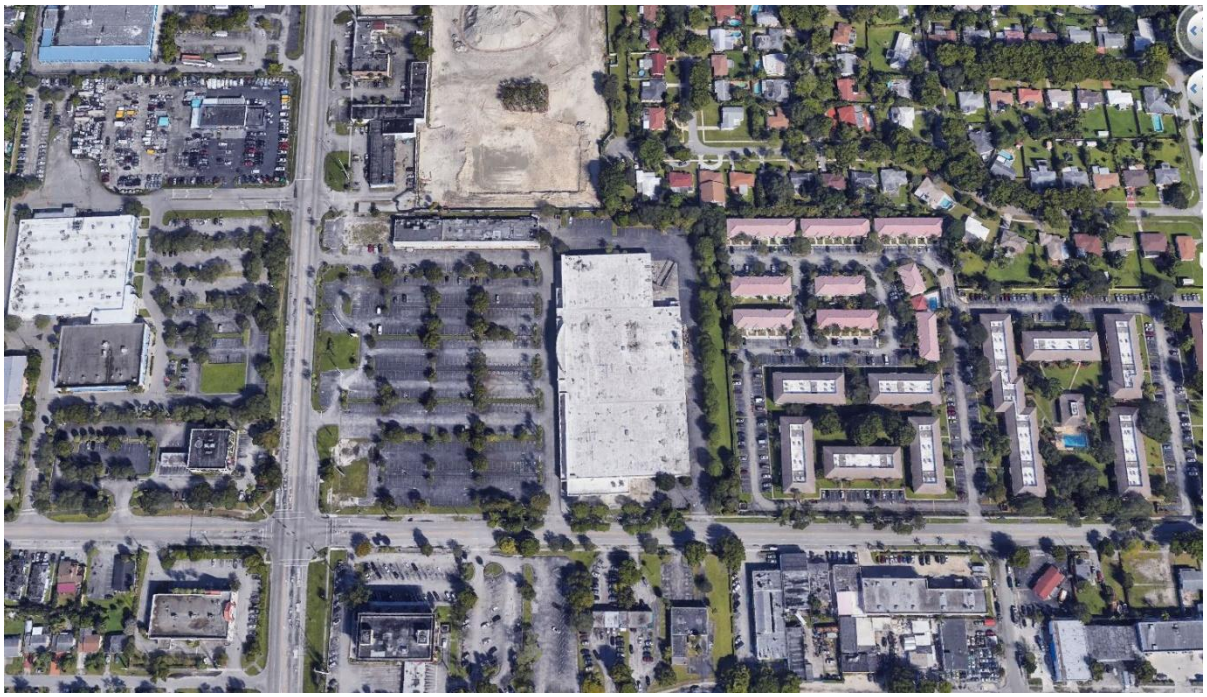
KIMLEY-HORN and Associates, Inc.

Greg Wilfong, P.E.

Kimley»Horn

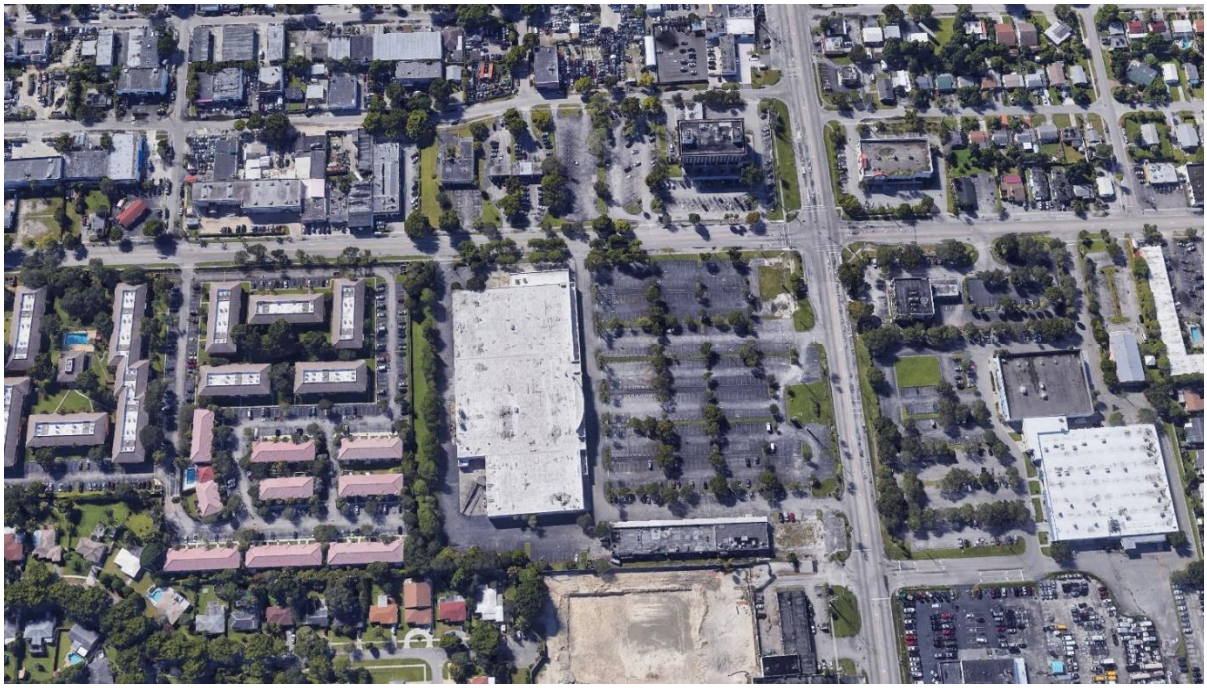
Bank of America and Retail

Existing Conditions Photo #1
(Looking North)



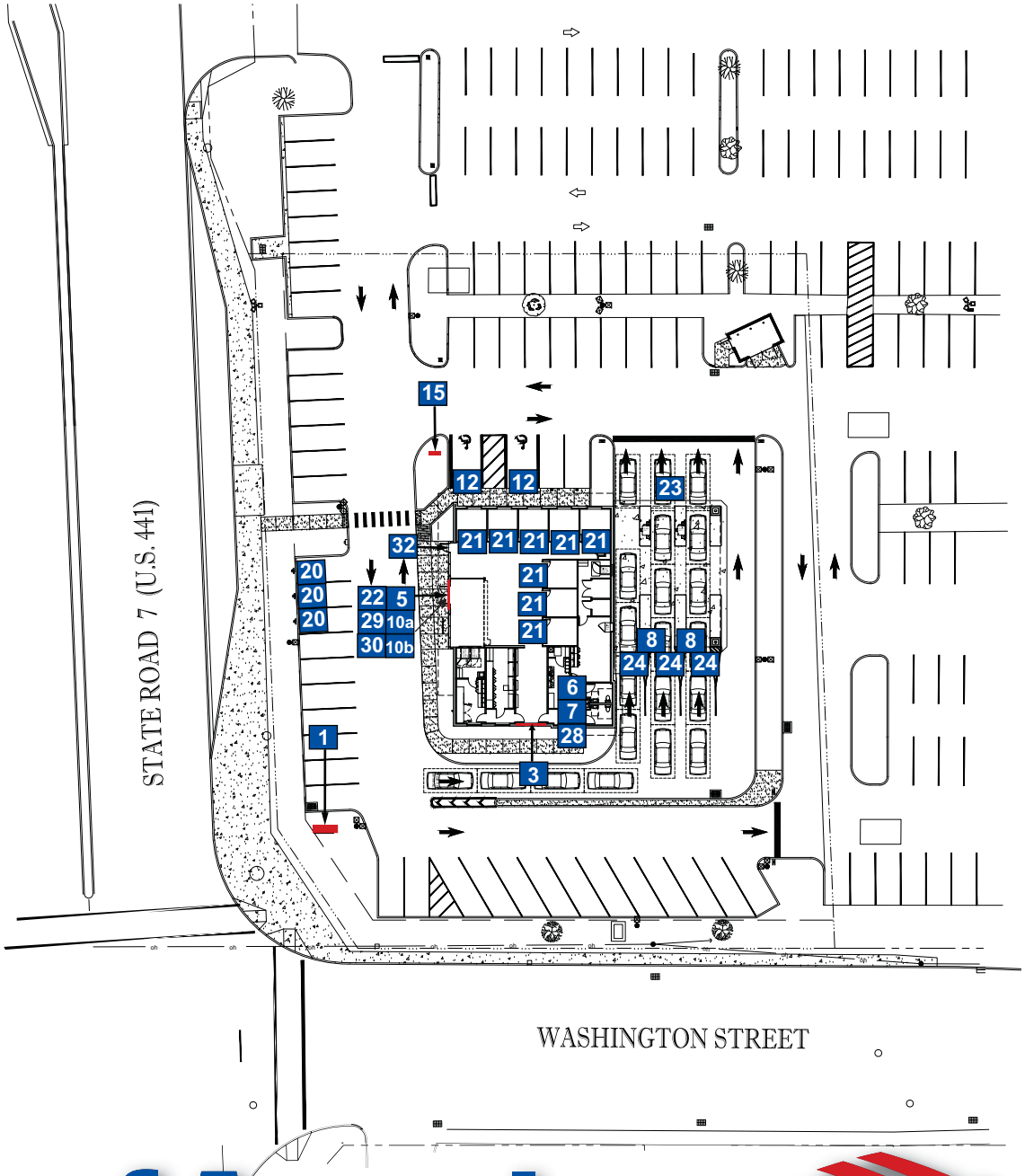
Bank of America and Retail

Existing Conditions Photo #2
(Looking South)



LEGEND

1 - Custom B2R MS WITH 6" ADDRESS FCO'
2- NORTH ELEVATION NO MAIN IDENTITY SIGNAGE PER CODE
3- K3 CHANNEL LETTERS SOUTH ELEVATION
4- EAST ELEVATION NO MAIN IDENTITY SIGNAGE PER CODE
5- K3 CHANNEL LETTERS WEST ELEVATION
6- ADA RESTROOM PLAQUE - MEN
7- ADA RESTROOM PLAQUE - WOMEN
8- S2 CLEARANCE
9- X
10a- ATA ENGLISH VINYL
10b- ATA SPANISH VINYL
11- X
12- HANDICAP SIGN / BOLLARDS (QTY. 2)
13- X
14- X
15- DIRECTIONAL - P1 S/F
BANK ENTRANCE WITH ARROW
BANK PARKING WITH ARROW
DRIVE-UP ATM WITH ARROW
16- X
17- X
18- X
19- X
20- LOW EMITTING VEHICLE / BOLLARDS (QTY 3)
21- UCR DOOR BANDING - FROSTED VINYL (8 OFFICES)
22- WHITE VINYL ADDRESS ABOVE FRONT DOOR
23- S-1 DO NOT ENTER (QTY 1)
24- S-3 DRIVE-UP ATM (QTY. 3)
25- S-1 NIGHT DROP LANE (QTY 1)
26- X
27- X
28- NO SMOKING WITHIN 25 FEET OF ENTRANCE
29- SECURITY CAMERA SIGN
30- CARD READER DECAL
31- X
32- EMPLOYEE ENTRANCE & NO SMOKING DOOR VINYL

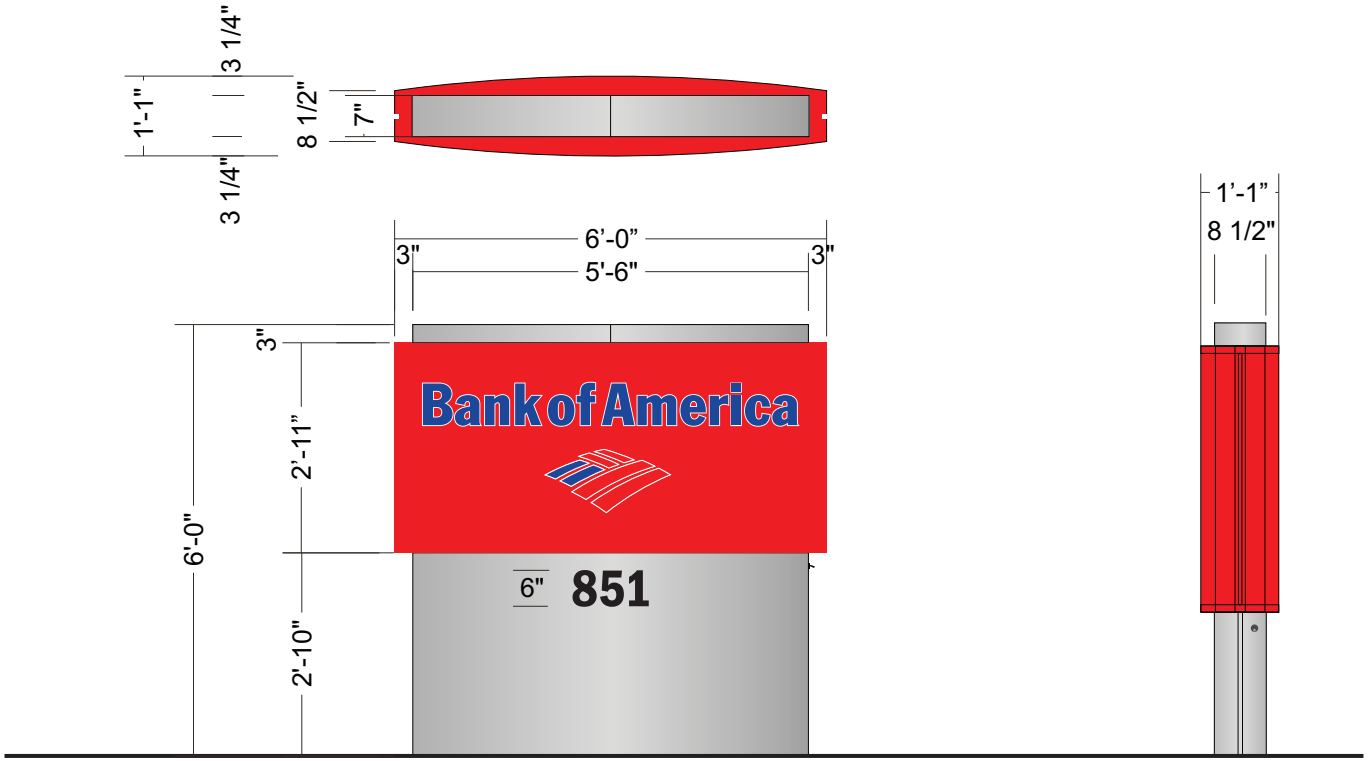


Bank of America

Bank of America
851 S. STATE RD. 7
HOLLYWOOD, FL
DRWG #58673 A SITE
08-10-16

THOMAS
SIGN & AWNING COMPANY, INC.
4590 118th Avenue North
Clearwater, FL 33762
800-526-3325 Fax 727-573-0328

BANK OF AMERICA
SITE FOOTPRINT ASSIGNED NUMBER # 1
HOLLYWOOD, FL



Custom B2R-36.0' SQ. FT. MONUMENT LAYOUT
SCALE: 3/8" = 1'- 0"

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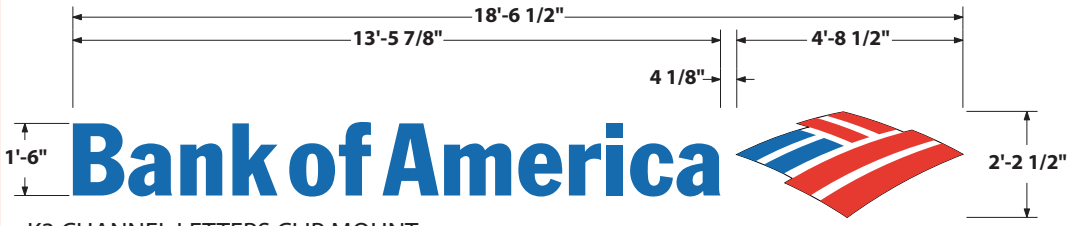
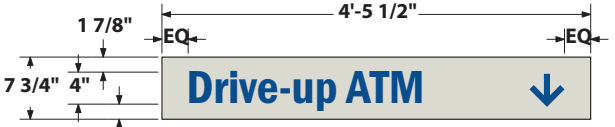
4590 118th AVENUE NORTH ● CLEARWATER, FL ● 33762
800-526-3325 ● 727-573-7757 ● FAX 727-573-0328

CLIENT BANK OF AMERICA PID# 66424	INSTALLATION ADDRESS 851 S. STATE RD 7		DATE 07-28-16
DESIGN NUMBER 58673 B B2R MS BRANDING	CITY HOLLYWOOD / STATE FL	SALES REP JN / ARTIST SLD	SHEET 1 OF 1
REVISION 1: Revise monument to 6' x 6' and change Sqft. SLD 08-06-16	REVISION 3: X	☐ APPROVED	DATE:
REVISION 2:	REVISION 4: X	☐ APPROVED AS NOTED	DATE:
		☐ REVISE & RESUBMIT	DATE:

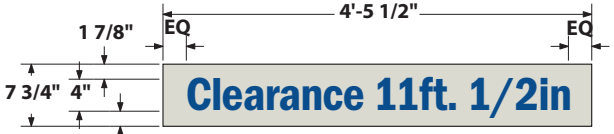
BANK OF AMERICA
SITE FOOTPRINT ASSIGNED NUMBER # 3 8 24 25 28
Hollywood, FL



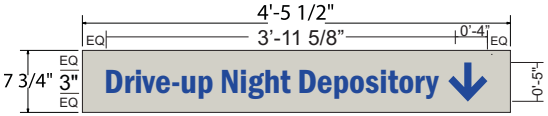
K3 CHANNEL LETTERS CLIP MOUNT
BOA CHANNEL LETTERS SQFT. = 20.23'
FLAGSCAPE SQFT. = 10.40'
TOTAL SQFT = 30.63'
SCALE: 1/4" = 1'-0"



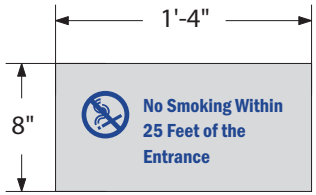
SIGN #24 QTY. 3
SCALE: 1/2"= 1'-0"



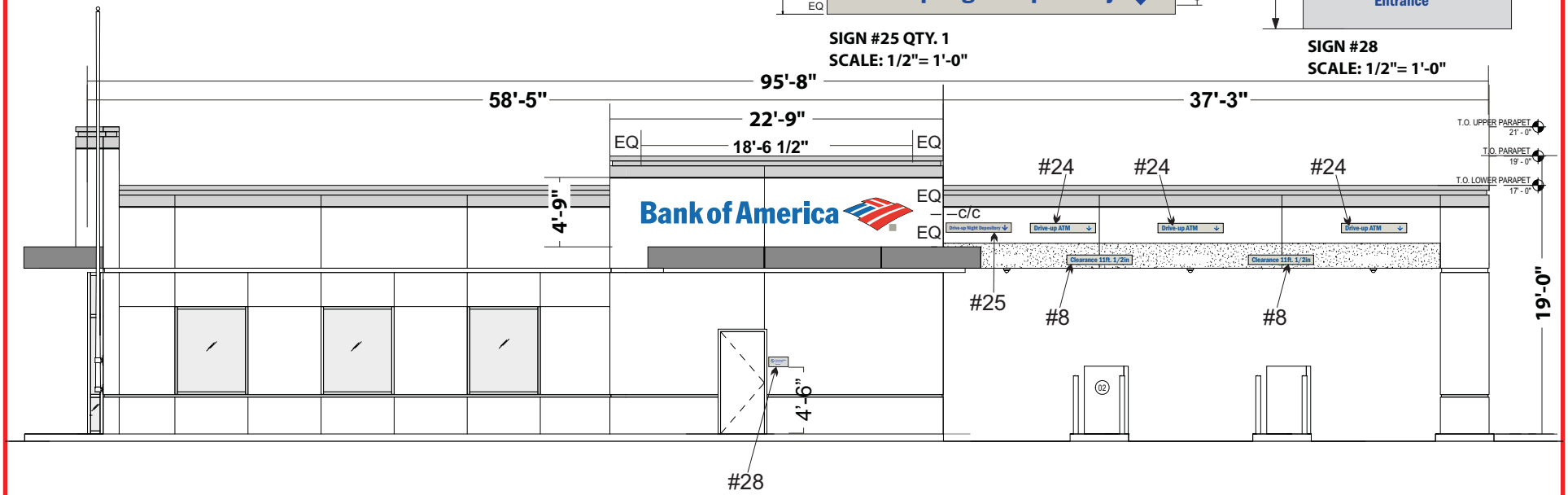
SIGN #8 QTY. 2
SCALE: 1/2"= 1'-0"



SIGN #25 QTY. 1
SCALE: 1/2"= 1'-0"



SIGN #28
SCALE: 1/2"= 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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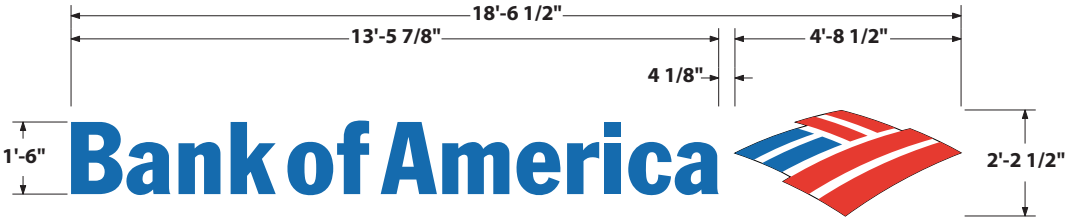
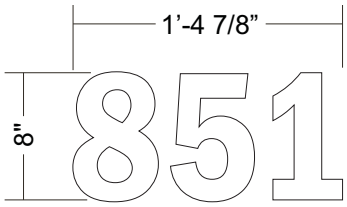
800-526-3325 • 727-573-7757 • FAX 727-573-0328

CLIENT BANK OF AMERICA PID#71261	INSTALLATION ADDRESS 851 S. State Rd 7				DATE 07-28-16
DESIGN NUMBER 58673 C CL PNL BRANDING	CITY Hollywood	STATE FL	SALES REP JN	ARTIST SLD	SHEET 1 OF 1
REVISION 1: Add Night Drop panel, add dimensions & sqft. notes. SLD 08-06-16	REVISION 4: X		☐ APPROVED	DATE:	
REVISION 2: Remove disconnect switch from front of the building. Change verbage on Night Drop Lane S1. SLD 09/26/16	REVISION 5: X		☐ APPROVED AS NOTED	DATE:	
REVISION 3: X	REVISION 6: X		☐ REVISE & RESUBMIT	DATE:	

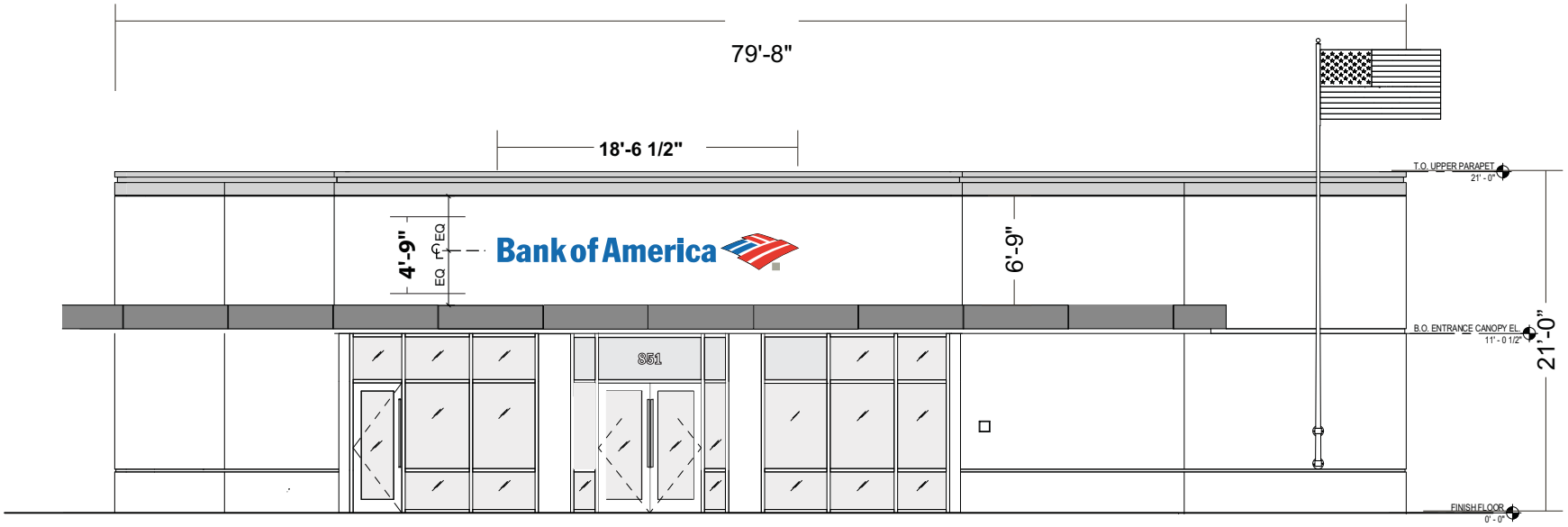
BANK OF AMERICA
SITE FOOTPRINT ASSIGNED NUMBER # 5 22
Hollywood, FL



K3 CHANNEL LETTERS CLIP MOUNT
BOA CHANNEL LETTERS SQFT. = 20.23'
FLAGSCAPE SQFT. = 10.40'
TOTAL SQFT = 30.63'
SCALE: 1/4" = 1'-0"



22 White Address Vinyl Layout
Scale: 1" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

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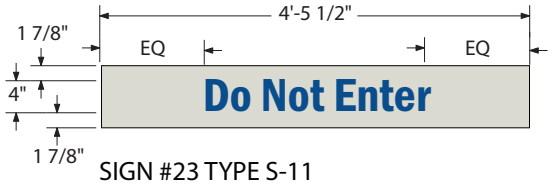
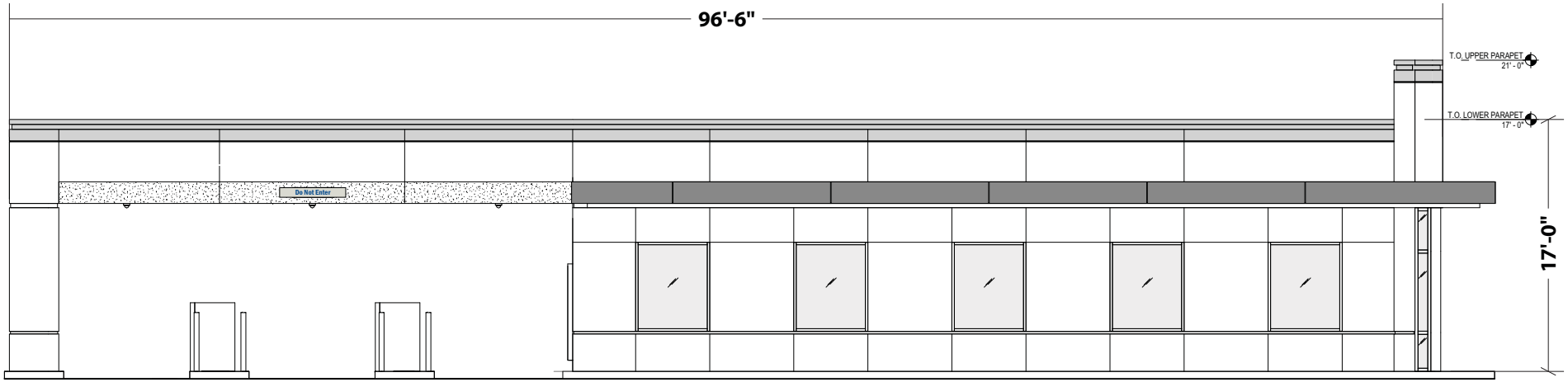
CLIENT BANK OF AMERICA PID#71261	INSTALLATION ADDRESS 851 S. State Rd 7				DATE 07-28-16
DESIGN NUMBER 58673 D CL BRANDING	CITY Hollywood	STATE FL	SALES REP JN	ARTIST SLD	SHEET 1 OF 1
REVISION 1: Reduce address vinyl to 8" and remove disconnect switch from front of the building	REVISION 4: X		☐ APPROVED	DATE:	
REVISION 2: X	REVISION 5: X		☐ APPROVED AS NOTED	DATE:	
REVISION 3: X	REVISION 6: X		☐ REVISE & RESUBMIT	DATE:	

BANK OF AMERICA
SITE FOOTPRINT ASSIGNED NUMBER # 23
Hollywood, FL



SIGN #23 TYPE S-11
WALL PLAQUE DO NOT ENTER
SCALE: 1/2"= 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

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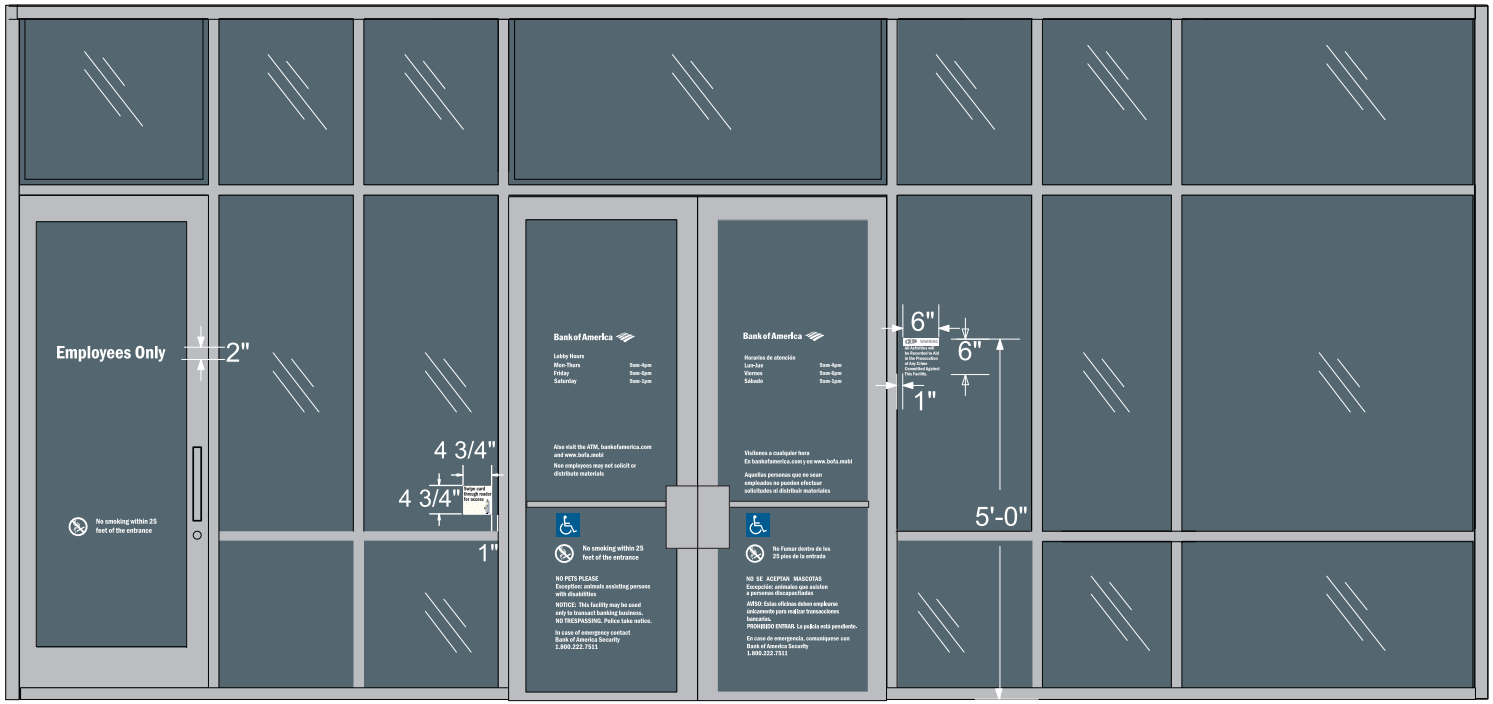
CLIENT BANK OF AMERICA PID#71261	INSTALLATION ADDRESS 851 S. State Rd 7				DATE 07-28-16
DESIGN NUMBER 58673 D CL BRANDING	CITY Hollywood	STATE FL	SALES REP JN	ARTIST SLD	SHEET 1 OF 1
REVISION 1: X	REVISION 4: X		☐ APPROVED	DATE:	
REVISION 2: X	REVISION 5: X		☐ APPROVED AS NOTED	DATE:	
REVISION 3: X	REVISION 6: X		☐ REVISE & RESUBMIT	DATE:	

BANK OF AMERICA
SITE FOOTPRINT ASSIGNED NUMBER # 10a 10b 29 30 32



EMPLOYEE ENTRANCE DOOR VINYL

CARD SWIPE DECAL

ENTRANCE DOOR VINYL
ATA Drive-up DOOR VINYL
ENGLISH & SPANISH

Security Camera

Entrance Doors English / Spanish & Employee Entrance - Lobby Entrance ATM Card Swipe Decal
Security Camera Graphics
SCALE: NTS

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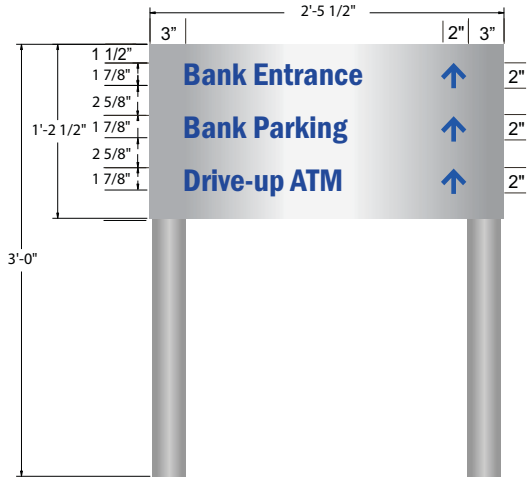
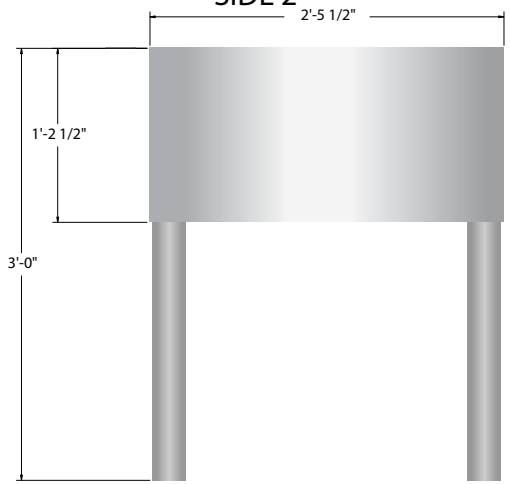
CLIENT BANK OF AMERICA PID#71261	INSTALLATION ADDRESS 851 S. State Rd 7				DATE 07-28-16
DESIGN NUMBER 58673 E DOOR ATM VYL	CITY Hollywood	STATE FL	SALES REP JN	ARTIST SLD	SHEET 1 OF 1
REVISION 1: Revise vinyl for Drive-up ATM. 08/08/16 SLD	REVISION 4:		☐ APPROVED	DATE:	
REVISION 2: Revise vinyl to Drive-up ATM. 09/26/16 SLD	REVISION 5:		☐ APPROVED AS NOTED	DATE:	
REVISION 3:			☐ REVISE & RESUBMIT	DATE:	

SIDE 1



SIDE 2

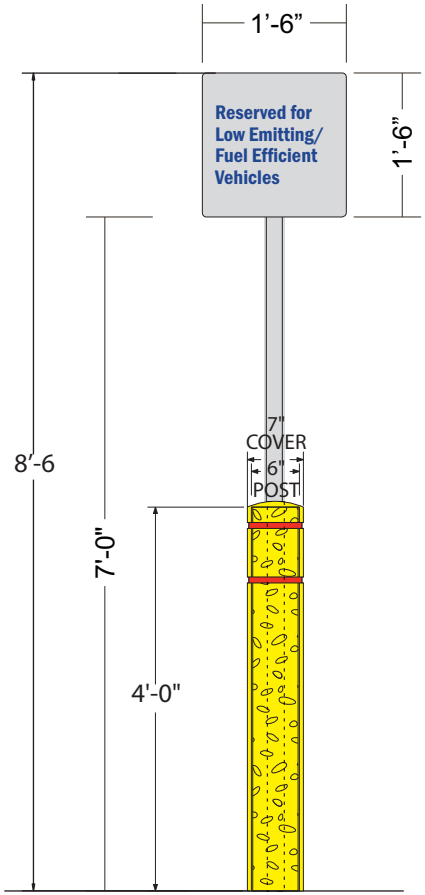


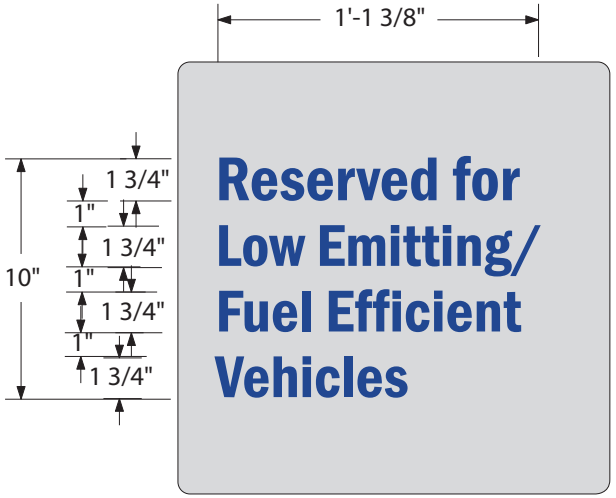
SITE FOOT PRINT
ASSIGNED NUMBER: 15
SCALE: 3/4" = 1'-0"

BANK OF AMERICA
HOLLYWOOD, FL
DRAWING #58673 F DIR BRANDING
DATE: 07-28-16 ARTIST: SLD

THOMAS
SIGN & AWNING COMPANY, INC.
4590 118th Avenue North - Clearwater, FL 33762 - 800-526-3325

RESERVED FOR LOW EMITTING/
FUEL EFFICIENT VEHICLES
SITE FOOTPRINT ASSIGNED NUMBER # 20





VINYL LAYOUT
SCALE: 1 1/2" = 1'-0"

S1 Embedded in a 6" Steel Post Bollard with Decorative Cover
QTY. (3)
SCALE: 1/2" = 1'-0"

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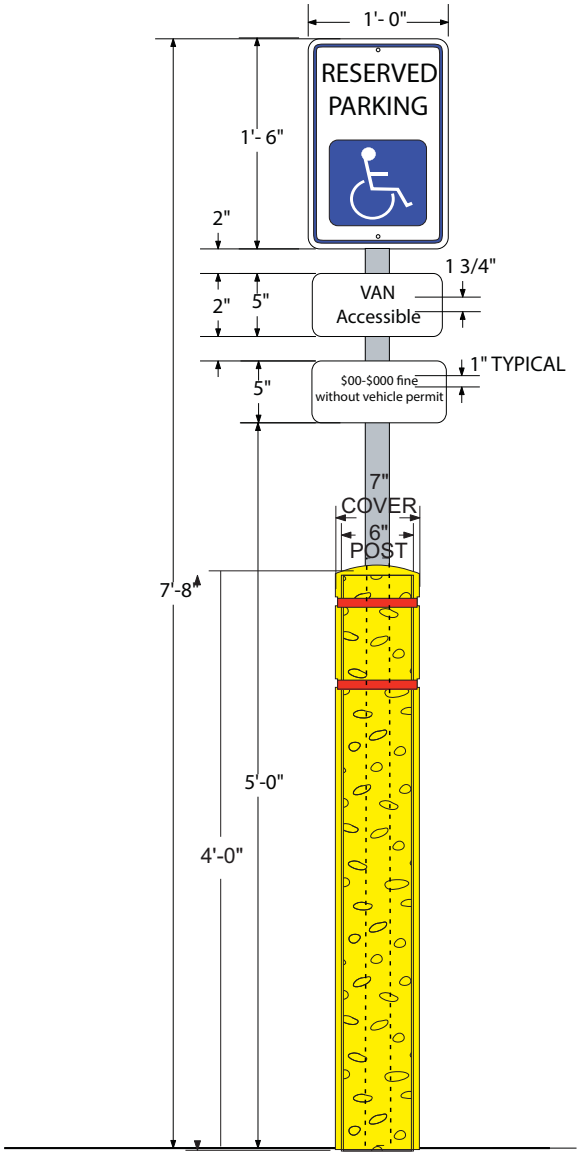
CLIENT BANK OF AMERICA #	INSTALLATION ADDRESS X				DATE 07/29/10
DESIGN NUMBER RESERVED FOR LOW EMITTING-FUEL EFFICIENT VEHICLES	CITY X	STATE X	SALES REP JN	ARTIST SLD	SHEET 1 OF 1
REVISION 1: Up dated to match master. SLD 02-04-15	REVISION 3: Added bollard to DOT sign. SLD 08-06-16		☐ APPROVED	DATE:	
REVISION 2: Revise height of parking sign. SLD 07-16-15	REVISION 4: X		☐ APPROVED AS NOTED	DATE:	
			☐ REVISE & RESUBMIT	DATE:	

BANK OF AMERICA
SITE FOOTPRINT ASSIGNED NUMBER # 12
HOLLYWOOD, FL



DOT HANDICAP
Embedded in a 6" Steel Post Bollard
with Decorative Cover
QTY. (2)

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

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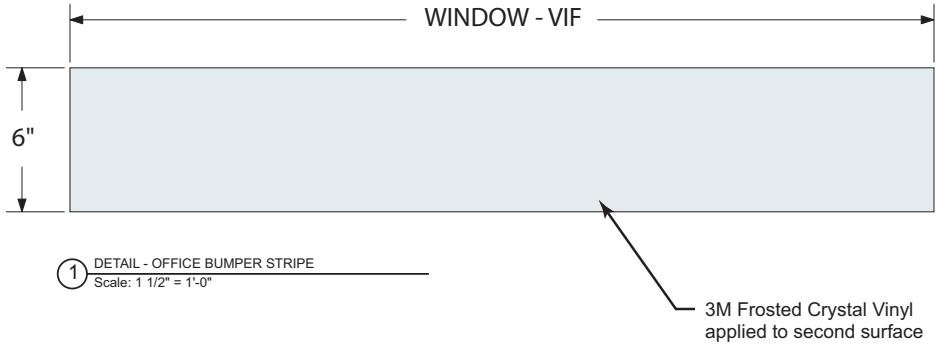
800-526-3325 • 727-573-7757 • FAX 727-573-0328

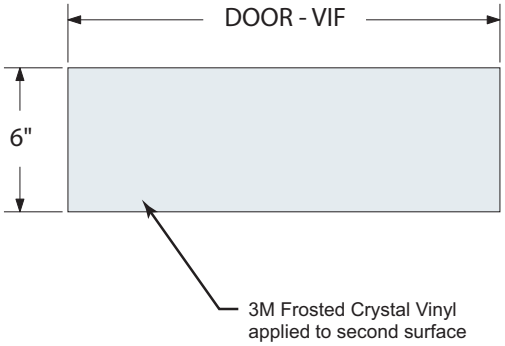
CLIENT BANK OF AMERICA PID#71261	INSTALLATION ADDRESS 851 S. State RD 7		DATE 07-28-16
DESIGN NUMBER 58673 G Handicap Pole MT Branding	CITY Hollywood / STATE FL	SALES REP JN / ARTIST SLD	SHEET 1 OF 1
REVISION 1: Added bollard to DOT sign. SLD 08-06-16	REVISION 3: X	☐ APPROVED	DATE:
REVISION 2: X	REVISION 4: X	☐ APPROVED AS NOTED	DATE:
		☐ REVISE & RESUBMIT	DATE:

SC

OFFICE BUMPER STRIPE
SITE FOOTPRINT ASSIGNED NUMBER # 21



1 DETAIL - OFFICE BUMPER STRIPE
Scale: 1 1/2" = 1'-0"



1 ELEVATION - OFFICE BUMPER STRIPE
Scale: 3/16" = 1'-0"

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CLIENT BANK OF AMERICA PID# 71261	INSTALLATION ADDRESS 851 S. State Rd. 7		DATE 07/28/16
DESIGN NUMBER 58673 H UCR Door Banding	CITY Hollywood / STATE FL	SALES REP JN / ARTIST SLD	SHEET 1 OF 1
REVISION 1: X	REVISION 3: X	☐ APPROVED	DATE:
REVISION 2: X	REVISION 4: X	☐ APPROVED AS NOTED	DATE:
		☐ REVISE & RESUBMIT	DATE:

ENTRANCE DOORS-LOBBY ACCESS,
CARD READER DECALS
SITE FOOTPRINT ASSIGNED NUMBER # 30

Swipe card through reader for access

95-32-4509NSB

Decal Size: 4.75" W. x 4.75" H.

Part Number: 95-32-4509NSB

PRODUCT NOTES:

- Braille will be included on decal. Braille shown in yellow for sample only and will be transparent on actual product.
- Decal to be installed on 1st surface (exterior) for Braille legibility.
- Printed Size: 4.75" X 4.75"

Retail Center - Universal Application

Entrance Doors - Lobby Access, Card Reader Decals - Detail Page

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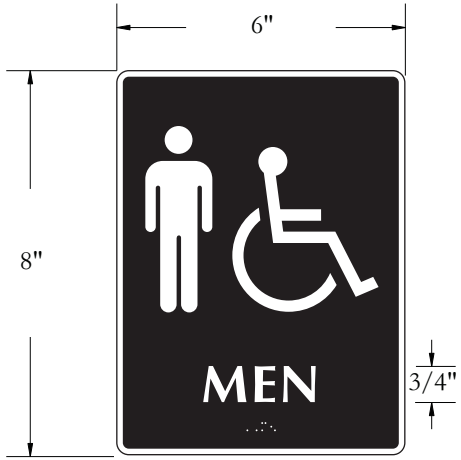
800-526-3325 ● 727-573-7757 ● FAX 727-573-0328

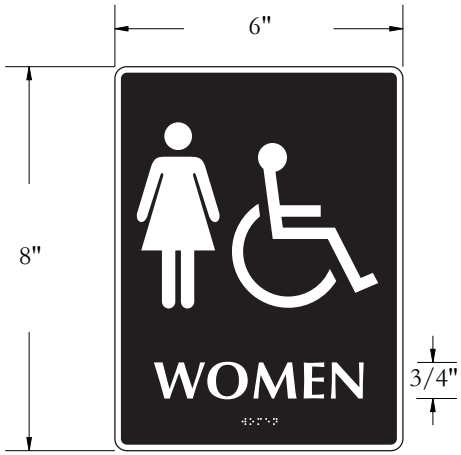
CLIENT BANK OF AMERICA	INSTALLATION ADDRESS VARIOUS				DATE 05-05-15
DESIGN NUMBER CARD READER DECAL	CITY VARIOUS	STATE X	SALES REP JN	ARTIST SLD	SHEET 1 OF 1
REVISION 1: Revise to new braille standard. 01-19-16 SLD	REVISION 3: X		☐ APPROVED	DATE:	
REVISION 2: X	REVISION 4: X		☐ APPROVED AS NOTED	DATE:	
			☐ REVISE & RESUBMIT	DATE:	

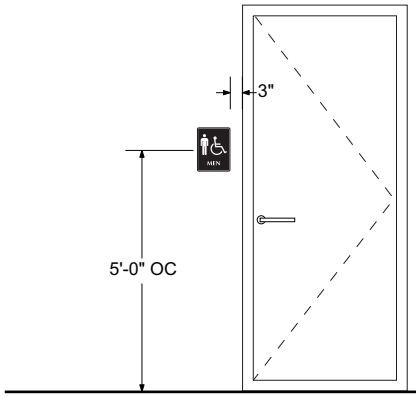
6"x 8" (MEN / WOMEN) HANDICAP INTERIOR PLAQUE
ADA COMPLIANT
INJECTION MOLD PLASTIC - P101
GRADE 2 BRAILLE
1/16" RAISED COPY - 3/4" OPTMA BOLD - WHITE
1/16" RAISED GRAPHICS - WHITE

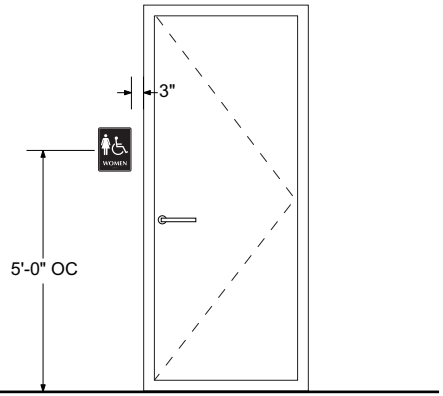
SITE FOOTPRINT ASSIGNED NUMBER # 6



SITE FOOTPRINT ASSIGNED NUMBER # 7

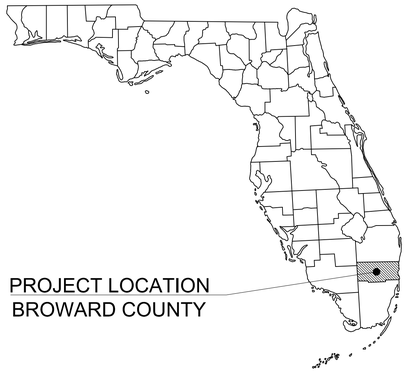






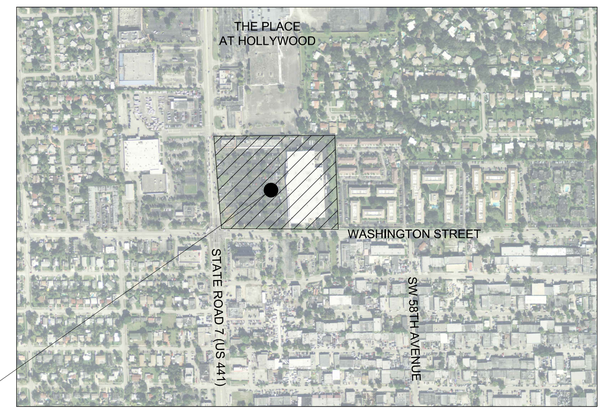
THOMAS
SIGN & AWNING COMPANY, INC.

SITE DEVELOPMENT PLANS
FOR
RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD SHOPPING PLAZA



LOCATED AT

603 & 851 S STATE ROAD 7
CITY OF HOLLYWOOD, FLORIDA 33023
SECTION 13, TOWNSHIP 51S, RANGE 42E



VICINITY
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
ALBERTO MICHA
HOLLYWOOD STATE ROAD 7, LLC
336 E. DANIA BEACH BOULEVARD
DANIA, FL 33004
(954) 927-4885

SHOPPING CENTER - ARCHITECT
CARLOS LOZANO
GUTIERREZ & LOZANO ARCHITECTS, PA
2830 WEST STATE ROAD 84, SUITE 117
FORT LAUDERDALE, FL 33312
(954) 321-3442
FAX (954) 321-3864

SURVEYOR
JANE STORMS
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
(954) 572-1777
(954) 572-1778

BANK OF AMERICA - LANDSCAPE ARCHITECT
PATRICK D. CUNNINGHAM, RLA
PATRICK D. CUNNINGHAM, LLC
444 POINCIANA DRIVE
SARASOTA, FLORIDA 34243
(941) 351-8915

BANK OF AMERICA ARCHITECT
DANA MULLER, A1A
M. ARTHUR GENSLER JR. & ASSOCIATES, INC.
2 HARRISON STREET, SUITE 400
SAN FRANCISCO, CALIFORNIA 94105

SHOPPING CENTER - CIVIL ENGINEER
GREG D. WILFONG, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

SHOPPING CENTER - LANDSCAPE ARCHITECT
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KIMLEY-HORN AND ASSOCIATES, INC.
3660 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32802
(407) 898-1511

BANK OF AMERICA - CIVIL ENGINEER
NISIT SAPPARKHOA, P.E.
INFINITY
1208 E. KENNEDY BOULEVARD, SUITE 230
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(813-434-4770

LIST OF CONTACTS

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PLANTATION, FL 33301
(954) 519-1243

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HOLLYWOOD, FL 33022
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CONTACT: JAMES RUSNAK

SANITARY SEWER
CITY OF HOLLYWOOD
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CONTACT: JAMES RUSNAK

FIRE PREVENTION
CITY OF HOLLYWOOD
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CONTACT: VIRGIL FERNANDEZ

PLANNING AND ZONING
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HOLLYWOOD, FL 33022
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CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
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BUILDING DIVISION
CITY OF HOLLYWOOD
2600 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33022
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FLORIDA DEPT. OF TRANSPORTATION
3400 WEST COMMERCIAL BLVD.
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ELECTRIC PROVIDER
FLORIDA POWER & LIGHT
4000 DAVIE ROAD EXTENSION
HOLLYWOOD, FL 33024
(954) 442-6347
CONTACT: JAMES TALLEY

TELEPHONE PROVIDER
AT&T
8601 W. SURPRISE BLVD., ROOM 2106
PLANTATION, FL 33322
(954) 476-6125
CONTACT: BILL SERPE

CABLE PROVIDER
COMCAST CABLE
2601 SW 145TH AVENUE
MIRAMAR, FL 33027
(954) 447-8405
CONTACT: LEONARD MAXWELL-NEWBOLD

NATURAL GAS PROVIDER
TECO PEOPLE'S GAS
15779 W. DIXIE HIGHWAY
NORTH MIAMI, FL 33162
(954) 931-9742
CONTACT: DOUG HOFFMAN

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

PREPARED BY:
Kimley»Horn

Sheet List Table

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2 OF 3	TOPOGRAPHIC SURVEY
3 OF 3	TOPOGRAPHIC SURVEY
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2 OF 2	PLAT
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C-100	DEMOLITION AND EROSION CONTROL - RETAIL SHOPS
C-101	DEMOLITION AND EROSION CONTROL - ADDITIONAL PARKING
C-102	DEMOLITION AND EROSION CONTROL - ENTRANCE DRIVE
C-103	DEMOLITION AND EROSION CONTROL DETAILS
C-200	OVERALL SITE PLAN
C-201	SITE PLAN - RETAIL SHOPS
C-202	SITE PLAN - ADDITIONAL PARKING AT REAR OF SITE
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C-300	OVERALL DRAINAGE PLAN
C-301	PAVING GRADING & DRAINAGE - RETAIL SHOPS
C-302	PAVING GRADING & DRAINAGE - ADDITIONAL PARKING AT REAR OF SITE
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C-400	UTILITY PLAN - RETAIL SHOPS
C-401	UTILITY PLAN - ADDITIONAL PARKING AT REAR OF SITE
C-402	SANITARY PROFILE
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C-404	CITY OF HOLLYWOOD STANDARD POTABLE WATER DETAILS
C-405	CITY OF HOLLYWOOD STANDARD WASTE WATER DETAILS
C-406	CITY OF HOLLYWOOD STANDARD WASTE WATER DETAILS
L-100	LANDSCAPE PLANS
L-200	IRRIGATION PLAN
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L-203	IRRIGATION PLAN
L-204	IRRIGATION DETAILS
L-300	LANDSCAPE DETAILS
L-400	LANDSCAPE SPECIFICATIONS

ARCHITECT (PREPARED BY GUTIERREZ & LOZANO ARCHITECTS)

SHEET NUMBER	SHEET TITLE
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A-1.1	ROOF PLAN
A-2.0	BUILDING ELEVATIONS
A-2.1	BUILDING COLOR ELEVATIONS

BANK OF AMERICA - SHEET LIST TABLE
(INFINITY)

SHEET NUMBER	SHEET TITLE
A000	COVER
A001	DRAWING INDEX
C00.01	CIVIL SPECIFICATIONS
C01.01	DEMOLITION, SWPP & EROSION CONTROL PLAN
C01.02	EROSION & SEDIMENT CONTROL DETAILS
C01.03	SWPP GENERAL REQUIREMENTS
C02.01	SITE PLAN
C02.02	MOBILE BANKING CENTER SITE PLAN
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C12.01	SITE DETAILS
C12.02	SITE DETAILS
C12.03	CITY OF HOLLYWOOD DETAILS
L01.01	LANDSCAPE PLAN
L02.01	LANDSCAPE PLAN DETAILS
1 OF 1	ALTA/NSPS LAND TITLE SURVEY

ARCHITECT (PREPARED BY M. ARTHUR GENSLER JR. & ASSOCIATES)

A101	CONSTRUCTION PLAN
A102	ELEVATIONS
A103	ELEVATIONS
A104	DUMPSTER ENCLOSURE
A105	COLOR ELEVATIONS
A106	COLOR ELEVATIONS

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

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ADDED DUMPSTER/ADJUST PARKING	03/23/17	RS

Kimley»Horn
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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.
FL LICENSE NUMBER 63166
DATE: _____

KHA PROJECT 123456789
DATE 07/15/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW

COVER SHEET

RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA
CITY OF HOLLYWOOD FL

SHEET NUMBER
C-000

Plotted By:Schulz, Ryan Sheet Set:RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA Layout:C-000 COVER SHEET June 22, 2017 11:26:36am K:\WRB_LDEV\147522002 - Bank Of America\CAD\PlanSheets\Archive\2017-06-19 Permitting set\C-000 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION:

PARCEL 1:

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

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4, RUN NORTH 02°30'21" WEST AND ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ON THE LAST DESCRIBED COURSE, A DISTANCE OF 394.05 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 89°28'18" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 667.75 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN NORTH 89°28'18" EAST ON A PROJECTION OF THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 175.0 FEET; THENCE RUN SOUTH 02°33'01" EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 646.41 FEET TO A POINT, 35.0 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4; THENCE RUN SOUTH 89°49'34" WEST PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 573.73 FEET TO A POINT; THENCE RUN NORTH 02°30'30" WEST, A DISTANCE OF 247.00 FEET; THENCE RUN SOUTH 89°49'34" WEST, A DISTANCE OF 270.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 48831, PAGE 1152, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO AND TOGETHER WITH ALL OF THE NON-EXCLUSIVE EASEMENTS AND OTHER RIGHTS APPURTENANT THERETO THAT ARE GRANTED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN LEF/HOLLYWOOD, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND KMART CORPORATION, A MICHIGAN CORPORATION, RECORDED APRIL 29, 2004, IN OFFICIAL RECORDS BOOK 37341, PAGE 115, AS AFFECTED BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 48998, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FOLIO NO. 514113-00-0161

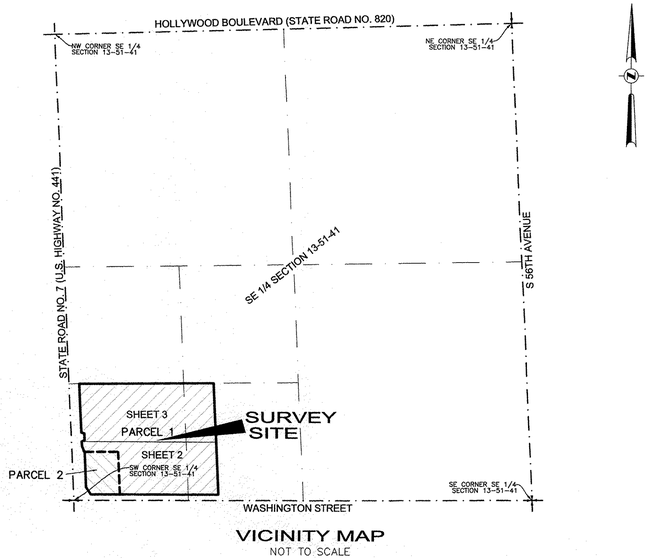
PARCEL; 2:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 02°30'30" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 35.03 FEET; THENCE NORTH 89°49'34" EAST, 100.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°03'00" WEST, 51.07 FEET ALONG THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 7 (U.S. HIGHWAY 441) AS DESCRIBED IN THAT CERTAIN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 48998, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°30'30" WEST, 198.72 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 21°39'33" WEST, 6.28 FEET; THENCE NORTH 89°49'34" EAST, 198.04 FEET; THENCE SOUTH 02°30'30" EAST, 247.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET (70 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°49'34" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 169.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

FOLIO NO. 5141-13-00-0162



VICINITY MAP
NOT TO SCALE

NOTES:

1) THIS SITE CONTAINS A TOTAL AREA OF 498,953 SQUARE FEET (11.4544 ACRES), MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK NO. S 312; ELEVATION: 8.60'.
3) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 10 FEET; PANEL #125113 0564H; MAP DATE: 8/18/14.
4) THIS SITE LIES IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET BEING S89°49'33"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) 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'.
8) THIS SITE CONTAINS 562 TOTAL PARKING SPACES (549 REGULAR & 13 DISABLED).
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF CERTIFICATE OF SEARCH OWNERSHIP & ENCUMBRANCE REPORT FILE NUMBERS: 5914770 & 5932811 2ND UPDATE, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, DATED THROUGH JANUARY 22, 2017 AT 11:00 P.M. THE FOLLOWING ITEMS ARE EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS LISTED IN SAID REPORT:
   AS TO PARCEL 1:
   ITEM 1-NOTICE OF COMMENCEMENT IN INSTRUMENT NO. 113164894, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 2-NOTICE OF COMMENCEMENT IN INSTRUMENT NO. 113401650, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 3-NOTICE OF COMMENCEMENT IN INSTRUMENT NO. 113715765, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 4-NOTICE OF COMMENCEMENT IN INSTRUMENT NO. 114028301, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 5-NOTICE OF COMMENCEMENT IN INSTRUMENT NO. 114107711, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 6-EASEMENT IN O.R.B. 952, PAGE 33, AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 7-MEMORANDUM OF LEASE IN O.R.B. 3637, PAGE 630, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 8-AMENDMENT TO LEASE IN O.R.B. 3746, PAGE 544, IS NOT AVAILABLE FOR REVIEW.
   ITEM 9-AMENDED AND RESTATED MEMORANDUM OF LEASE IN O.R.B. 29402, PAGE 152, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 10-ORDINANCE NO. 2002-16 IN O.R.B. 34145, PAGE 1891, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 11-FIRST ADDENDUM TO AMENDED AND RESTATED LEASE IN O.R.B. 37341, PAGE 107, AFFECTS THIS SITE. LEASE PARCEL DEPICTED HEREON.
   ITEM 12-RECIPROCAL EASEMENT AGREEMENT IN O.R.B. 37341, PAGE 115, DEPICTED HEREON, AFFECTS THIS SITE AS DEPICTED HEREON. LOCATION OF EASEMENT TO BE AMENDED.
   ITEM 13-ORDINANCE NO. 2009-13 IN O.R.B. 46117, PAGE 1638, AFFECTS RIGHT-OF-WAY ADJACENT TO THIS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 14-RESOLUTION NO. 11-V-12 IN O.R.B. 47881, PAGE 1636, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 15-RESOLUTION NO. 11-V-12 IN O.R.B. 47939, PAGE 1096, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 16-SUBORDINATION OF UTILITY INTERESTS IN O.R.B. 48108, PAGE 1089, AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 17-NOTICE OF LIS PENDENS IN O.R.B. 48678, PAGE 184, DOES NOT AFFECT THIS SITE AS DEPICTED HEREON.
   ITEM 18-RESOLUTION NO. 12-DV-02 IN O.R.B. 48723, PAGE 405, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 19-RESOLUTION NO. 12-DV-02 IN O.R.B. 48803, PAGE 844, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 20-TEMPORARY EASEMENT IN O.R.B. 48831, PAGE 1194, AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 21-ORDER TO ALLOW WITHDRAWAL OF FUNDS IN O.R.B. 48926, PAGE 448, DOES NOT AFFECT THIS SITE.
   ITEM 22-ORDER OF TAKING IN O.R.B. 48998, PAGE 30, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
   ITEM 23-EASEMENT IN O.R.B. 50806, PAGE 928, AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 24-STIPULATED FINAL JUDGMENT IN O.R.B. 51260, PAGE 607, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
   ITEM 25-ASSIGNMENT OF EASEMENT AGREEMENT RIGHTS IN INSTRUMENT NO. 112752723 AFFECTS THIS SITE BUT CAN NOT BE PLOTTED.
   ITEM 26-STIPULATED ORDER OF TAKING AS TO PARCEL 162 IN INSTRUMENT NO. 112915196, DEPICTED HEREON, DOES NOT AFFECT THIS SITE.
   ITEM 27-MEMORANDUM OF LEASE IN INSTRUMENT NO. 112975159, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 28-STIPULATED ORDER OF TAKING SUPPLEMENTAL FEES IN INSTRUMENT NO. 113080364, AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   ITEM 29-MEMORANDUM OF LEASE IN INSTRUMENT NO. 114048311 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
   AS TO PARCEL 2:
   ITEM 1-NOTICE OF COMMENCEMENT IN INSTRUMENT NO. 113401650, DOES NOT AFFECT THIS SITE.
   ITEM 2-NOTICE OF COMMENCEMENT IN INSTRUMENT NO. 114107711, DOES NOT AFFECT THIS.
   ITEM 3-EASEMENT IN O.R.B. 952, PAGE 33, DOES NOT AFFECT THIS SITE AS DEPICTED HEREON.
   ITEM 4-RECIPROCAL EASEMENT AGREEMENT IN O.R.B. 37341, PAGE 115, DEPICTED HEREON, AFFECTS THIS SITE BY PROVIDING ACCESS TO STATE ROAD 7. LOCATION OF EASEMENT TO BE AMENDED.
   ITEM 5-ASSIGNMENT OF EASEMENT AGREEMENT RIGHTS IN INSTRUMENT NO. 112752723 DOES NOT AFFECT THIS SITE.
   ITEM 6-MEMORANDUM OF LEASE IN INSTRUMENT NO. 112975159, AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
   ITEM 7-MEMORANDUM OF LEASE IN INSTRUMENT NO. 114048311 AFFECTS THIS SITE BUT CANNOT BE PLOTTED.
10) THE LEGAL DESCRIPTION SHOWN HEREON HAS BEEN MODIFIED TO CORRECT ERRORS OF THAT DESCRIPTION OF PARCEL 1 SHOWN IN THE ABOVE MENTIONED OPINION OF TITLE.

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
10.00'	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
— E —	UNDERGROUND ELECTRIC LINE
— W —	UNDERGROUND WATER LINE
— G —	UNDERGROUND GAS LINE
—/—/—	NON-VEHICULAR ACCESS 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
	PALM TREE
	OAK TREE
	MAHOGANY TREE
	BLACK OLIVE TREE
	GUMBO LIMBO TREE
	UNIDENTIFIED TREE
(1-4)	PARCEL 1 EXCEPTION
(2-4)	PARCEL 2 EXCEPTION

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CERTIFICATION

TO: DACAR MANAGEMENT, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY; DUNAY, MISKEL AND BACKMAN LLP:
THIS IS TO CERTIFY THAT THI, 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, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

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

☑ 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

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

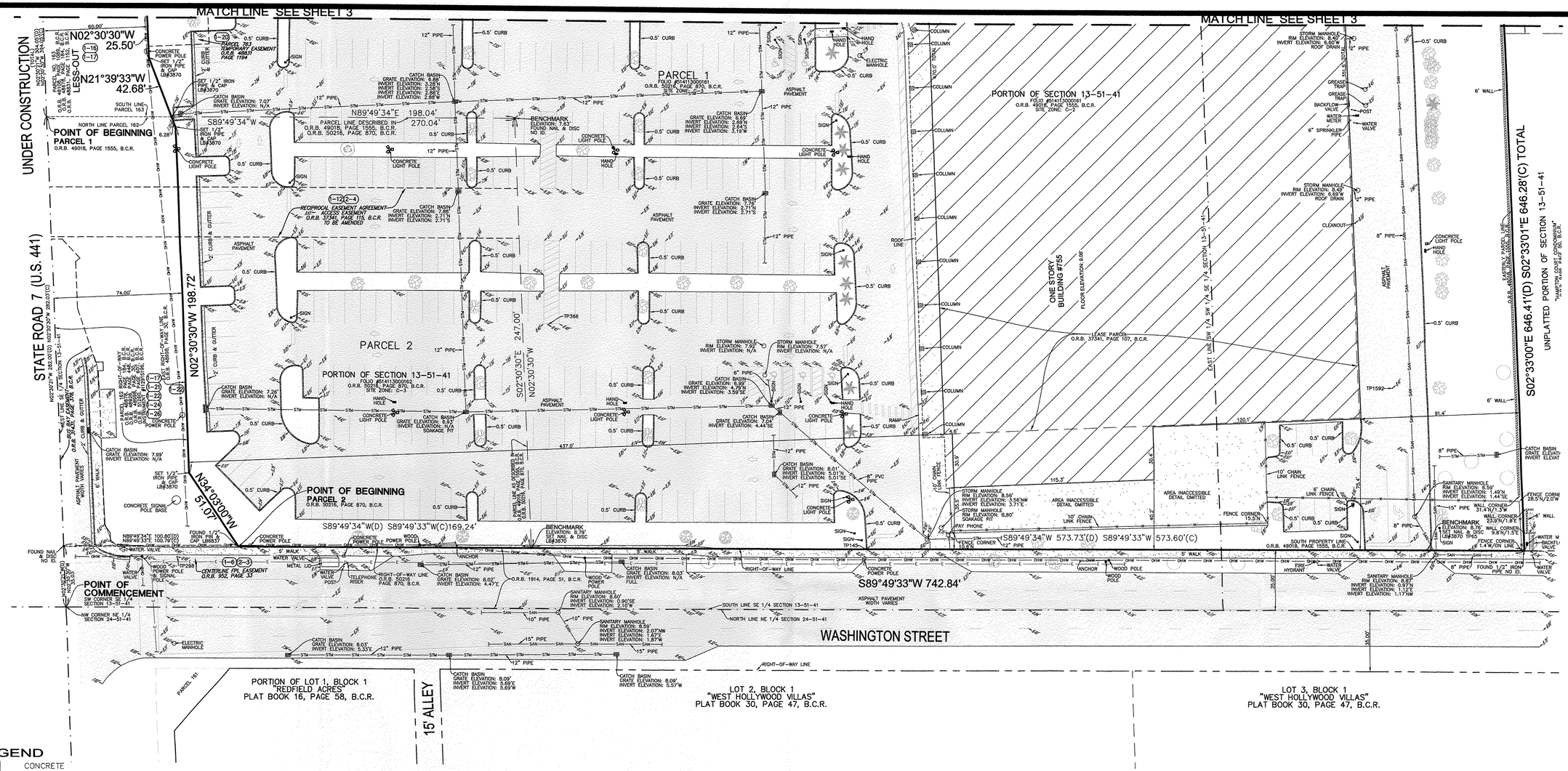
NO.	REVISIONS	BY
5		
4		
3	#62510 REVIEW REVISED OWNERSHIP & ENCUMBRANCE REPORT 2/27/17	B.B.
2	#61629 REVIEW OWNERSHIP & ENCUMBRANCE REPORT 8/3/16	B.B.
1	#61058 ORIGINAL SURVEY 6/7/16	B.E.

HOLLYWOOD SHOPPING PLAZA
STATE ROAD NO. 7 AND WASHINGTON STREET
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33023

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

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

DRAWN BY: B.E.	SCALE: N/A	FILE: DACAR MANAGEMENT, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 07/29/16	ORDER NO.: 62510



LEGEND

	CONCRETE
	ASPHALT PAVEMENT
70.00'	ELEVATION
— OHW —	OVERHEAD WIRES
— STM —	UNDERGROUND STORM SEWER LINE
— SAN —	UNDERGROUND SANITARY SEWER LINE
— E —	UNDERGROUND ELECTRIC LINE
— W —	UNDERGROUND WATER LINE
— G —	UNDERGROUND GAS LINE
—/—/—	NON-VEHICULAR ACCESS 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
	PALM TREE
	OAK TREE
	MAHOGANY TREE
	BLACK OLIVE TREE
	GUMBO LIMBO TREE
	UNIDENTIFIED TREE
(1-4)	PARCEL 1 EXCEPTION
(2-4)	PARCEL 2 EXCEPTION

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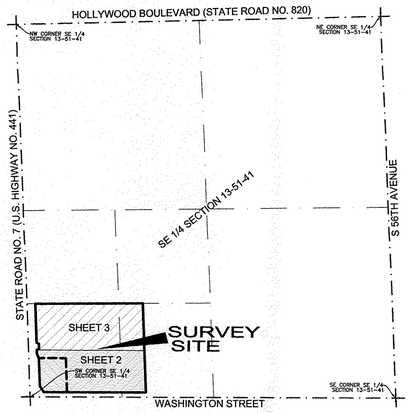

VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
0' 30' 60' 90'
1"=30'

SHEET 2 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

HOLLYWOOD SHOPPING PLAZA
STATE ROAD NO. 7 AND WASHINGTON STREET
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33023

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

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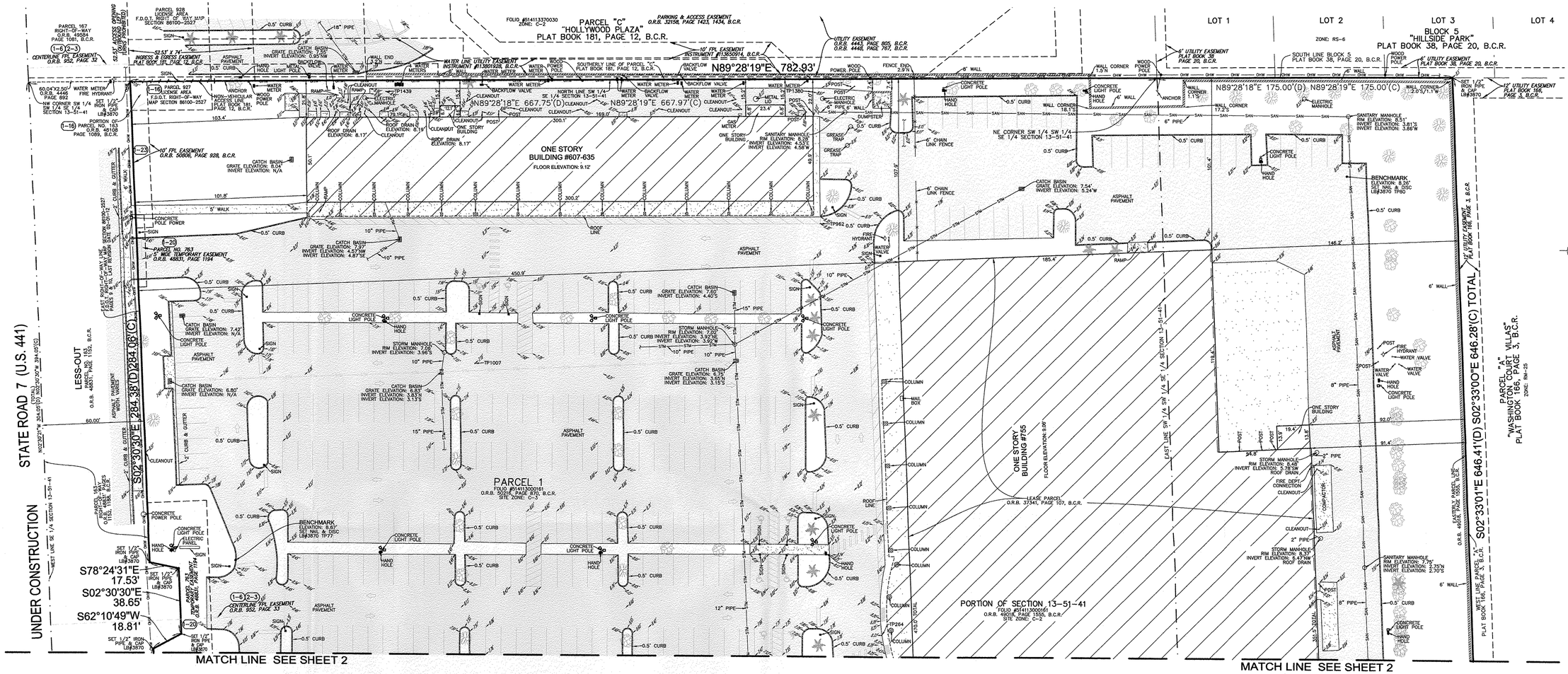
E-MAIL: surveyes@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	FILE: DACAR MANAGEMENT, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 07/29/16	ORDER NO.: 61629



LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- 10.00 ELEVATION
- OHW — OVERHEAD WIRES
- STM — UNDERGROUND STORM SEWER LINE
- SAN — UNDERGROUND SANITARY SEWER LINE
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- G — UNDERGROUND GAS LINE
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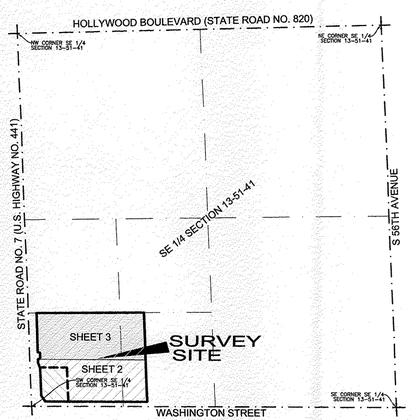

VICINITY MAP
NOT TO SCALE

0' 30' 60' 90'
GRAPHIC SCALE
1"=30'

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

HOLLYWOOD SHOPPING PLAZA
STATE ROAD NO. 7 AND WASHINGTON STREET
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33023

BOUNDARY AND TOPOGRAPHIC SURVEY
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E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	FILE: DACAR MANAGEMENT, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 07/29/16	ORDER NO.: 61629

"NELLY'S CORNER"

A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
SEPTEMBER, 2016

LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 02°30'30" WEST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 35.03 FEET; THENCE NORTH 89°49'34" EAST, 100.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 34°03'00" WEST, 51.07 FEET ALONG THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 7 (U.S. HIGHWAY 441) AS DESCRIBED IN THAT CERTAIN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 48998, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 02°30'30" WEST, 198.72 FEET; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 21°39'33" WEST, 6.28 FEET; THENCE NORTH 89°49'34" EAST, 198.04 FEET; THENCE SOUTH 02°30'30" EAST, 247.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET (70 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°49'34" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 169.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA CONTAINING 47,805 SQUARE FEET (1.0974 ACRES).

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT HOLLYWOOD STATE ROAD 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "NELLYS CORNER".

THE ADDITIONAL RIGHT-OF-WAY DEDICATION SHOWN HEREIN IS DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: HOLLYWOOD STATE ROAD 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ALBERTO MICHA-BUZALI, VICE PRESIDENT OF MIAMI YEAR 2000, INC., A FLORIDA CORPORATION, ITS MANAGING MEMBER, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 2016.

HOLLYWOOD STATE ROAD 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:

_____

PRINT NAME: _____

_____

PRINT NAME: _____

BY: MIAMI YEAR 2000, INC.,
A FLORIDA CORPORATION,
ITS MANAGING MEMBER

BY: _____

PRINT NAME: ALBERTO MICHA-BUZALI

TITLE: VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME ALBERTO MICHA-BUZALI, VICE PRESIDENT OF MIAMI YEAR 2000, INC., A FLORIDA CORPORATION, MANAGING MEMBER OF HOLLYWOOD STATE ROAD 7 LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , A.D. 2016.

MY COMMISSION NUMBER: _____

_____
NOTARY PUBLIC - STATE OF FLORIDA

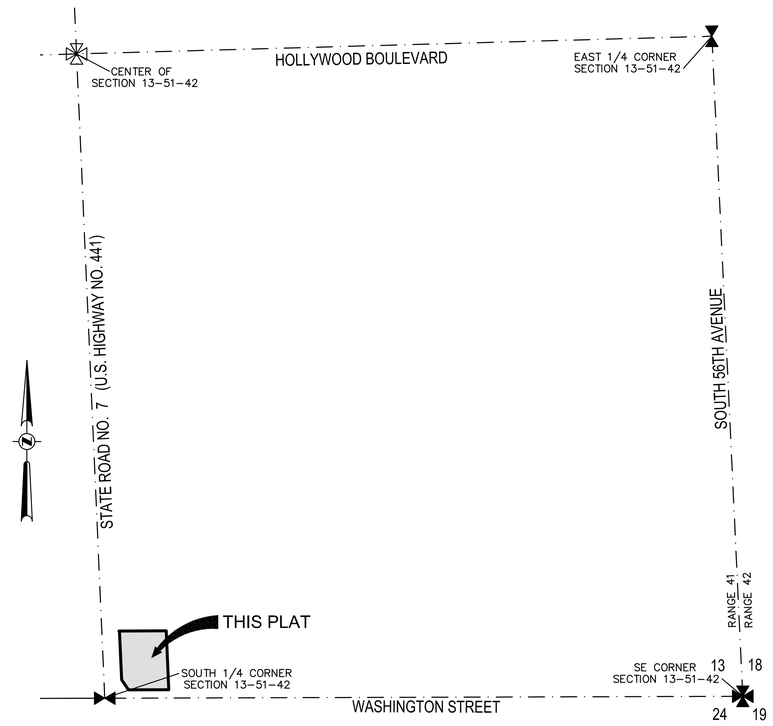
MY COMMISSION EXPIRES: _____

PRINT NAME: _____

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS _____ DAY OF _____ , 201_, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

_____ _____
BETH BURNS DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870



LOCATION MAP
THE SE 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST
NOT TO SCALE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

PLATTING SURVEYOR	CITY OF HOLLYWOOD	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER

CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ADOPTED THIS _____ DAY OF _____ , A.D. 201_ AND BY SAID RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT WAS ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ APPROVED: _____
CITY CLERK CITY ENGINEER

APPROVED BY: _____
MAYOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ , A.D. 201_.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____ , A.D. 201_.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, A.D. 201_.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, A.D. 201_.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ BY: _____
DEPUTY MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS _____ DAY OF _____ , A.D. 201_, AND RECORDED IN PLAT BOOK _____ AT PAGES _____ , RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263

PLANNING FILE NO. 038-MP-16

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"NELLY'S CORNER"

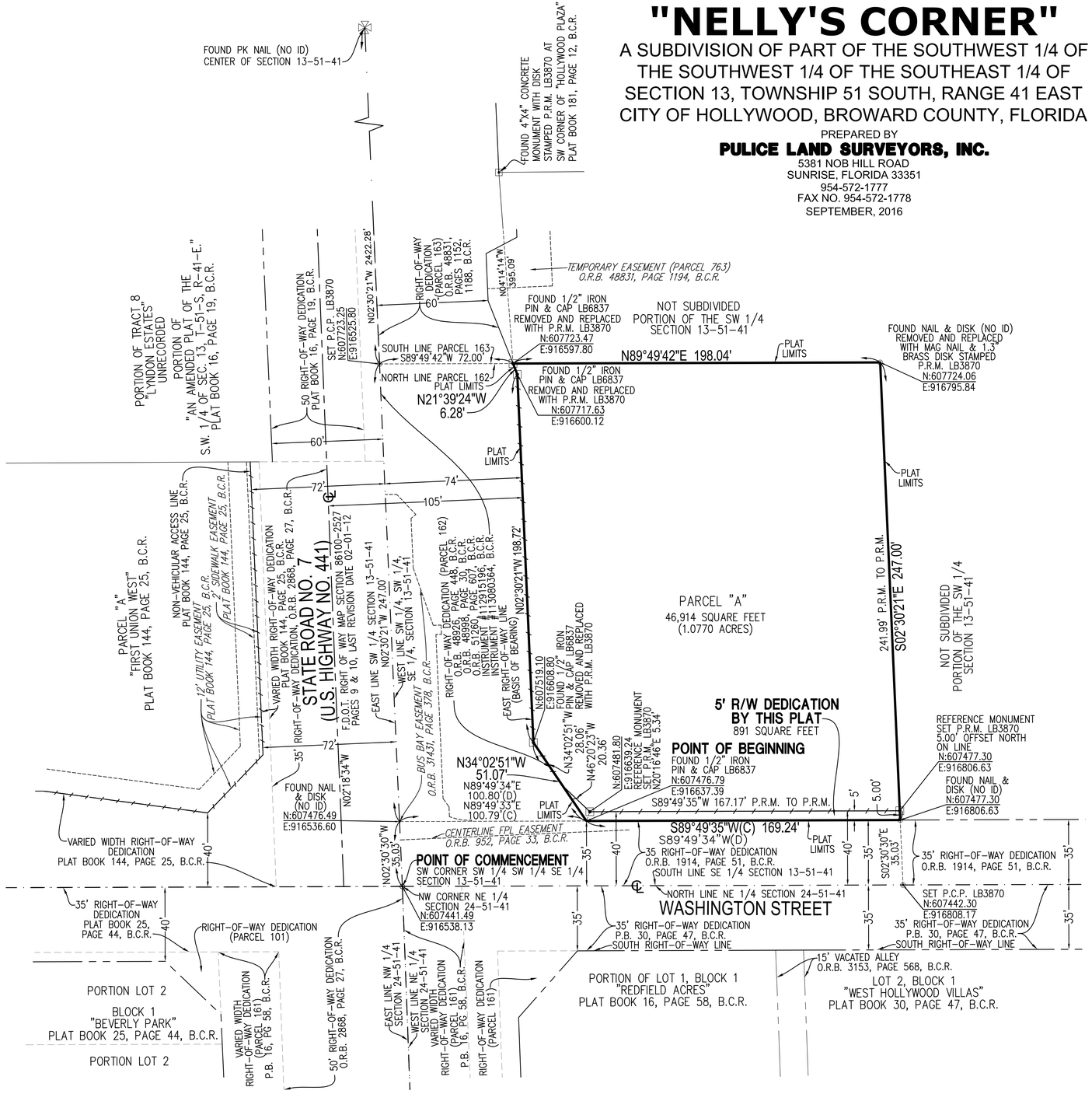
A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778

SEPTEMBER, 2016



GRAPHIC SCALE

0 15' 30' 60' 90' 120'

FEET

SCALE 1 INCH = 30 FEET

LEGEND:

P.R.M.	DENOTES: PERMANENT REFERENCE MONUMENTS (SET 4"X4"X24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "P.R.M. LB3870" UNLESS OTHERWISE NOTED)
P.C.P.	DENOTES: PERMANENT CONTROL POINT
LB	DENOTES: LICENSED BUSINESS
B.C.R.	DENOTES: BROWARD COUNTY RECORDS
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
	DENOTES: SECTION CORNER
	DENOTES: QUARTER SECTION CORNER
℄	DENOTES: CENTERLINE
(D)	DENOTES: DEEDED INFORMATION
(C)	DENOTES: CALCULATED DATA
—/—/—/—	DENOTES: NON-VEHICULAR ACCESS LINE
N:1234.56	DENOTES: STATE PLANE COORDINATE NORTHING
E:1234.56	DENOTES: STATE PLANE COORDINATE EASTING

SURVEYOR'S NOTES:

1) THIS PLAT IS RESTRICTED TO 5,000 SQUARE FEET OF BANK USE.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

2) STATE PLANE COORDINATES AND GRID BEARINGS SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1929 COORDINATE VALUES SHOWN ON THE "KEITH AND SCHNARS, P.A. RESURVEY OF SECTIONS 1 THRU 30 TOWNSHIP 51 SOUTH RANGE 41 EAST BROWARD COUNTY FLORIDA" AS RECORDED IN MISCELLANEOUS PLAT BOOK 6, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) BEING N02°30'21"W.

3A) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 202_, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR

B) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 202_, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

4) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

NOTICE:
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Plotted By:Schulz, Ryan Sheet Set:BANK OF AMERICA Layout:C-001 GENERAL NOTES May 19, 2017 09:19:01am K:\VRB_LDEV\147522002 - bank of america\CAD\plansheets\C-001 GENERAL NOTES.dwg
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GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

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

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 10 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2012 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

EROSION CONTROL NOTES (CONT.)

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

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

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

TYPICAL ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING
- SUBGRADE PREPARATION
- BASE INSTALLATION
- ASPHALT INSTALLATION
- UNDERGROUND PIPING AND UTILTIES INSTALLATION
- INSTALLATION OF STRUCTURES, DDCV, HYDRANTS, METERS, ETC.
- SIDEWALK INSTALLATION
- CONNECTIONS TO WATER AND SEWER MAINS
- TESTS OF UTILITIES

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY

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

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ADDED DUMPSTER/ADJUST PARKING	03/23/17	RS

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

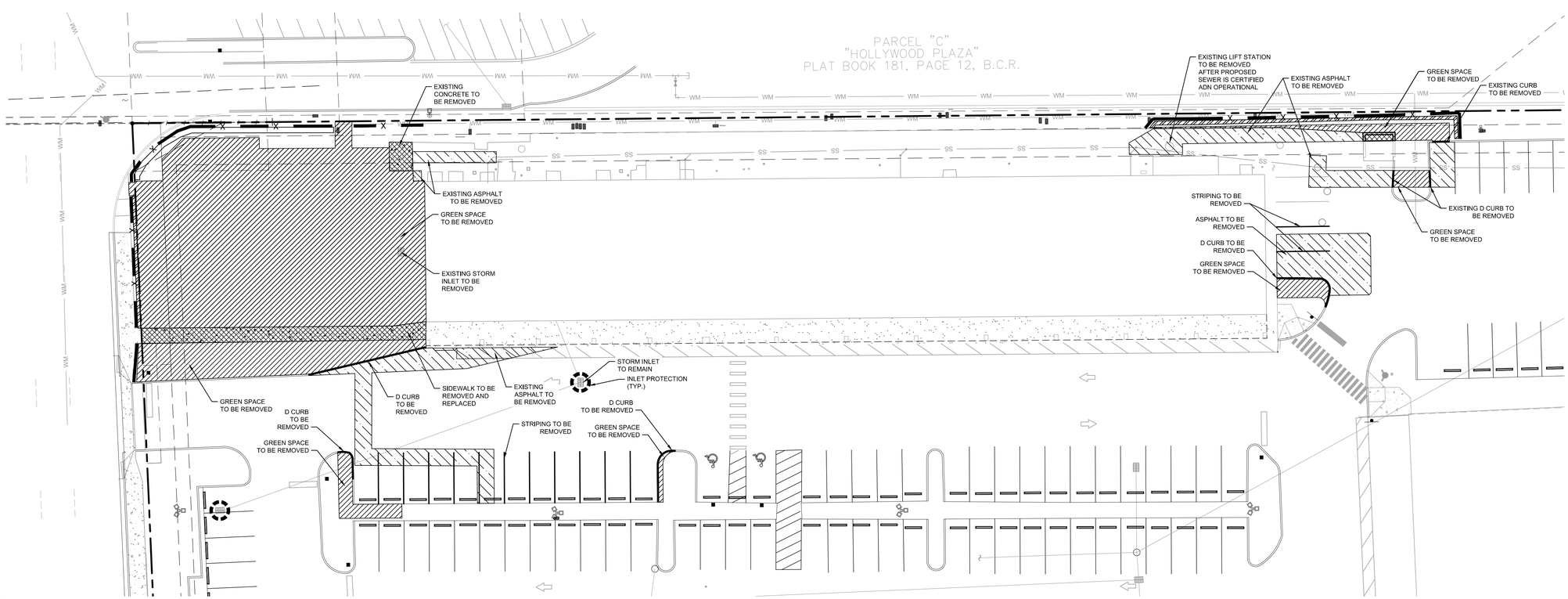
LICENSED PROFESSIONAL
GREG D. WILFONG, P.E.
FL LICENSE NUMBER 61366
DATE: ____

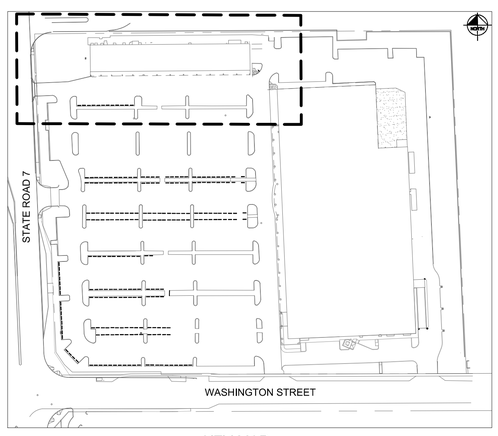
KHA PROJECT 123456789
DATE 07/15/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW

GENERAL NOTES

BURLINTON RETAIL
CITY OF HOLLYWOOD FL

SHEET NUMBER
C-001





KEY MAP
N.T.S.

LEGEND

- LANDSCAPE TO BE REMOVED
- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- LIMITS OF DISTURBANCE
- X — CHAIN LINK FENCE
- FILTREXX SEDIMENT CONTROL
- INLET PROTECTION

DEMOLITION NOTES:

1. 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 ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTEDADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. DEWATERING BY CONTRACTOR. IF REQUIRED, A PERMIT NEEDS TO BE OBTAINED.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS, CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
11. CONTRACTOR TO PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN.

SURVEY NOTES:

1. INFORMATION ON THE PLAN BASED UPON THE SURVEY PREPARED BY PULICE LAND SURVEYORS, INC., DATED JULY 29TH, 2016 AND LAST REVISED AUGUST 3RD, 2016

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

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IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ADDED DUMPSTER/ADJUST PARKING	03/23/17	RS

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.
FL LICENSE NUMBER 63166
DATE: ____

KHA PROJECT 123456789
DATE 07/15/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW

DEMOLITION AND EROSION CONTROL - RETAIL SHOPS

RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA
CITY OF HOLLYWOOD FL

SHEET NUMBER
C-100

Plotted By:Schulz, Ryan Sheet Set:RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA Layout:C-100 DEMOLITION AND EROSION CONTROL - RETAIL SHOPS May 19, 2017 09:19:14am K:\VRB_LDEV\147522002 - bank of america\CAD\plansheets\C-100 DEMOLITION AND EROSION CONTROL.dwg
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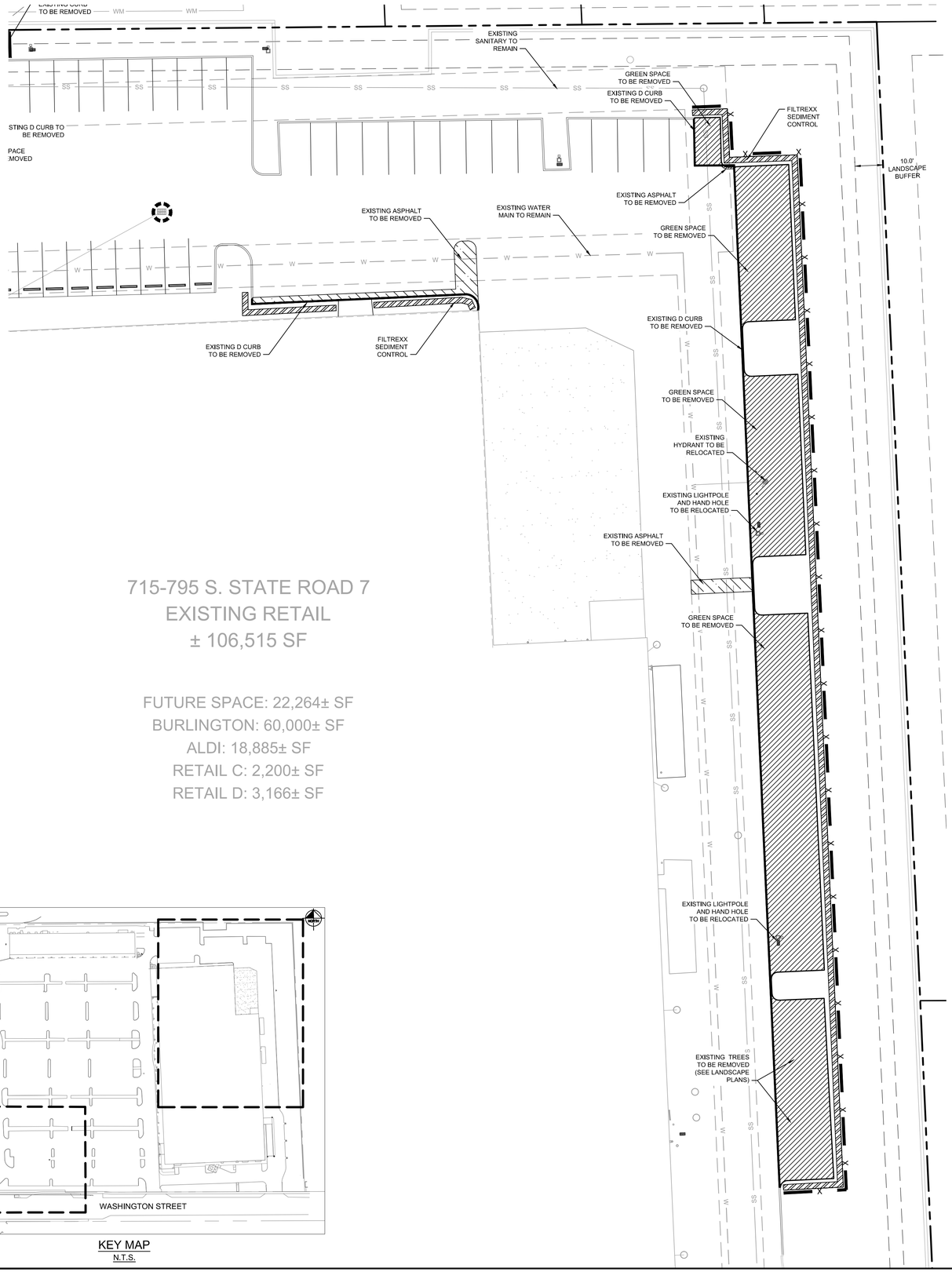
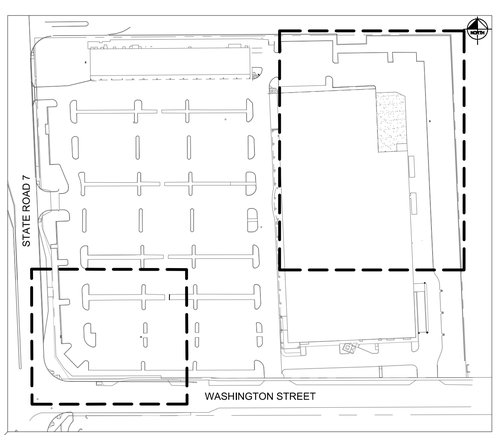


715-795 S. STATE ROAD 7
EXISTING RETAIL
± 106,515 SF

FUTURE SPACE: 22,264± SF
BURLINGTON: 60,000± SF
ALDI: 18,885± SF
RETAIL C: 2,200± SF
RETAIL D: 3,166± SF



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

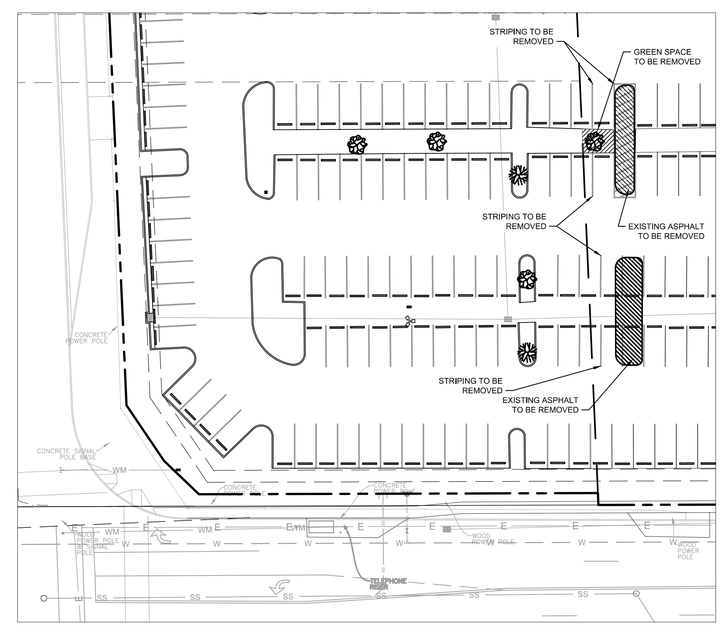
- LANDSCAPE TO BE REMOVED
- ASPHALT TO BE REMOVED
- PROPERTY LINE
- LIMITS OF DISTURBANCE
- X — CHAIN LINK FENCE
- FILTREXX SEDIMENT CONTROL
- INLET PROTECTION
- FIRE HYDRANT
- EXISTING LIGHT POLE

DEMOLITION NOTES:

1. 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 ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. DEWATERING BY CONTRACTOR. IF REQUIRED, A PERMIT NEEDS TO BE OBTAINED.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
11. CONTRACTOR TO PROVIDE TREE PROTECTION FOR ALL TREES TO REMAIN.

SURVEY NOTES:

1. INFORMATION ON THE PLAN BASED UPON THE SURVEY PREPARED BY PULICE LAND SURVEYORS, INC., DATED JULY 29TH, 2016 AND LAST REVISED AUGUST 3RD, 2016



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

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY
1	ADDED DUMPSTER/ADJUST PARKING	03/23/17	RS

Kimley»Horn
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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.
FL LICENSE NUMBER 63166
DATE: ____

KHA PROJECT 123456789
DATE 07/15/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW

DEMOLITION AND EROSION CONTROL - ADDITIONAL PARKING

RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-101

Plotted By:Schulz, Ryan Sheet Set:RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA Layout:C-101 DEMOLITION AND EROSION CONTROL - ADDITIONAL PARKING May 19, 2017 09:19:17am K:\VRB_LDEV\147522002 - bank of america\CAD\plansets\C-100 DEMOLITION AND EROSION CONTROL.dwg
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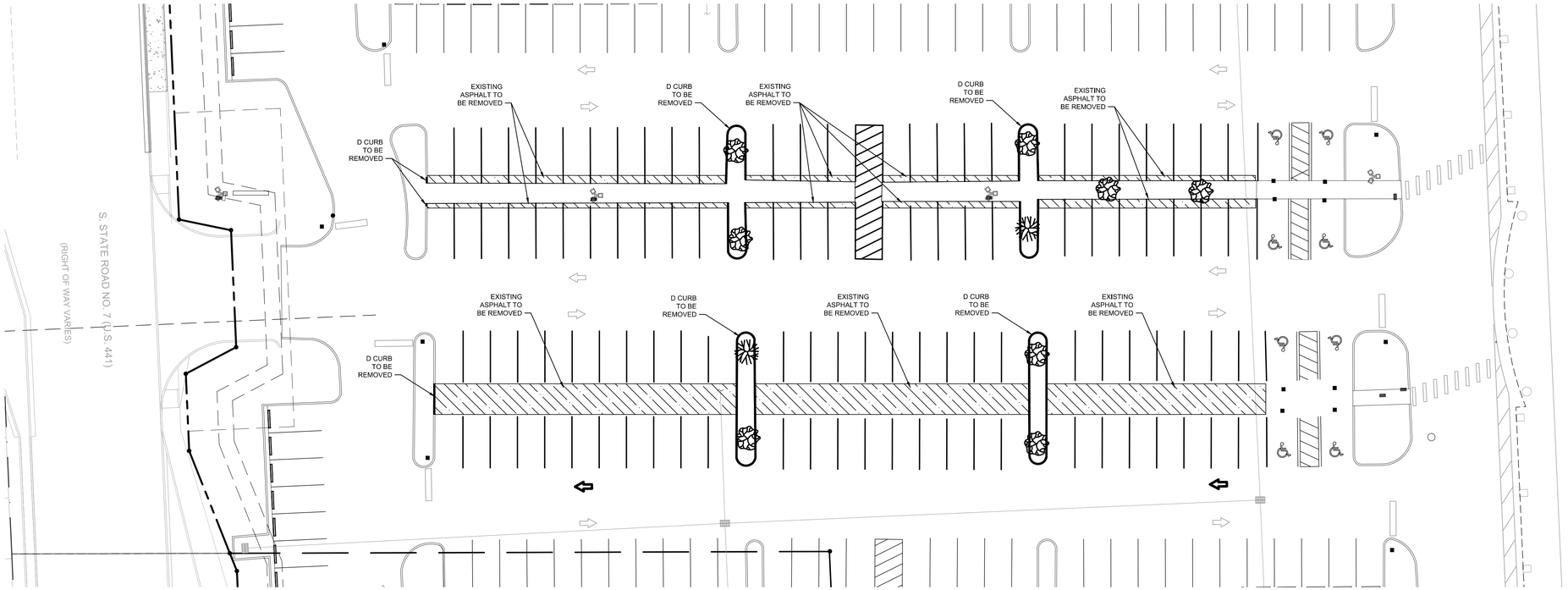

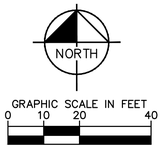

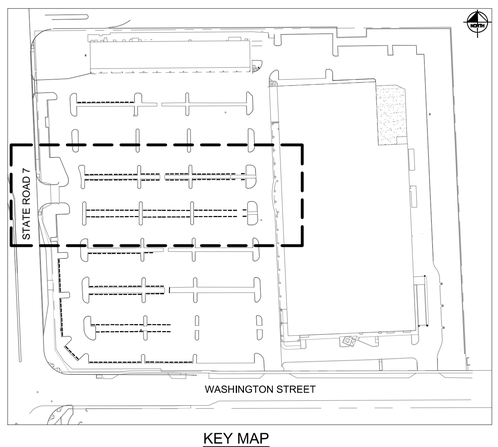

KEY MAP
N.T.S.

LEGEND

- LANDSCAPE TO BE REMOVED
- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- LIMITS OF DISTURBANCE
- X — CHAIN LINK FENCE
- FILTREXX SEDIMENT CONTROL
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GREG D. WILFONG, P.E.
FL LICENSE NUMBER 63166
DATE: _____

KHA PROJECT 123456789
DATE 07/15/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW

DEMOLITION AND EROSION CONTROL - ENTRANCE DRIVE

RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-102

Plotted By:Schulz, Ryan Sheet Set:RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA Layout:C-102 DEMOLITION AND EROSION CONTROL - ENTRANCE DRIVE May 19, 2017 09:19:19am K:\VRB_LDEV\147922\002 - bank of america\CAD\plansheets\C-100 DEMOLITION AND EROSION CONTROL.dwg
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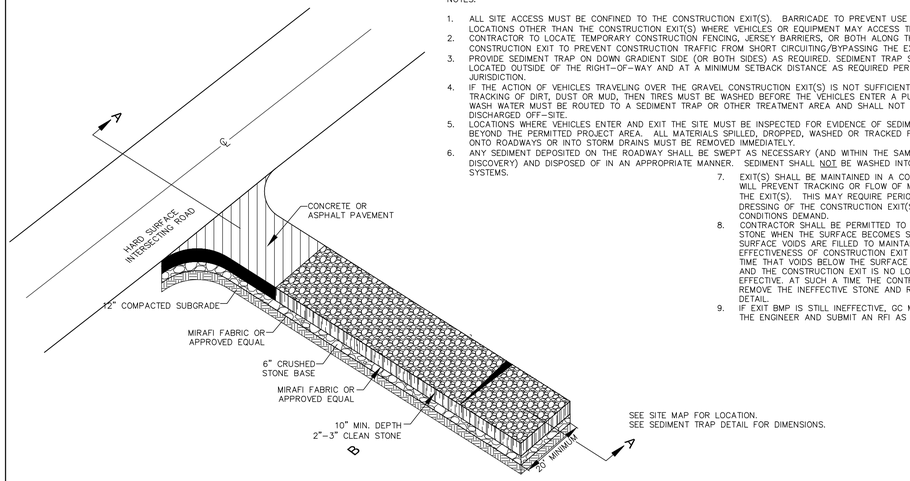
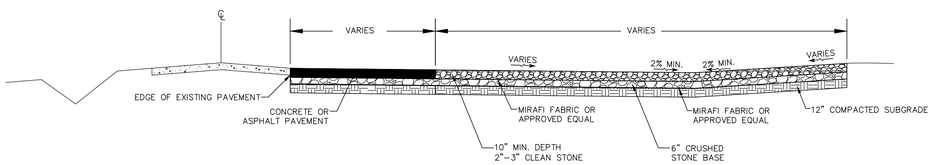


SEE SITE MAP FOR LOCATION.
SEE SEDIMENT TRAP DETAIL FOR DIMENSIONS.

PLAN VIEW



SECTION A-A

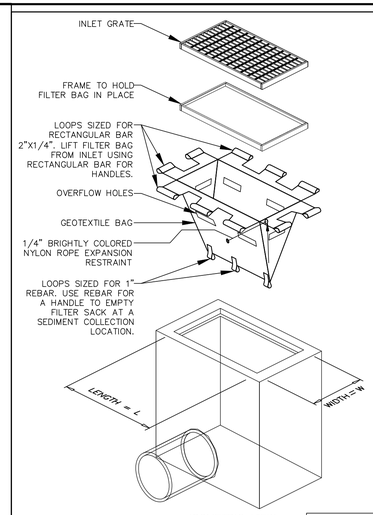
NOTES:

1. ALL SITE ACCESS MUST BE CONFINED TO THE CONSTRUCTION EXIT(S). BARRICADE TO PREVENT USE OF ANY LOCATIONS OTHER THAN THE CONSTRUCTION EXIT(S) WHERE VEHICLES OR EQUIPMENT MAY ACCESS THE SITE.
2. CONTRACTOR TO LOCATE TEMPORARY CONSTRUCTION FENCING, JERSEY BARRIERS, OR BOTH ALONG THE SIDES OF THE CONSTRUCTION EXIT TO PREVENT CONSTRUCTION TRAFFIC FROM SHORT CIRCUITING/BYPASSING THE EXIT.
3. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED. SEDIMENT TRAP SHALL BE LOCATED OUTSIDE OF THE RIGHT-OF-WAY AND AT A MINIMUM SETBACK DISTANCE AS REQUIRED PER LOCAL JURISDICTION.
4. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION EXIT(S) IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. ALL WASH WATER MUST BE ROUTED TO A SEDIMENT TRAP OR OTHER TREATMENT AREA AND SHALL NOT BE DIRECTLY DISCHARGED OFF-SITE.
5. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF SEDIMENT TRACKING BEYOND THE PERMITTED PROJECT AREA. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
6. ANY SEDIMENT DEPOSITED ON THE ROADWAY SHALL BE SWEPT AS NECESSARY (AND WITHIN THE SAME DAY AS DISCOVERY) AND DISPOSED OF IN AN APPROPRIATE MANNER. SEDIMENT SHALL NOT BE WASHED INTO STORM SEWER SYSTEMS.
7. EXIT(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD BEYOND THE EXIT(S). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXIT(S) AS CONDITIONS DEMAND.
8. CONTRACTOR SHALL BE PERMITTED TO TURN THE STONE WHEN THE SURFACE BECOMES SMOOTH AND SURFACE VOIDS ARE FILLED TO MAINTAIN EFFECTIVENESS OF CONSTRUCTION EXIT UNTIL SUCH TIME THAT VOIDS BELOW THE SURFACE BECOME FILLED AND THE CONSTRUCTION EXIT IS NO LONGER EFFECTIVE. AT SUCH A TIME THE CONTRACTOR SHALL REMOVE THE INEFFECTIVE STONE AND REPLACE PER DETAIL.
9. IF EXIT BMP IS STILL INEFFECTIVE, GC MUST CONTACT THE ENGINEER AND SUBMIT AN RFI AS NECESSARY.

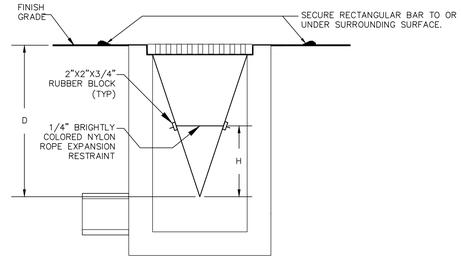
CE CONSTRUCTION EXIT

N.T.S.

NOTE TO GC: THE GOAL OF A CONSTRUCTION EXIT AND ASSOCIATED WHEEL WASH AREAS IS TO ELIMINATE TRACK OUT. SIMPLY MANAGING TRACK OUT THROUGH DESIGNATED OR CONTINUAL STREET SWEEPING IS NOT AN ACCEPTABLE PRACTICE. WHILE STREET SWEEPING IS AN ACCEPTABLE PRACTICE FOR REMOVING DUST AND MINIMAL AMOUNTS OF FINE SEDIMENT, OBSERVABLE TRACK OUT FROM THE PROJECT SHOULD TRIGGER THE USE OF ADDITIONAL MEASURES (WHEEL WASH), CONSIDERATION OF ALTERNATE EXITS, OR DISCONTINUING VEHICLE TRAFFIC UNTIL CONDITIONS ON-SITE HAVE IMPROVED. TRACK OUT IS A SEDIMENT RELEASE. ALL SEDIMENT RELEASES MUST BE REPORTED TO THE SWCT VIA THE ONLINE CRITICAL INCIDENT REPORT.



ISOMETRIC VIEW



SECTION VIEW
(FILTER SACK INSTALLED)

NOTES:

1. GEOTEXTILE SHALL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
2. PLACE AN OIL ABSORBENT PAD OR PILLOW OVER INLET GRATE WHEN OIL SPILLS ARE A CONCERN.
3. THE WIDTH, "W", OF THE FILTER SACK SHALL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
4. THE DEPTH, "D", OF THE FILTER SACK SHALL BE BETWEEN 18 INCHES AND 36 INCHES.
5. THE LENGTH, "L", OF THE FILTER SACK SHALL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

MAINTENANCE NOTES:

1. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN. REMOVE TRAPPED SEDIMENT WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. REMOVAL OF SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BEGIN IMMEDIATELY UPON DISCOVERY, WITH COMPLETION OF THE ACTIVITY OCCURRING NO LATER THAN THE END OF THE FOLLOWING BUSINESS DAY.
3. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
4. CONTACT THE CEC FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
5. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	120 LBS
MULLEN BURST	ASTM D-3786	800 PSI
TRAPEZOID TEAR	ASTM D-4533	120 LBS
UV RESISTANCE	ASTM D-4355	80 %
APPARENT OPENING SIZE	ASTM D-4751	40 US SIEVE
FLOW RATE	ASTM D-4491	40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	0.55 SEC -1

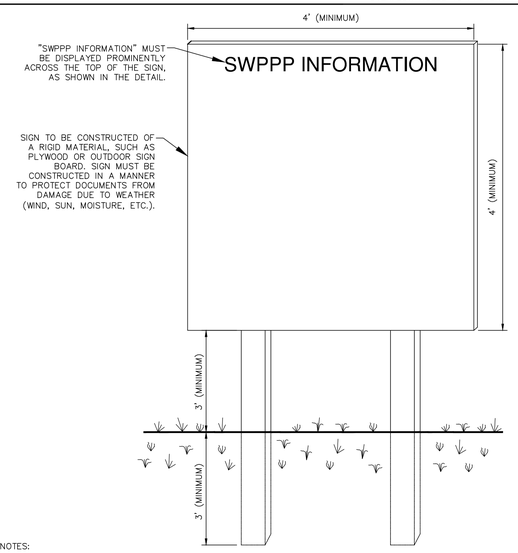
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632	20 %
PUNCTURE	ASTM D-4833	135 LBS
MULLEN BURST	ASTM D-3786	420 PSI
TRAPEZOID TEAR	ASTM D-4533	45 LBS
UV RESISTANCE	ASTM D-4355	90 %
APPARENT OPENING SIZE	ASTM D-4751	20 US SIEVE
FLOW RATE	ASTM D-4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491	1.5 SEC -1

IP5 INLET PROTECTION FILTER SACK

N.T.S.

FOR USE ONLY IN PAVED AREAS WHERE SEDIMENT LOADS ARE EXPECTED TO BE VERY LOW. FILTER SACK MUST HAVE OVERFLOW HOLES TO PREVENT PONDING.

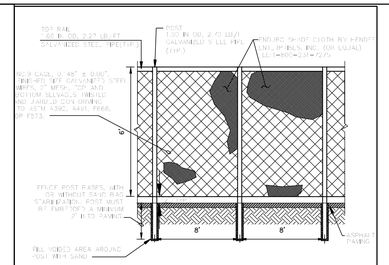


NOTES:

1. THE SWPPP INFORMATION SIGN MUST BE LOCATED IN A PROMINENT, PUBLICLY ACCESSIBLE LOCATION NEAR THE MAIN ENTRANCE OF THE SITE, SUCH THAT THE DOCUMENTATION CAN BE READ WITHOUT ACCESSING THE JOBSITE, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A TRAFFIC SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
3. ALL PAGES OF NOTICES OF INTENT AND PERMIT AUTHORIZATIONS MUST BE POSTED. THE CONTRACTOR MAY UTILIZE ACCESSIBLE WATERPROOF FOLDERS TO STORE THESE DOCUMENTS IF IT WILL BE DIFFICULT TO POST ALL PAGES INDIVIDUALLY.
4. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCIES.
5. SUBSEQUENT PERMIT MODIFICATION REQUESTS OR RENEWAL APPLICATIONS AND THEIR ASSOCIATED AUTHORIZATIONS OR RESPONSES SHALL BE POSTED ON THE SWPPP SIGN.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

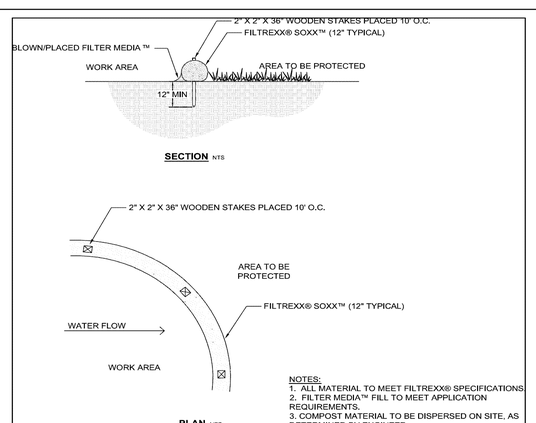
SWPPP INFORMATION SIGN

N.T.S.



TEMPORARY FENCE

N.T.S.



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SEDIMENT CONTROL

NTS

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KHA PROJECT 123456789
DATE 07/15/16
SCALE AS SHOWN
DESIGNED BY GDW
DRAWN BY RS
CHECKED BY GDW

DEMOLITION AND EROSION CONTROL DETAILS

RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA

CITY OF HOLLYWOOD FL

SHEET NUMBER
C-103

Plotted By:Schulz,Ryan Sheet Set:RETAIL SHOPS & BANK OF AMERICA AT HOLLYWOOD PLAZA Layout:C-103 DEMOLITION AND EROSION CONTROL DETAILS May 19, 2017 09:19:20am K:\VRB_LDEV\145292002 - bank of america\CAD\plansheets\C-100 DEMOLITION AND EROSION CONTROL.dwg
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