

## PLANNING DIVISION



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: 4/23/18

Location Address: HOLLYWOOD BLVD & NORTH PARK ROAD, HOLLYWOOD, FL 33021

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 514217020011

Zoning Classification: C-2 Land Use Classification: GBUS

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: \_\_\_\_\_

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

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

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

Explanation of Request: \_\_\_\_\_

Number of units/rooms: N/A Sq Ft: \_\_\_\_\_

Value of Improvement: 850,000 Estimated Date of Completion: AUGUST 2019

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

Name of Current Property Owner: WRI JT HOLLYWOOD HILLS I LP, JOEL KAPLAN

Address of Property Owner: 5355 TOWN CENTER ROAD, STE 302, BOCA RATON, FL

Telephone: 954 938 2583 Fax: \_\_\_\_\_ Email Address: JKAPLAN@WEINGARTEN.COM

Name of Consultant/Representative/Tenant (circle one): SALTZ MICHELSON ARCHITECTS

Address: 3501 GRIFFIN ROAD, FORT LAUDERDALE Telephone: 954 266 8000

Fax: 954 351 7010 Email Address: MAZAR@SALTZMICHELSON.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: \_\_\_\_\_



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# 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](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

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

Signature of Current Owner: \_\_\_\_\_

Date: 4/23/18

PRINT NAME: JOEL KAPLAN

Date: 4/23/18

Signature of Consultant/Representative: \_\_\_\_\_

Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

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

Sworn to and subscribed before me  
this 23<sup>RD</sup> day of APRIL

Notary Public  
State of Florida



Martin Espejo  
COMMISSION # FF120573  
EXPIRES: May 7, 2018  
[WWW.AARONNOTARY.COM](http://WWW.AARONNOTARY.COM)

Signature of Current Owner

JOEL KAPLAN  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One) ☒ Personally known to me; OR ☐ Produced Identification \_\_\_\_\_

# HOLLYWOOD HILLS PLAZA OUTPARCEL

## PRELIMINARY TAC SUBMITTAL

MEETING DATE – APRIL 16, 2018  
N.E. CORNER OF HOLLYWOOD BLVD AND S. PARK ROAD  
HOLLYWOOD, FLORIDA

OWNER / DEVELOPER:

WEINGARTEN REALTY  
5355 TOWN CENTER ROAD, STE 802  
BOCA RATON, FL 33486  
TELEPHONE: (954) 938-2583

ARCHITECT:

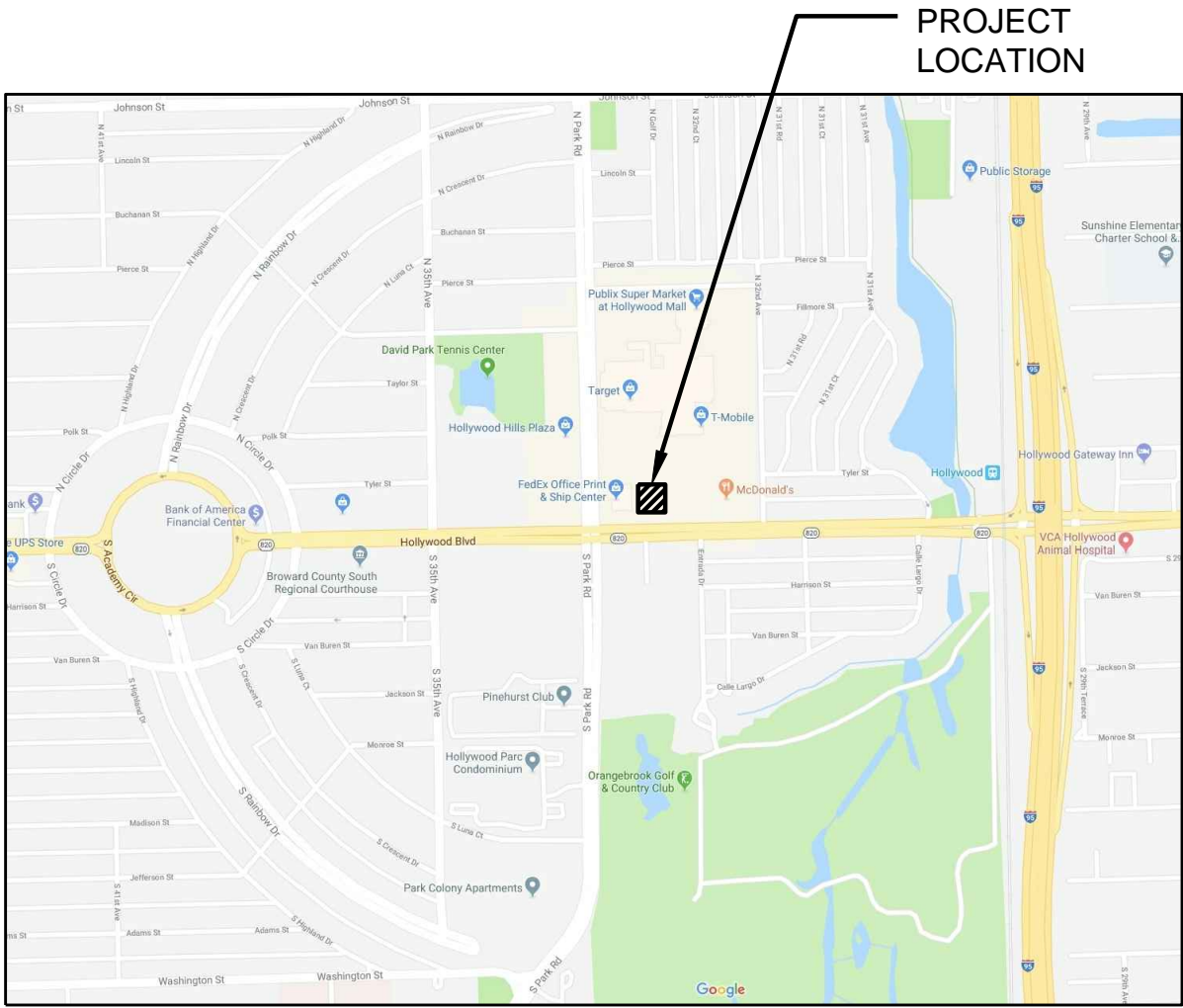
SALTZ MICHELSON ARCHITECTS  
3501 GRIFFIN ROAD FORT  
LAUDERDALE, FL 33312  
TELEPHONE: (954) 266-2700

CIVIL ENGINEER:

HOLLAND ENGINEERING  
3900 HOLLYWOOD BLVD, STE 303  
HOLLYWOOD FL 33021  
TELEPHONE: (954) 367-0371

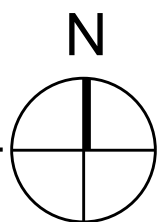
LANDSCAPE ARCHITECT:

DAVE BODKER LANDSCAPE ARCHITECTURE, INC  
601 NORTH CONGRESS AVENUE, STE 105-A  
DELRAY BEACH, FL 33445  
TELEPHONE: (561) 276-6311



LOCATION MAP

SCALE: N.T.S.



INDEX OF DRAWINGS

ARCHITECTURE

- A0.0 COVER SHEET
- SURVEY
- SHEET 1 OF 1
- SP1.0 OVERALL SITE PLAN
- PROPOSED SITE PLAN
- DETAILS
- A1.0 TABULAR INFORMATION
- FLOOR PLAN, ELEVATIONS
- COLOR ELEVATIONS

CIVIL

- C-1 PAVING, GRADING AND DRAINAGE PLAN
- C-2 WATER AND SEWER PLAN
- C-3 PAVEMENT MARKING AND SIGNAGE PLAN
- C-4 STORMWATER POLLUTION PREVENTION PLAN
- C-5 CIVIL DETAILS

LANDSCAPE

- L-1 EXISTING TREE PLAN, PLANTING PLAN
- L-2 NOTES, DETAILS SPECIFICATIONS

HOLLYWOOD HILLS PLAZA OUTPARCEL  
TAC SUBMITTAL  
HOLLYWOOD, FLORIDA

SALTZ MICHELSON  
ARCHITECTS

3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

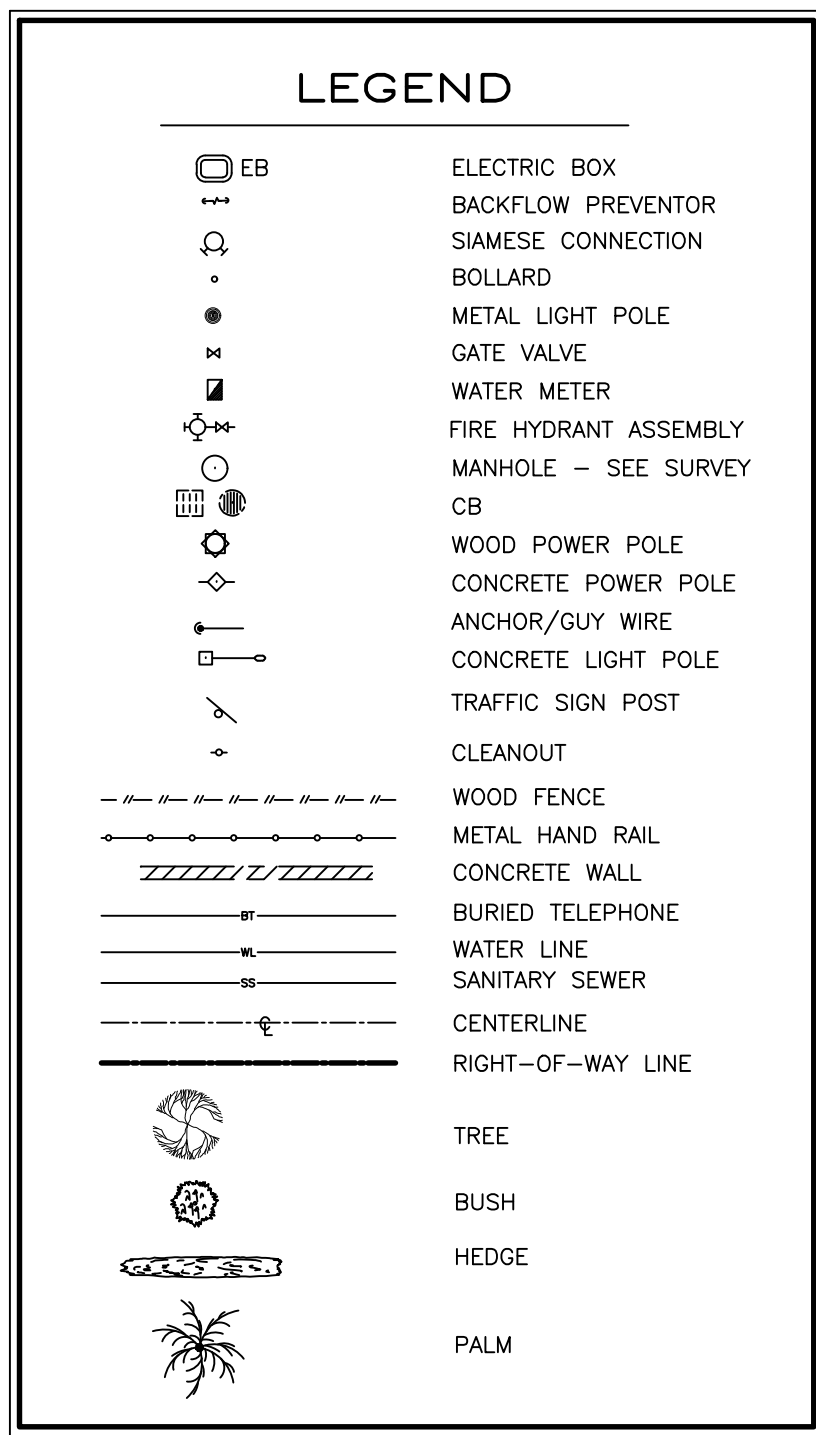
Project No.:  
2016-109  
Drawn By:  
MG  
Checked By:  
MA  
Date:  
03/30/18

REVISIONS

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A0.0





ALL EXISTING UTILITIES SHOWN  
ON THESE PLANS ARE TO BE  
CONSIDERED APPROXIMATE &  
SHOULD BE VERIFIED BY THE  
CONTRACTOR PRIOR TO THE  
START OF WORK OPERATIONS

Call 48 hours  
before you dig  
It's the Law!  
-800-432-4770

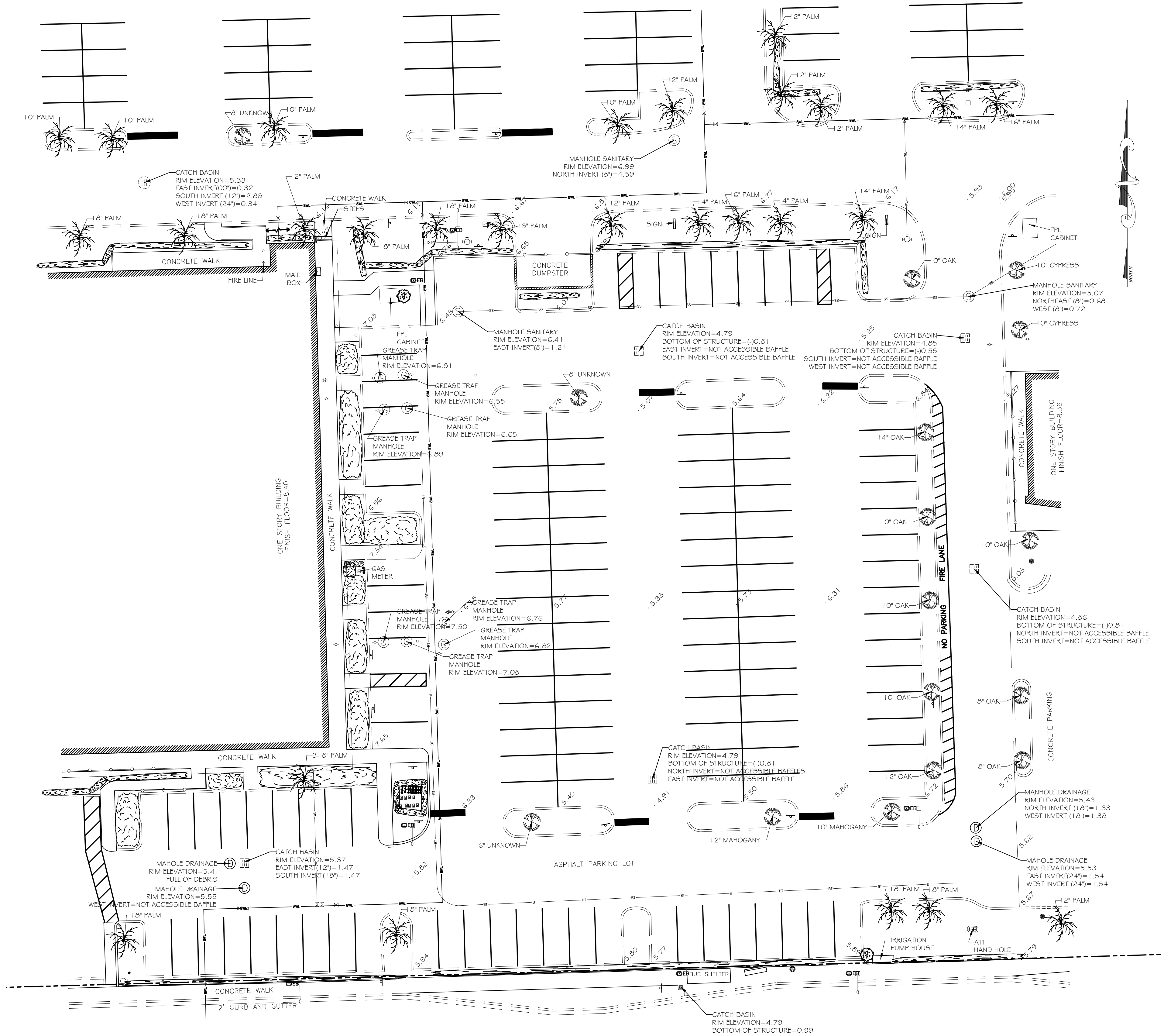


Sunshine State One Call of Florida, Inc.

### UTILITY DISCLAIMER:

WITH REGARD TO OBSERVED EVIDENCE (SURVEYED LOCATIONS) OF ALL  
UTILITIES SHOWN ON THIS SURVEY:

INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH  
ABOVE-GROUND, VISIBLE EVIDENCE OF UTILITIES, TOGETHER WITH  
GEOPHYSICAL METHODS (MAGNETIC TRACING) TO DEVELOP A VIEW OF  
UNDERGROUND UTILITIES, (AS SHOWN HEREON BY THEIR RESPECTIVE  
LINE TYPES). HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION  
OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY  
AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED  
INFORMATION IS REQUIRED, THE CLIENT IS HEREBY ADVISED THAT  
EXCAVATION MAY BE NECESSARY.



## HOLLYWOOD BOULEVARD

NOTES  
1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN  
HEREON. NO FURTHER SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.  
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED  
UPON BY ANY OTHER ENTITY OR INDIVIDUAL.  
3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.  
4) NORTH ARROW RELATIVE IS RELATIVE TO GRID BEARINGS.  
5) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN  
CONSENT OF THE SIGNING PARTY OR PARTIES.

REVISION	DATE	BY

SKETCH OF TOPOGRAPHIC SURVEY		
JOB #R8823	DATE:03-09-18	DRAWN BY:CM
SCALE: 1"=20'	SHEET	CHECKED BY: SKS
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER		

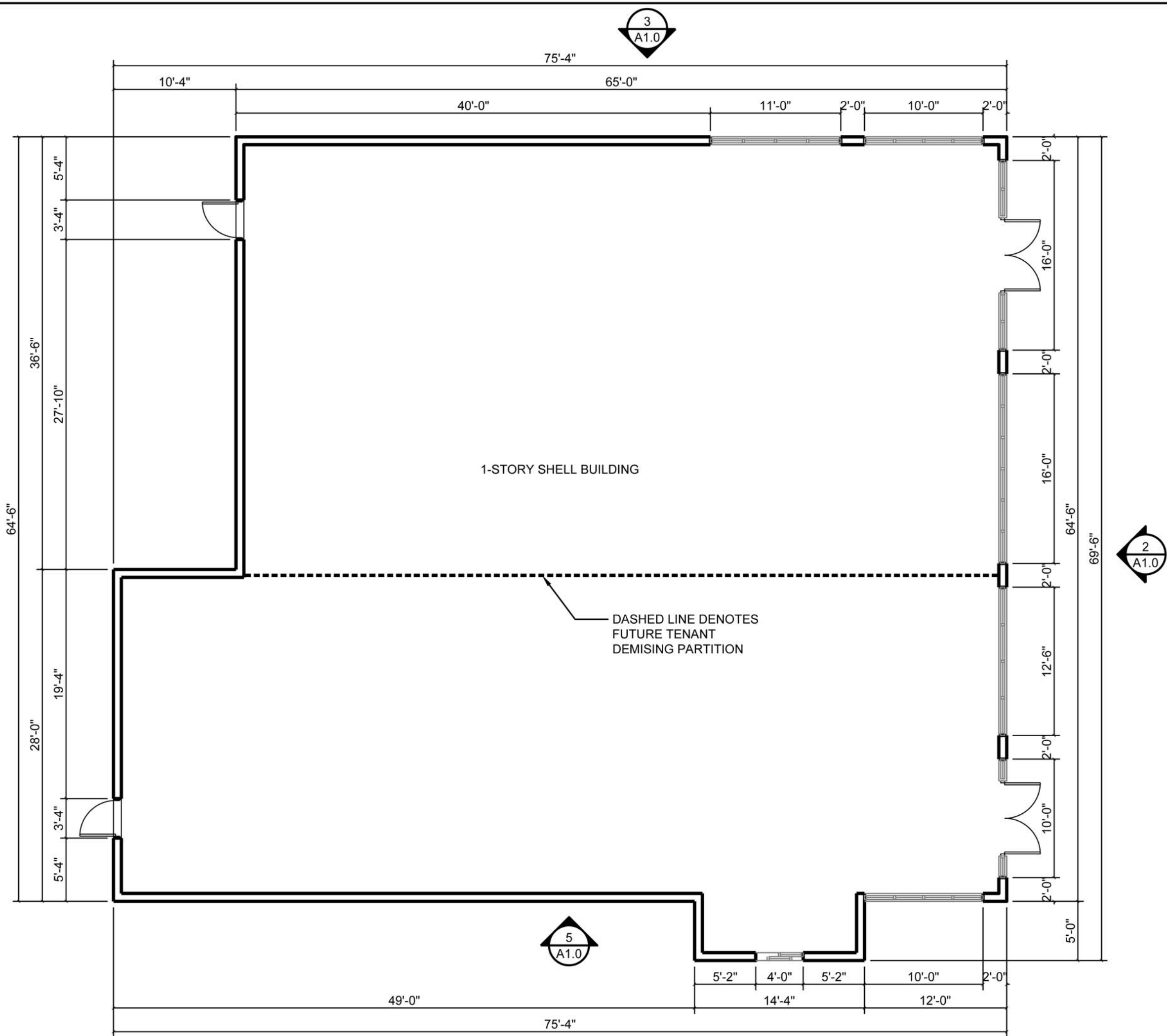
GIBBS LAND SURVEYORS	
2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018	STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574



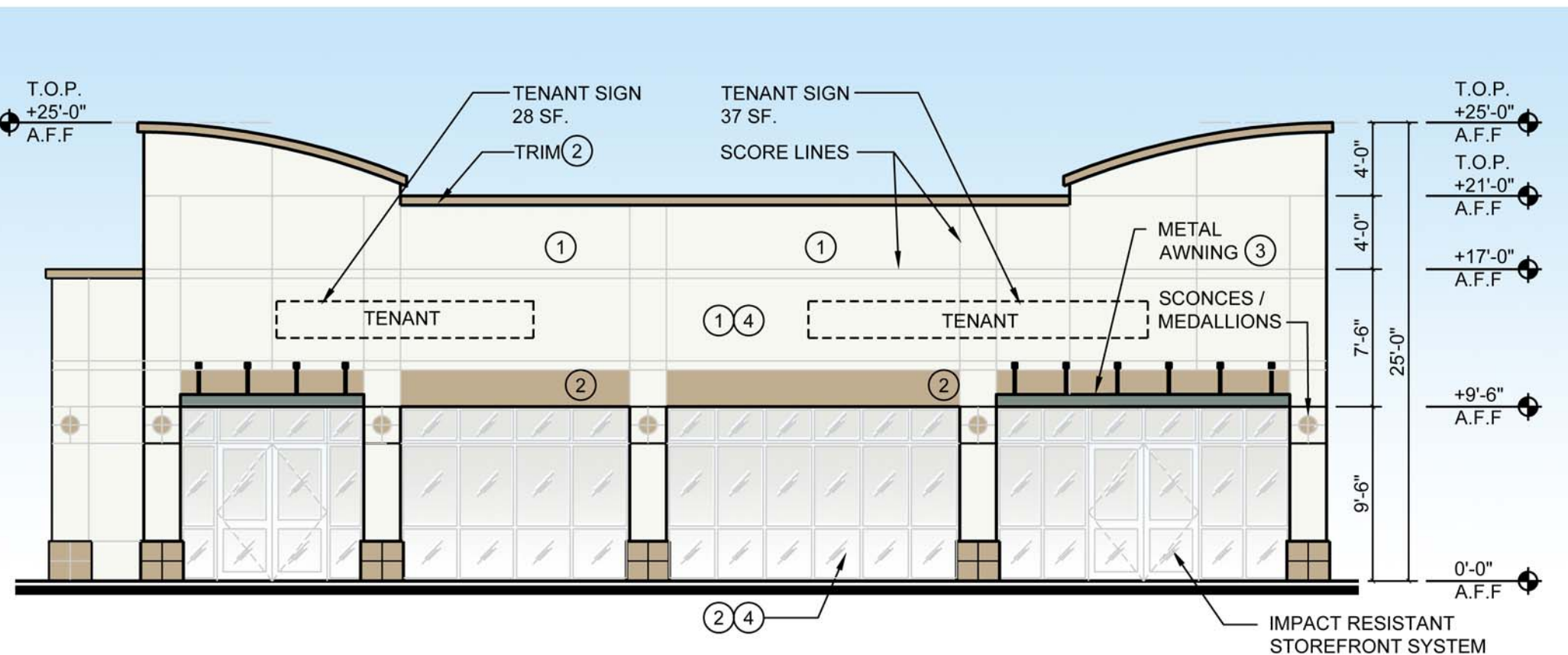
NOTE: SIGN AREA IS BASED ON 1 S.F. PER 1 L.F. OF TENANT'S FRONTAGE PER THE CITY OF HOLLYWOOD SIGN ORDINANCE, AND ONLY ONE SIGN IS ALLOWED PER STREET SIDE.

COLOR AND FINISHES LEGEND

- ① MANUFACTURER: SHERWIN WILLIAMS  
NAME: HIGH REFLECTIVE WHITE  
COLOR: SW 7757
- ② MANUFACTURER: SHERWIN WILLIAMS  
NAME: FAVORITE TAN  
COLOR: SW 6157
- ③ MANUFACTURER: SHERWIN WILLIAMS  
NAME: UNDERSEAS GREEN  
COLOR: SW 6214
- ④ MEDIUM SAND FLOAT STUCCO FINISH
- ⑤ LIGHT LACE STUCCO FINISH



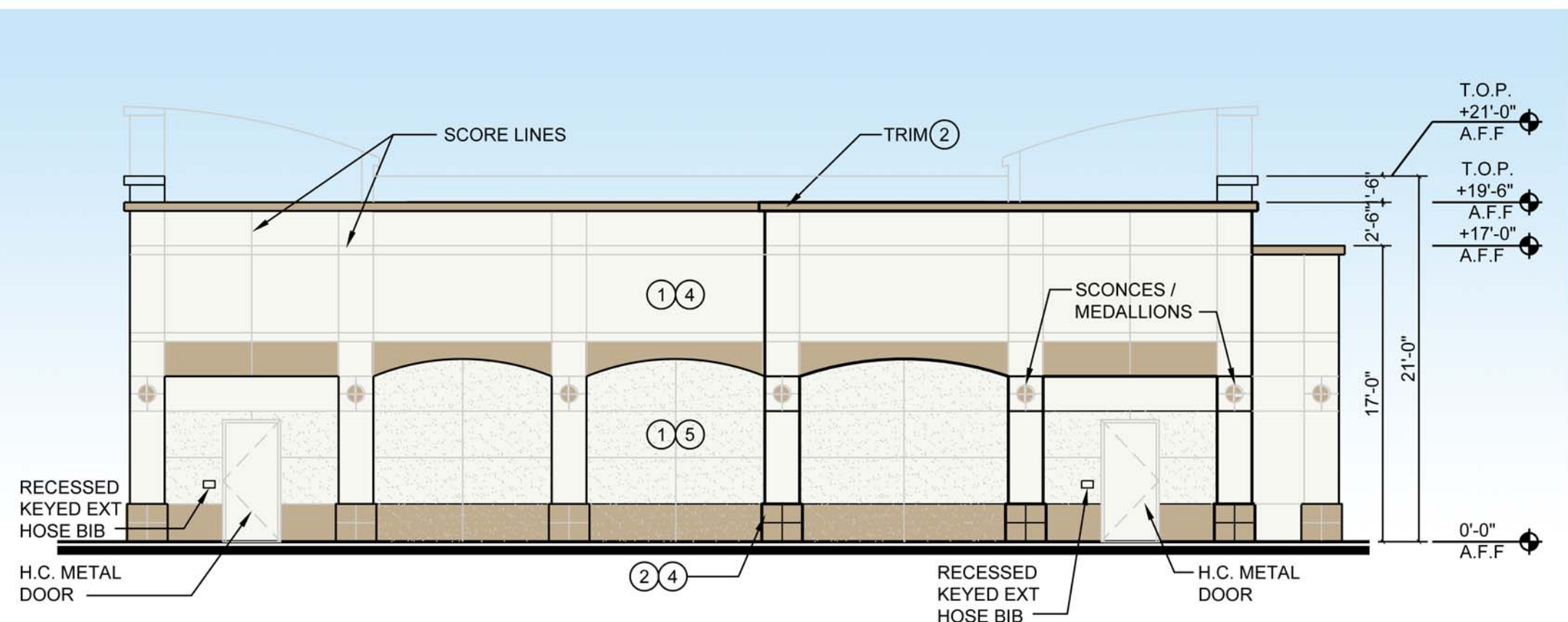
1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



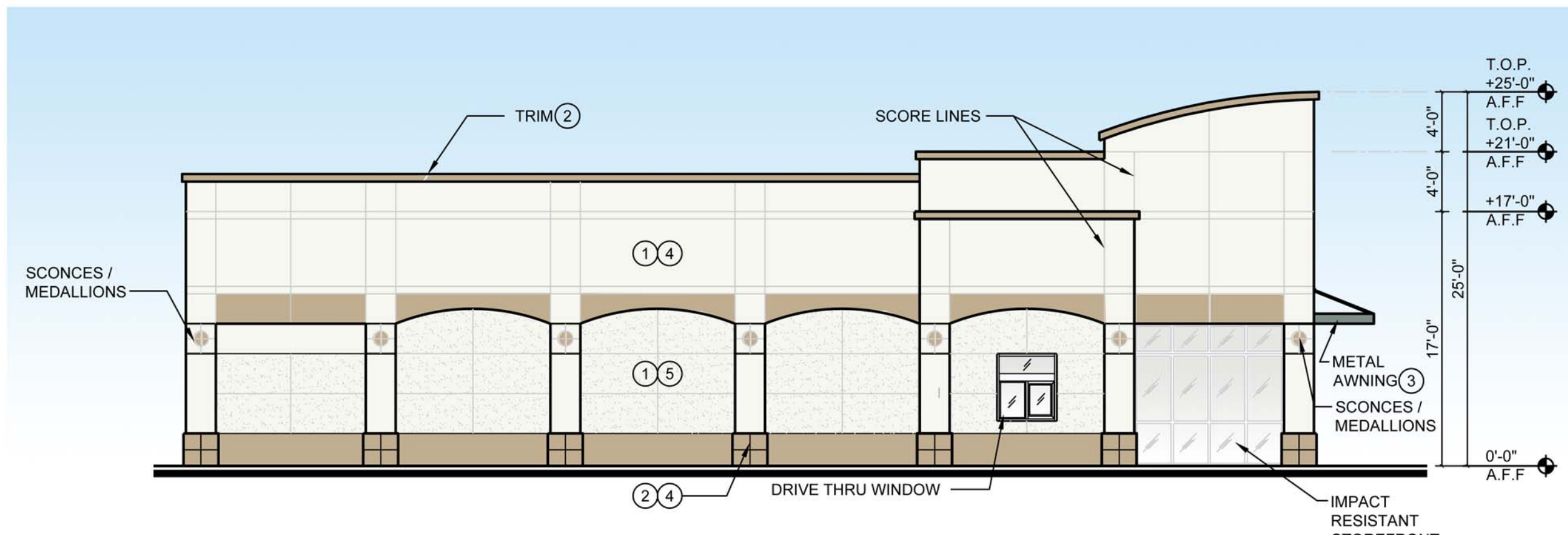
2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

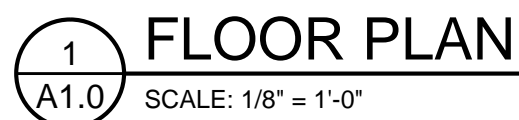


4 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

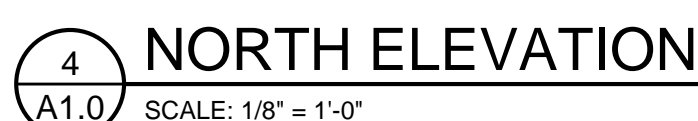
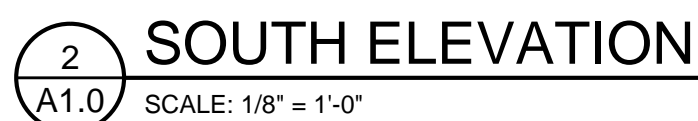


5 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



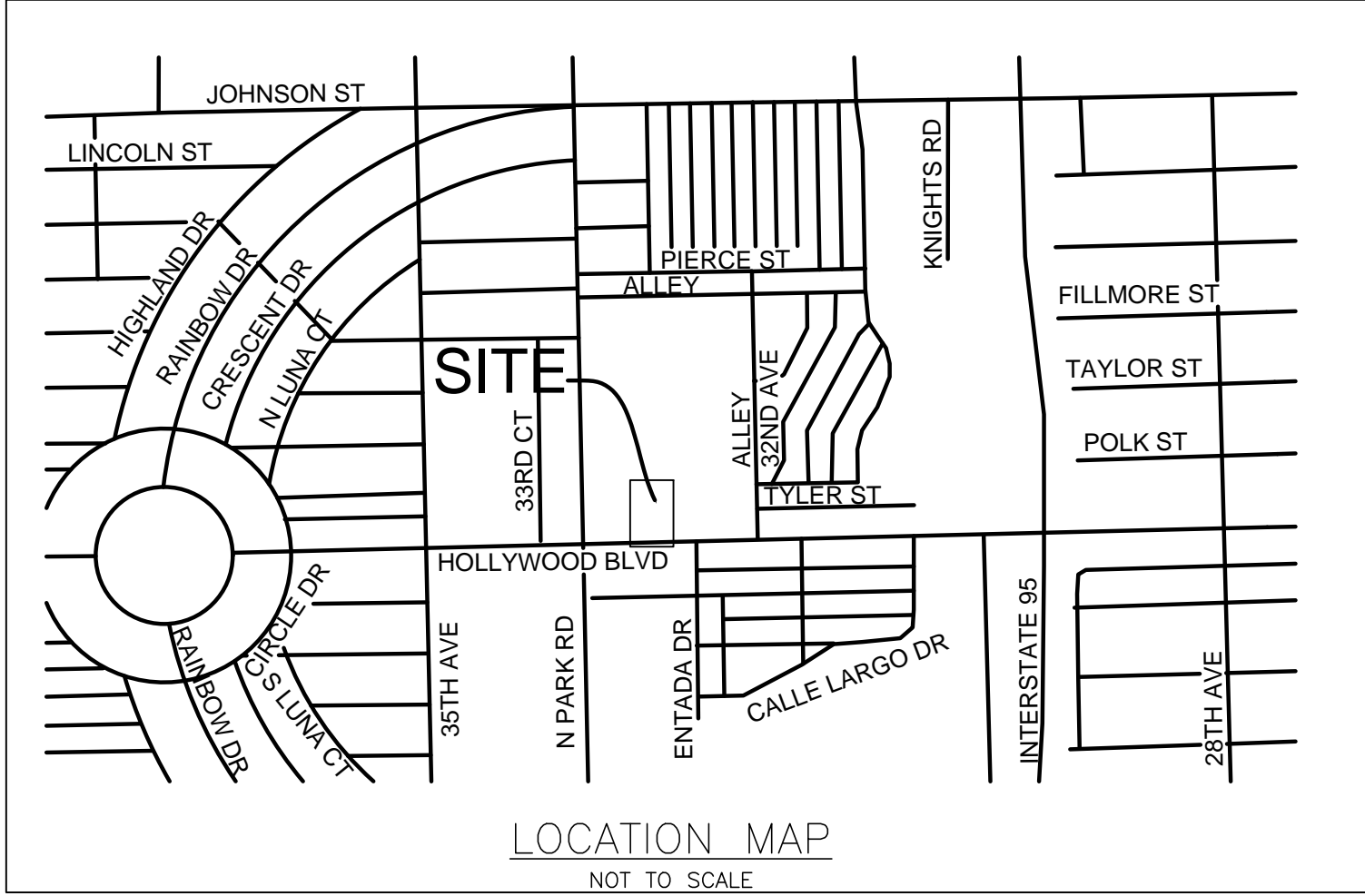
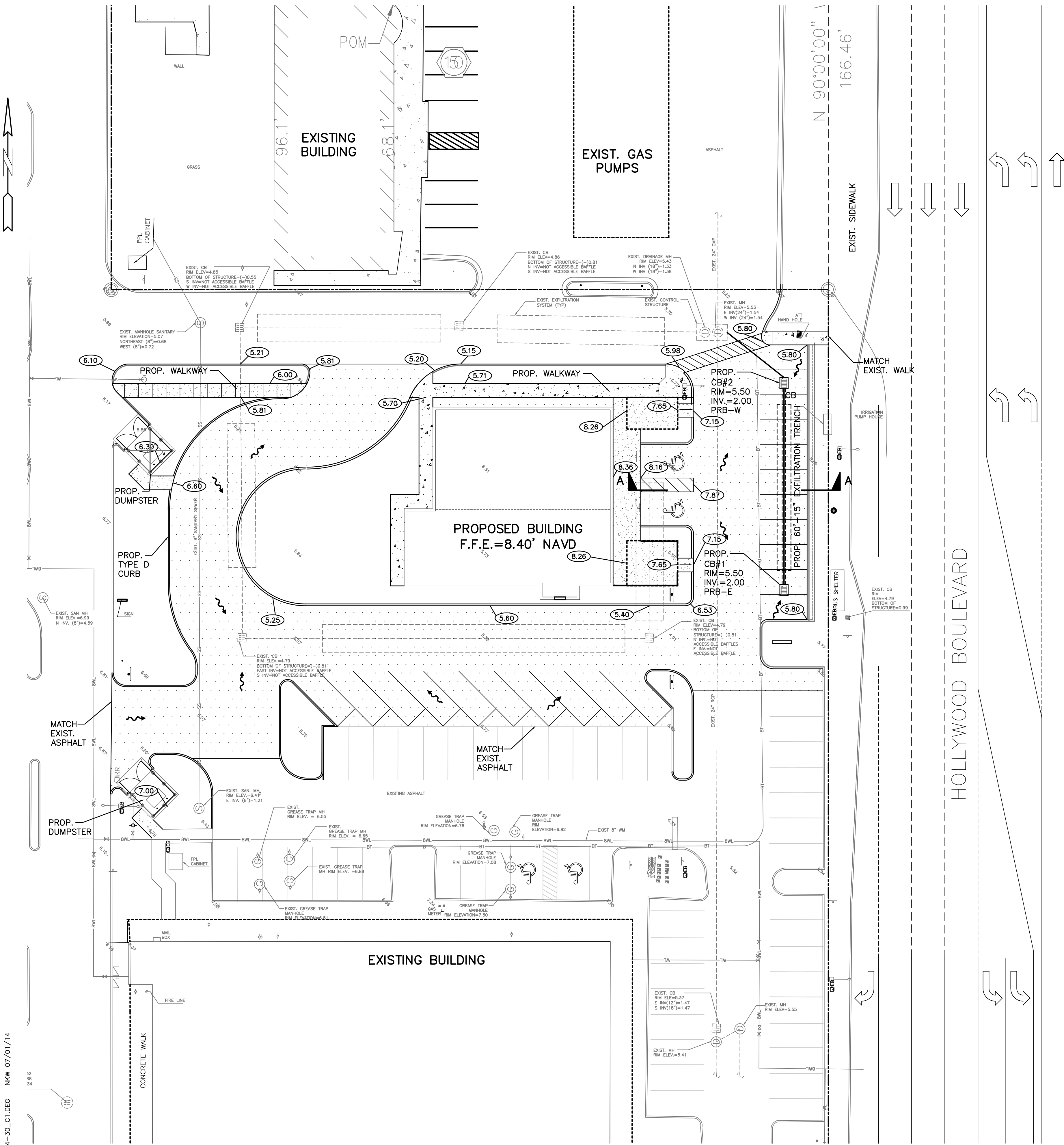


COLOR AND FINISHES LEGEND	
①	MANUFACTURER: SHERWIN WILLIAMS NAME: HIGH REFLECTIVE WHITE COLOR: SW 7757
②	MANUFACTURER: SHERWIN WILLIAMS NAME: FAVORITE TAN COLOR: SW 6157
③	MANUFACTURER: SHERWIN WILLIAMS NAME: UNDERSEAS GREEN COLOR: SW 6214
④	MEDIUM SAND FLOAT STUCCO FINISH
⑤	LIGHT LACE STUCCO FINISH



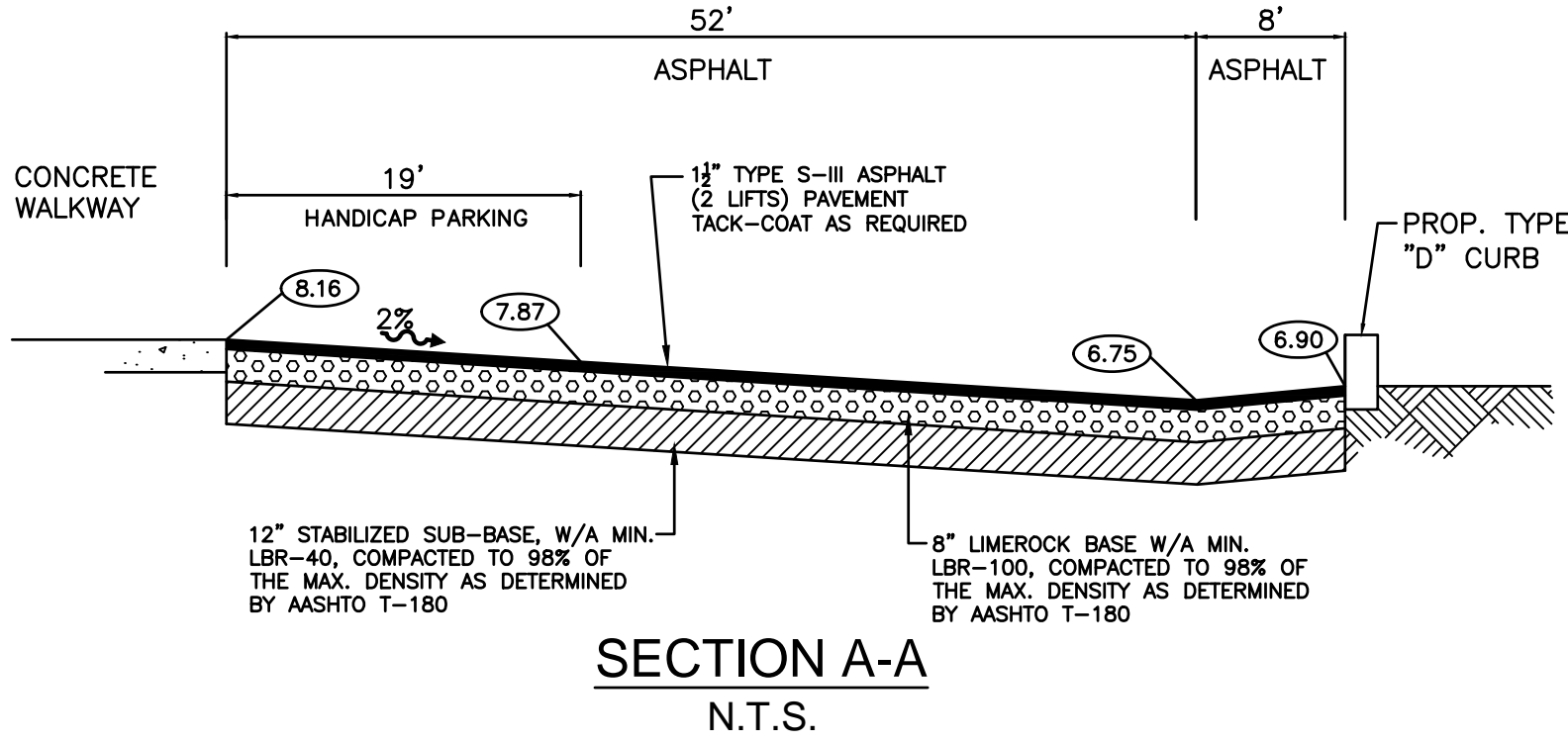


ELEVATIONS ARE BASED UPON N.A.V.D. 1988



THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

- NOTES:
1. MINIMUM WIDTH OF DETECTABLE WARNING SURFACE TO BE 3 FEET.
  2. MAXIMUM SLOPE FOR HANDICAP PARKING SPACES & ACCESS AISLES TO BE 2%.
  3. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED DEMOLITION & REMOVAL OF MATERIAL FROM SITE.
  4. CONNECT ALL ROOF DRAINS TO DRAINAGE CATCH BASINS.
  5. CONCRETE SIDEWALK TO BE COMPLIANCE WITH CITY OF HOLLYWOOD & BROWARD COUNTY REQUIREMENTS.
  6. CONCRETE FOR SIDEWALKS CROSSING DRIVEWAYS & IN THE PUBLIC RIGHT OF WAY BE 6" DEEP AND 3,000 PSI ON 12" COMPACTED SUBGRADE.
  7. ON-SITE PEDESTRIAN SIDEWALKS TO BE 4" DEEP, 3,000 PSI ON 4" COMPACTED SUBGRADE.
  8. CONTRACTOR RESPONSIBLE FOR REMOVING AND RELOCATING ANY EXISTING ITEMS IN CONFLICT WITH NEW CONSTRUCTION.
  9. CONTRACTOR TO FIELD VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
  10. CONTRACTOR RESPONSIBLE FOR REPAIRING ALL EXISTING ITEMS DAMAGED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITIONS (AT A MINIMUM).
  11. REFER TO ARCHITECT'S SITE PLAN FOR SITE LAYOUT AND DIMENSIONS.
  12. CONTRACTOR TO PROVIDE AN UNDERGROUND UTILITY LOCATE SURVEY BY A PRIVATE LOCATING SERVICE FOR THE ENTIRE PROJECT SITE.
  13. FEMA FLOOD ZONE X.



- LEGEND
- |  |                                 |  |                                  |
|--|---------------------------------|--|----------------------------------|
|  | PROPOSED ASPHALT                |  | EXISTING CATCH BASIN             |
|  | PROPOSED CONCRETE               |  | EXISTING ELEVATION               |
|  | PROPOSED ELEVATION              |  | EXISTING WOOD POWER POLE         |
|  | PROPOSED SURFACE FLOW           |  | EXISTING MANHOLE (AS DESIGNATED) |
|  | PROPOSED WATER METER            |  | EXISTING WATER METER             |
|  | PROPOSED CATCH BASIN            |  | EXISTING FENCE                   |
|  | PROPOSED SIGN (AS INDICATED)    |  |                                  |
|  | PROPOSED CLEANOUT               |  |                                  |
|  | PROPOSED RPZ BACKFLOW PREVENTER |  |                                  |
|  | PROPOSED PIPING                 |  |                                  |

**HOLLAND ENGINEERING INC.**  
civil engineers  
3900 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021  
(954)367-0371 • (954)367-0372 Fax

SUSAN C. HOLLAND, PE  
Lic. no. 41831

CA 7325

HOLLYWOOD HILLS PLAZA OUTPARCEL  
TAC SUBMITTAL  
HOLLYWOOD, FLORIDA

**SALTZ MICHELSON**  
ARCHITECTS

3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fax: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897

Mark L. Saltz AR007171

Project No.:  
2016-109  
Drawn By:  
MG  
Checked By:  
MA

Date:

03/30/18

REVISIONS

C-1

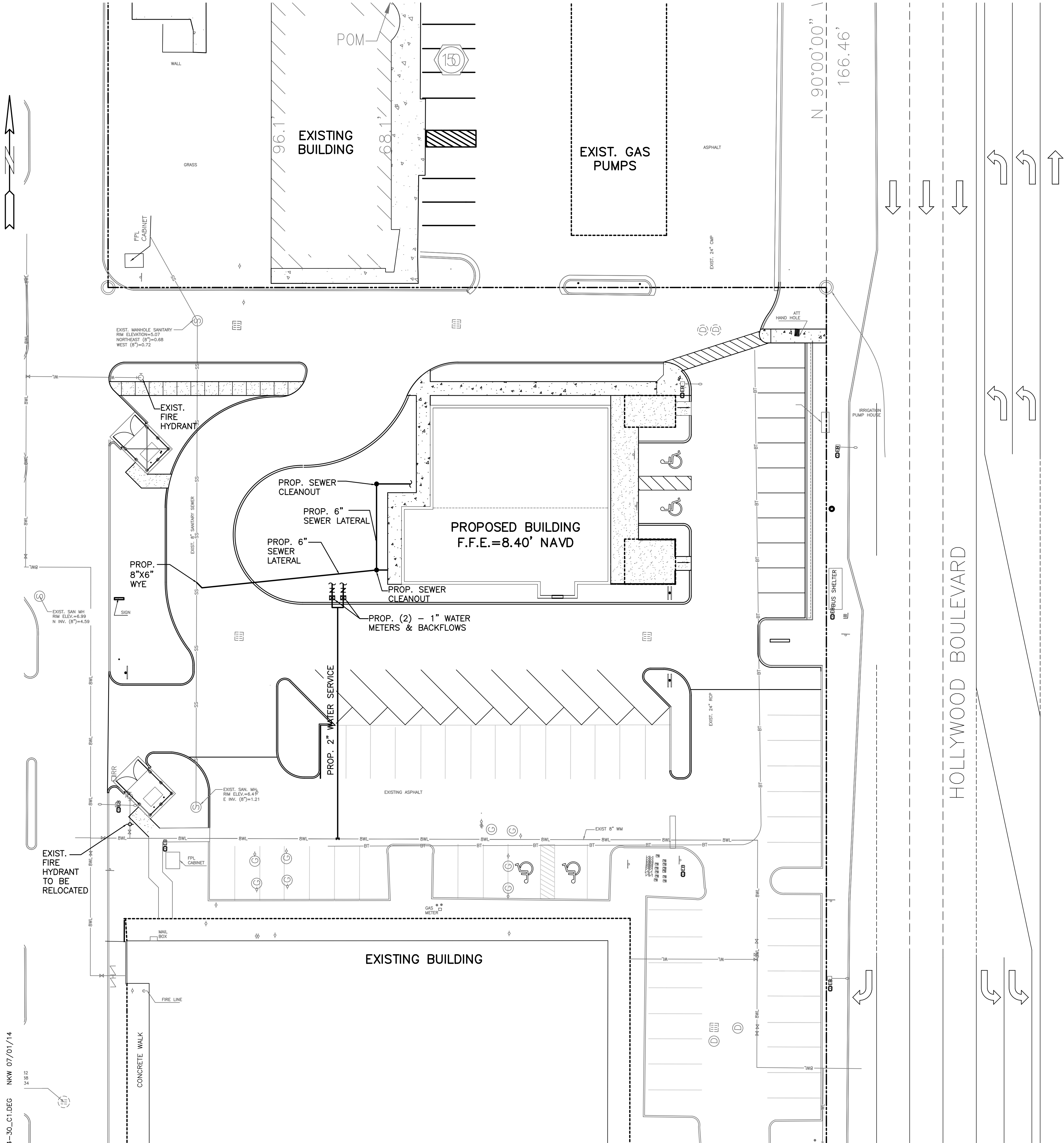
17-39

PAVING, GRADING & DRAINAGE PLAN

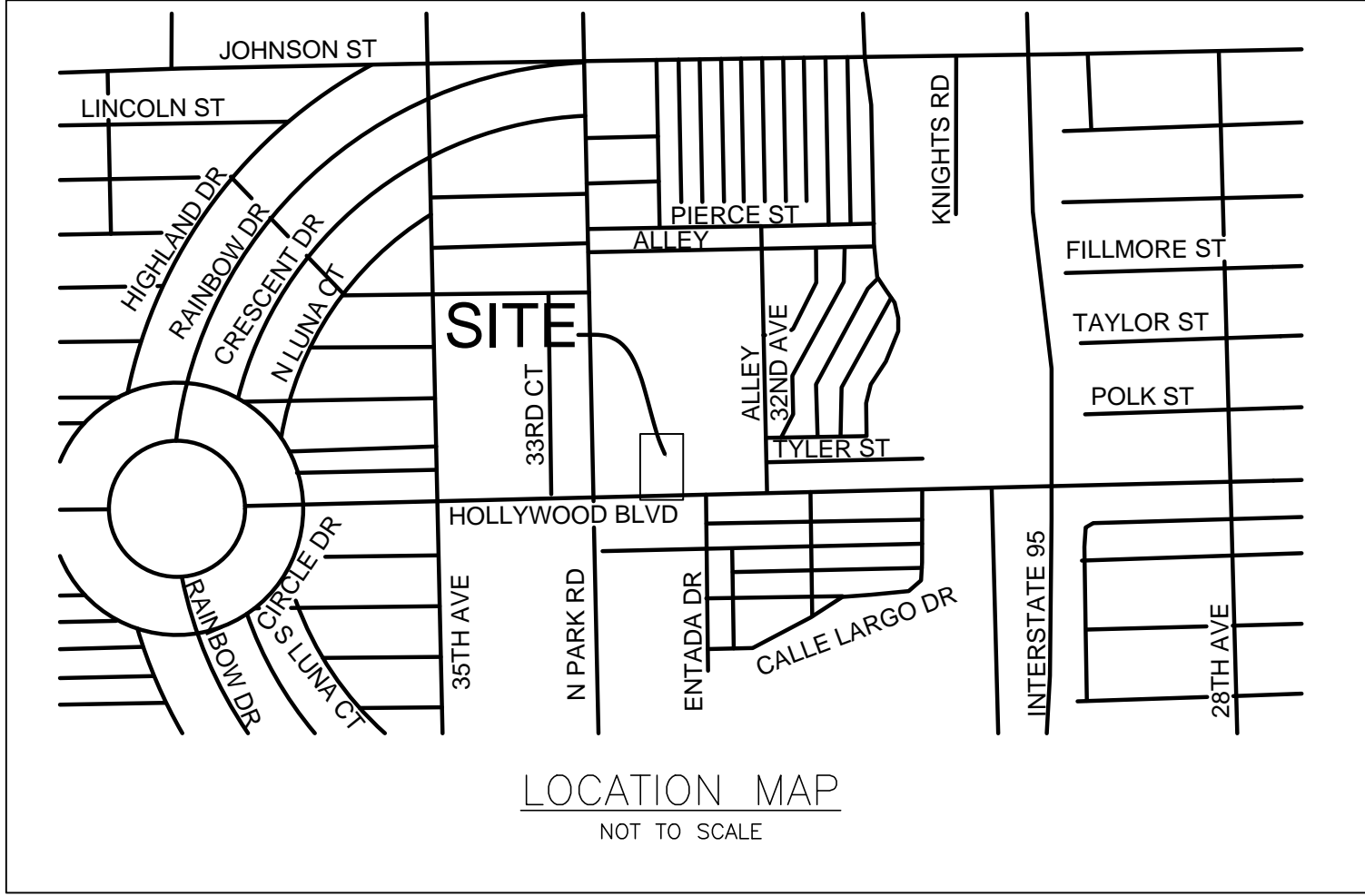
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



1/20AD:14=30/14=30\_C1.DWG NKW 07/01/14



ELEVATIONS ARE BASED UPON N.A.V.D. 1988



**WATER AND SEWER DEMAND**

150 SEAT RESTAURANT WITH DRIVE-THRU  
150 SEATS X 35 GPD/SEAT = 5,250 GPD

WATER MAINS AND HYDRANTS SHALL BE COMPLETED AND IN SERVICE PRIOR TO COMMERCIAL VERTICAL CONSTRUCTION ON ANY BUILDING OR BRINGING IN COMBUSTIBLE STOCK ON SITE PER NFPA 1, 16.4.3.1.1.

- NOTES:**
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER, SEWER AND FIRE SERVICES.
  2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER MAIN AND CONFIRM DEPTH OF PIPE.
  3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
  4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS

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LEGEND	
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	PROPOSED ELEVATION
	PROPOSED SURFACE FLOW
	PROPOSED WATER METER
	PROPOSED CATCH BASIN
	PROPOSED SIGN (AS INDICATED)
	PROPOSED CLEANOUT
	PROPOSED RPZ BACKFLOW PREVENTER
	PROPOSED PIPING
	EXISTING PIPING AND APPURTENANCES
	EXISTING CATCH BASIN
	EXISTING ELEVATION
	EXISTING WOOD POWER POLE
	EXISTING MANHOLE (AS DESIGNATED)
	EXISTING WATER METER
	EXISTING FENCE

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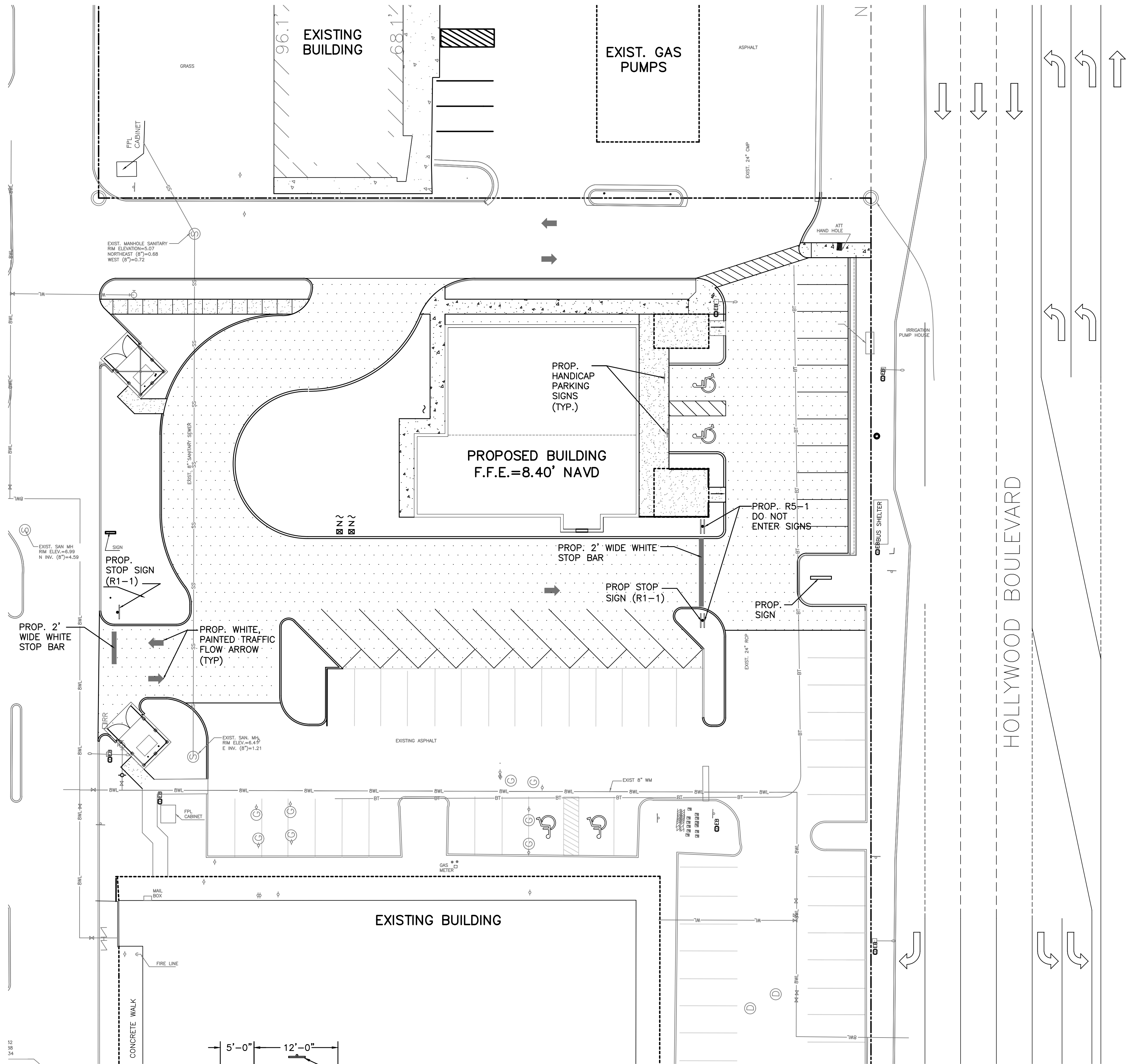
Project No.: 2016-109  
Drawn By: MG  
Checked By: MA  
Date: 03/30/18

REVISIONS

**HOLLYWOOD HILLS PLAZA OUTPARCEL  
TAC SUBMITTAL  
HOLLYWOOD, FLORIDA**

**SALTZ MICHELSON  
ARCHITECTS**

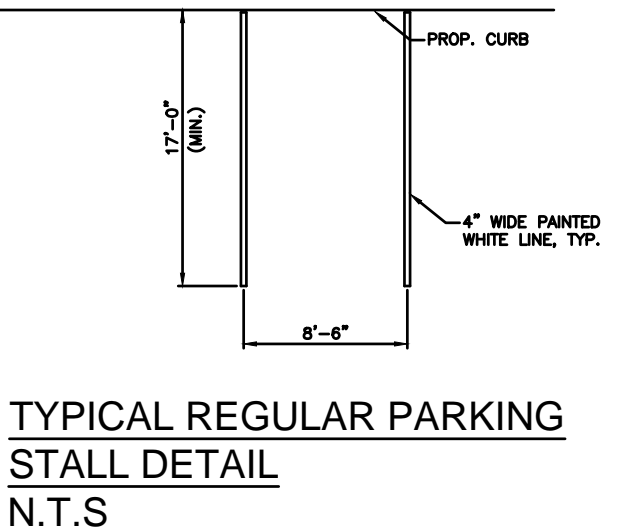
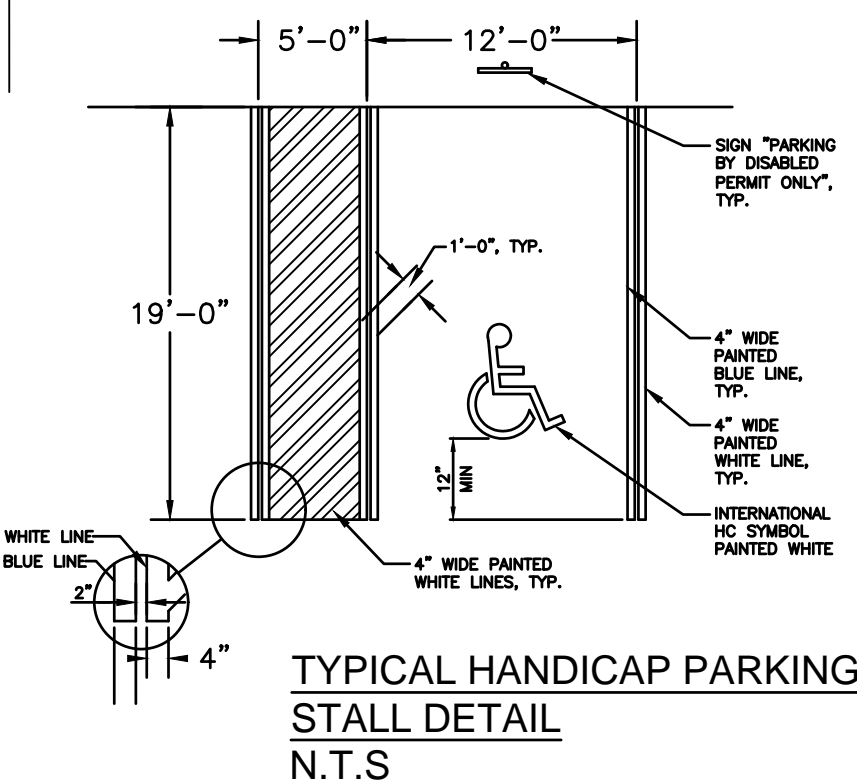
3501 Griffin Road  
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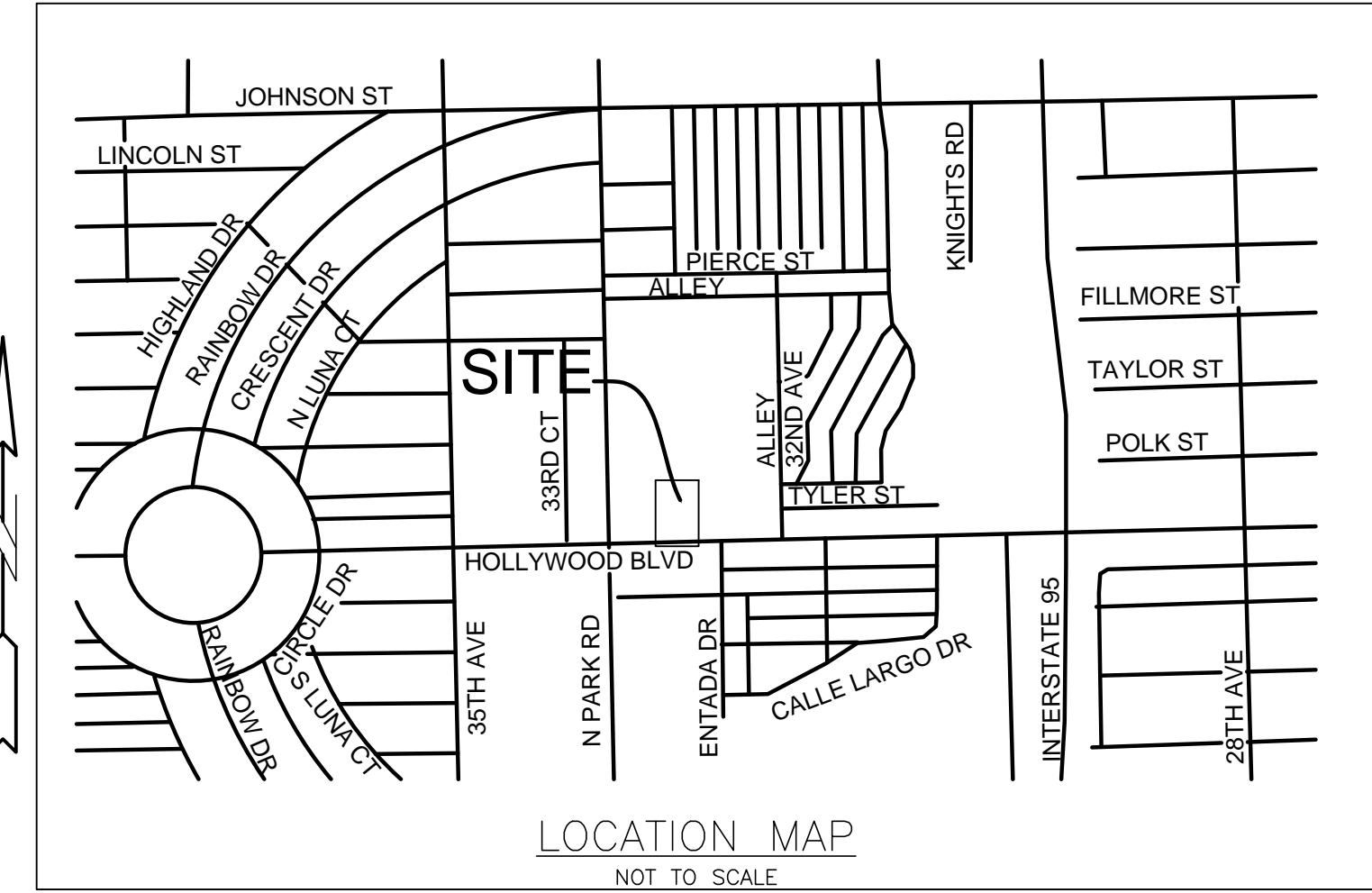
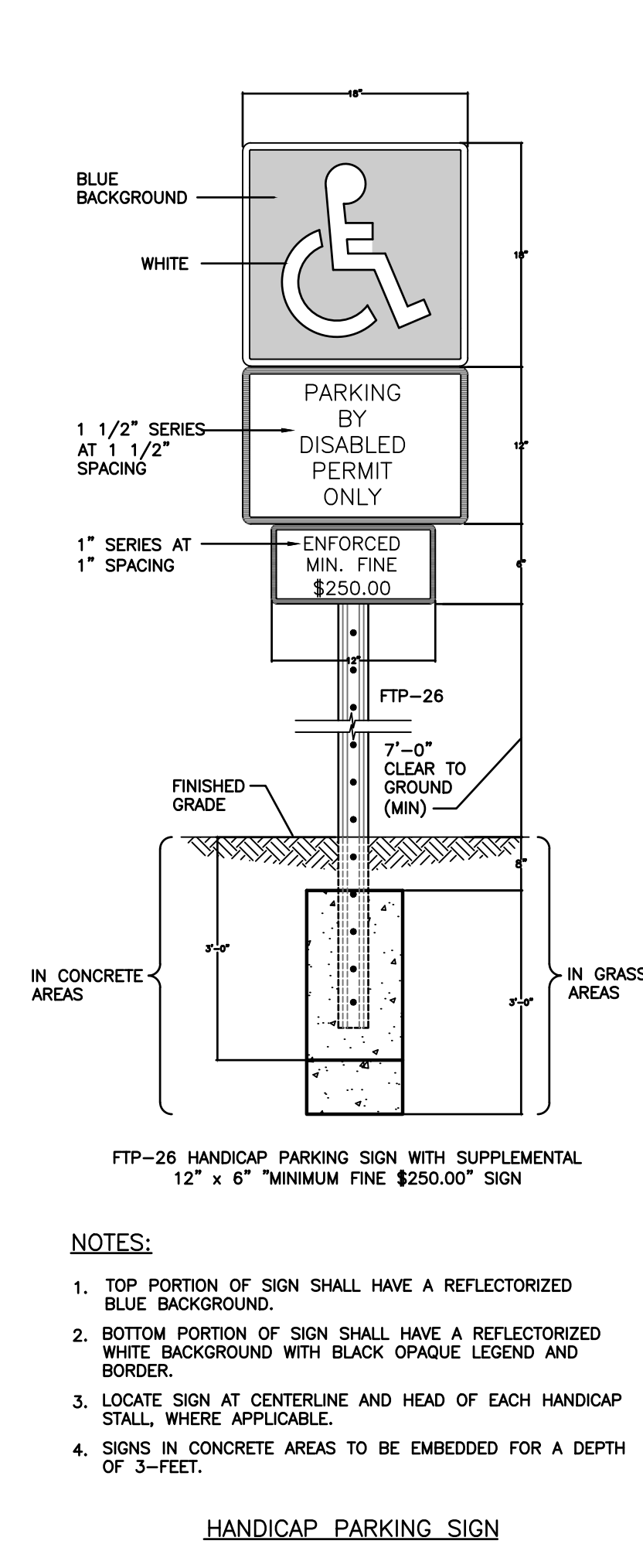
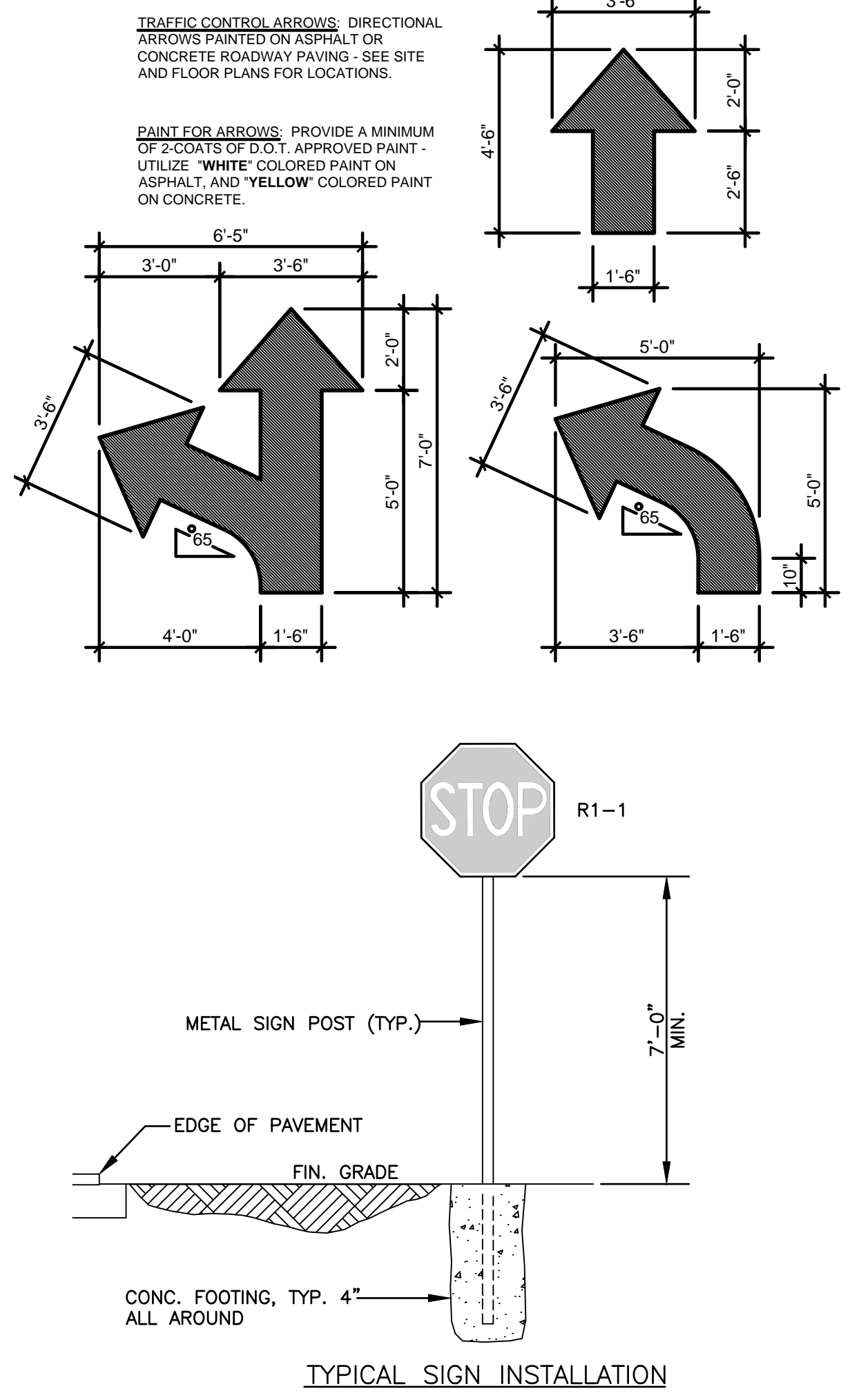
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### LEGEND

- |  |                                 |  |                                   |
|--|---------------------------------|--|-----------------------------------|
|  | PROPOSED ASPHALT                |  | EXISTING PIPING AND APPURTENANCES |
|  | PROPOSED CONCRETE               |  | EXISTING CATCH BASIN              |
|  | PROPOSED ELEVATION              |  | EXISTING ELEVATION                |
|  | PROPOSED SURFACE FLOW           |  | EXISTING WOOD POWER POLE          |
|  | PROPOSED WATER METER            |  | EXISTING MANHOLE (AS DESIGNATED)  |
|  | PROPOSED CATCH BASIN            |  | EXISTING WATER METER              |
|  | PROPOSED SIGN (AS INDICATED)    |  | EXISTING FENCE                    |
|  | PROPOSED CLEANOUT               |  |                                   |
|  | PROPOSED RPZ BACKFLOW PREVENTER |  |                                   |
|  | PROPOSED PIPING                 |  |                                   |



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS CAN BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



**HOLLYWOOD HILLS PLAZA OUTPARCEL**  
**TAC SUBMITTAL**  
**HOLLYWOOD, FLORIDA**

**SALTZ MICHELSON**  
**ARCHITECTS**

3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897

Project No.: 2016-109  
Drawn By: MG  
Checked By: MA  
Date: 03/30/18

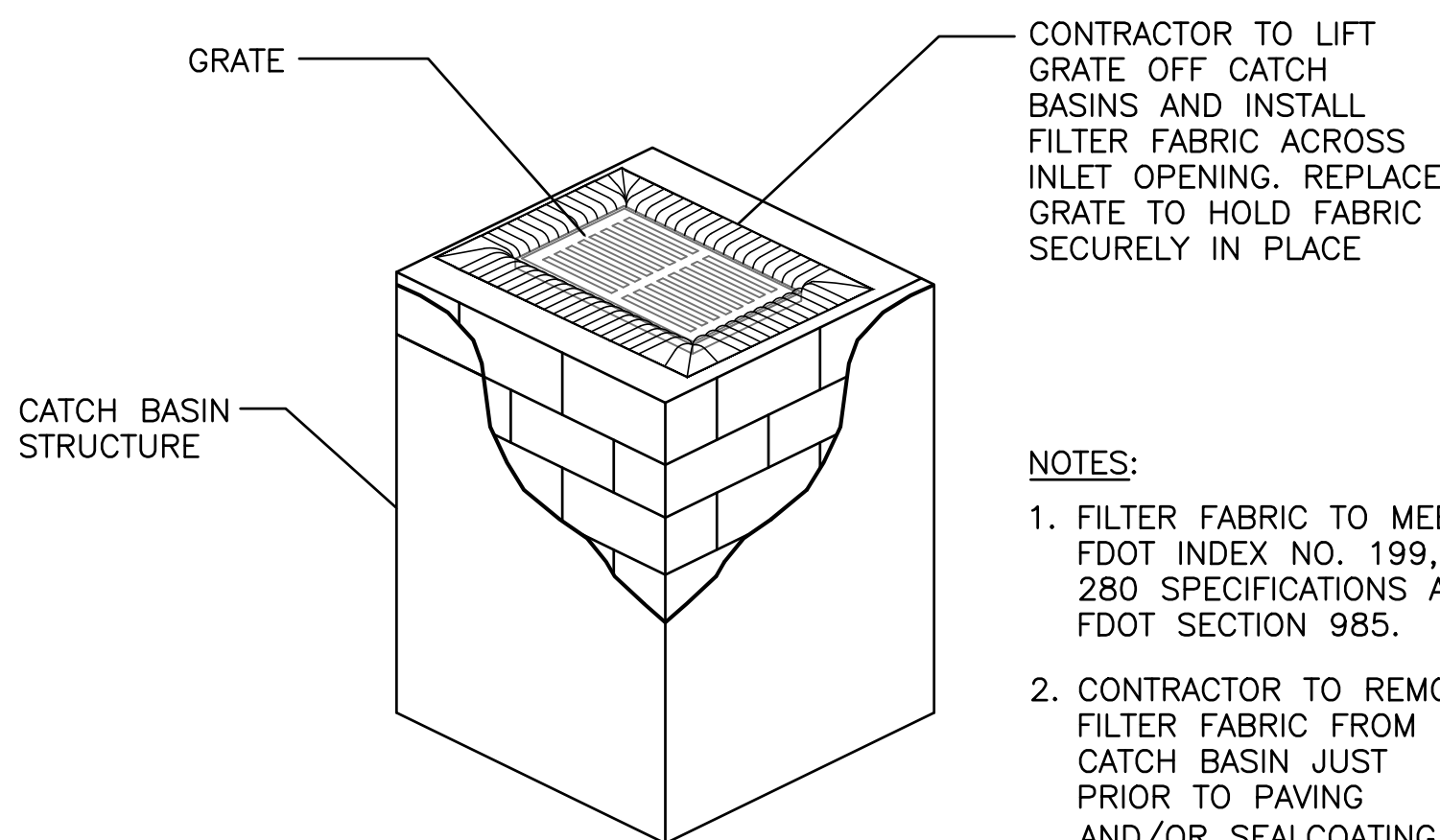
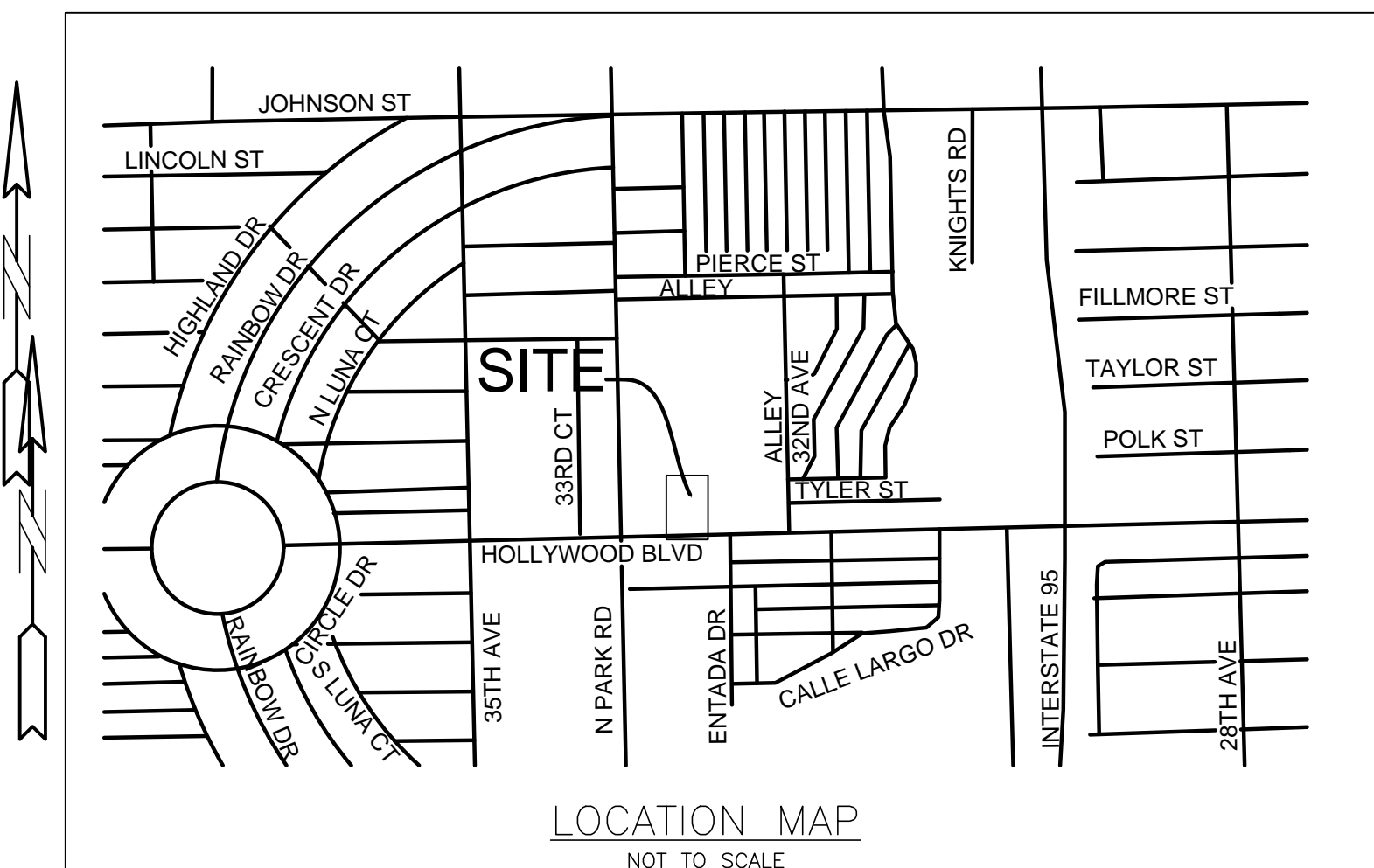
REVISIONS

**HOLLAND ENGINEERING INC.**  
civil engineers  
3900 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021  
(864)367-0371 • (864)367-0372 Fax

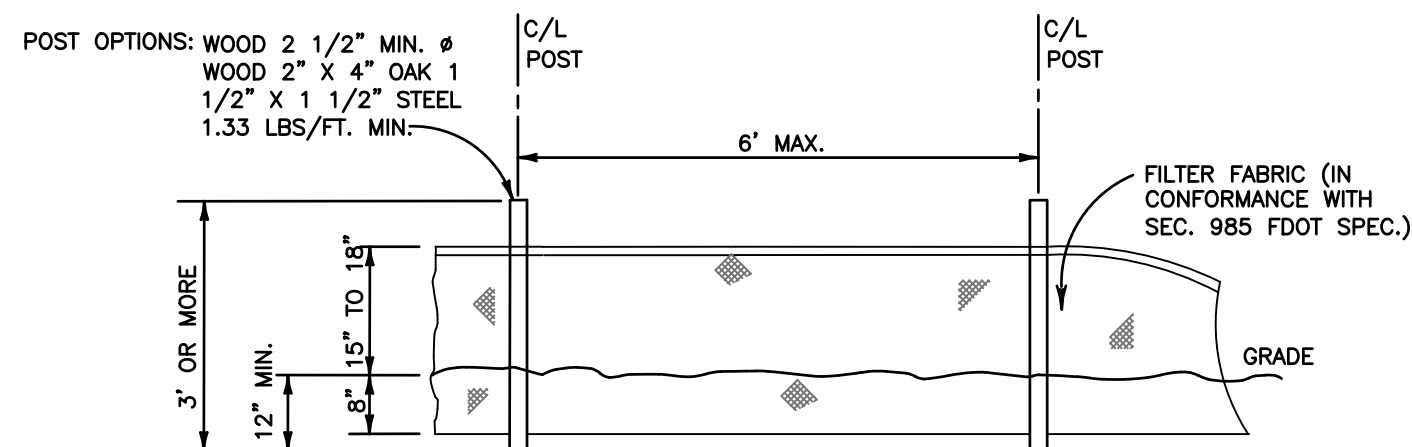
SUSAN C. HOLLAND, PE  
Lic. no. 41831

CA 7325

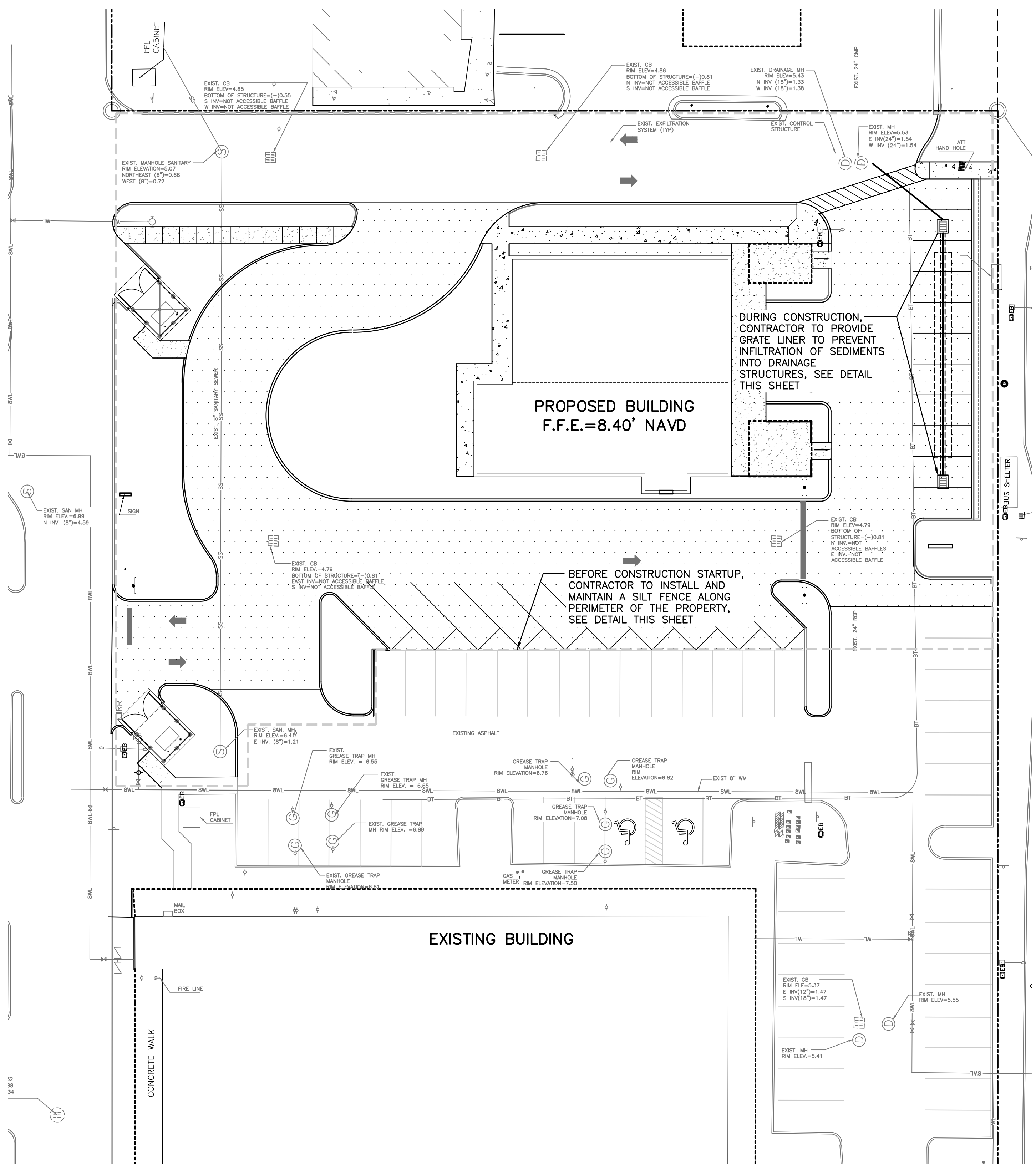
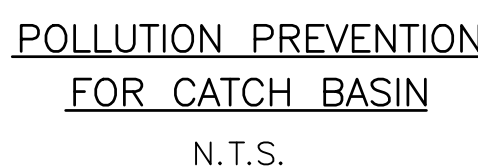




1. FILTER FABRIC TO MEET  
FDOT INDEX NO. 199,  
280 SPECIFICATIONS AND  
FDOT SECTION 985.
2. CONTRACTOR TO REMOVE  
FILTER FABRIC FROM  
CATCH BASIN JUST  
PRIOR TO PAVING  
AND/OR SEALCOATING.

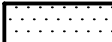

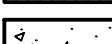











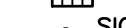
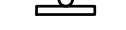


### TYPE III SILT FENCE



1. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
2. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING ORDER AT THE END OF EACH WORKING DAY.
3. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORMWATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
4. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. SEDIMENT REMOVAL SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
5. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN THIRTY (30) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
6. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
7. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
8. PROPERTIES AND WATER WAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEMATERING ACTIVITIES.
10. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
11. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.

# LEGEND

	PROPOSED ASPHALT		EXISTING PIPING AND APPURTENANCES
	PROPOSED CONCRETE		EXISTING CATCH BASIN
	PROPOSED ELEVATION		EXISTING ELEVATION
	PROPOSED SURFACE FLOW		EXISTING WOOD POWER POLE
	PROPOSED WATER METER		EXISTING MANHOLE (AS DESIGNATED)
	PROPOSED CATCH BASIN		EXISTING WATER METER
	PROPOSED SIGN (AS INDICATED)		EXISTING FENCE
	PROPOSED CLEANOUT		
	PROPOSED RPZ BACKFLOW PREVENTER		
	PROPOSED PIPING		

**HE** **HOLLAND ENGINEERING INC.**  
civil engineers  
3900 HOLLYWOOD BLVD., STE. 303 - HOLLYWOOD - FL - 33021  
(864)367-0371 • (864)367-0372 Fax  
SUSAN C. HOLLAND, PE  
Lic. no. 41831  
CA 7325

GENERAL CONDITION NOTES :

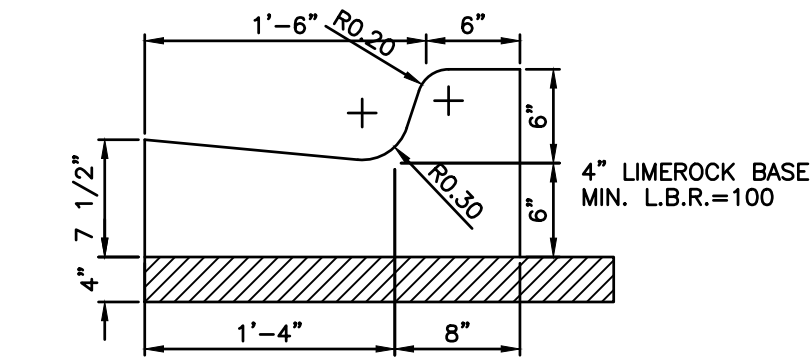
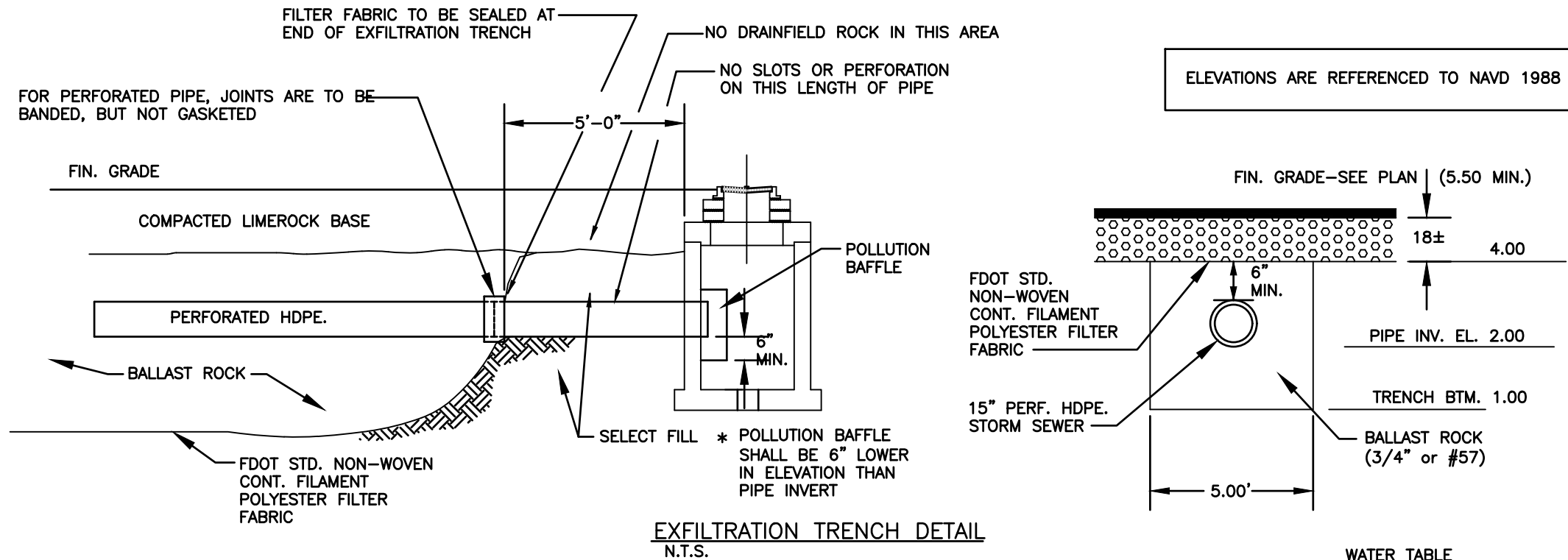
1. THE LOCATION OF EXISTING UTILITIES AND TOPOGRAPHY HAS BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETER-MINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION.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

PAVING, GRADING & DRAINAGE NOTES:

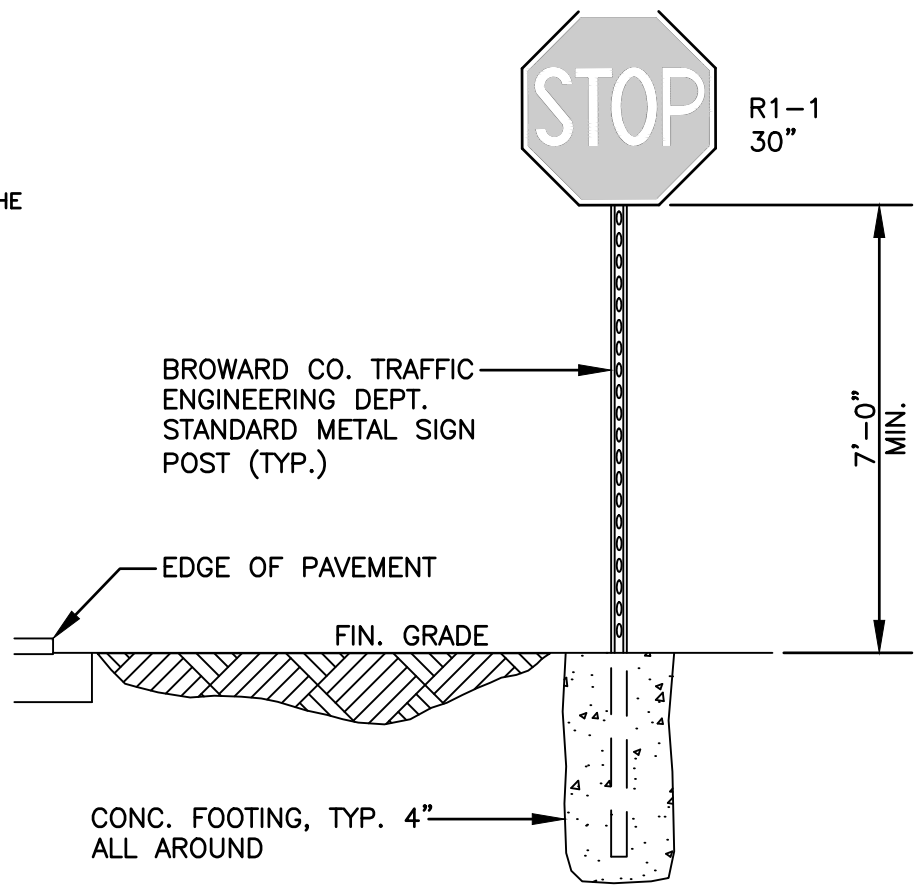
1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL & OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD & PARKING LOT AREAS SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, & REPLACED W/ THE SPECIFIED FILL MATERIAL IN MAXIMUM 12" LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE W/ AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT & METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.
2. ALL AREAS SHALL BE CLEARED & GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL & DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH & ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXIST. GROUND TO A DEPTH OF 12". ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR ADJUSTED SHALL BE SO DESIGNATED ON THE DWGS.
3. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3 OR A-2.4 IN ACCORDANCE W/ AASHTO M-145 & SHALL BE FREE FROM VEGETATION & ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENG. TEST RESULTS MUST INCLUDE BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE & LIME ROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONC. CYLINDERS, ETC...
5. ALL INLETS & PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS & PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM TO BE CLEAN OF DEBRIS PRIOR TO FINAL ACCEPTANCE.
6. WHERE NEW ASPHALT MEETS OR ABUTS EXIST. ASPHALT, THE EXIST. ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL ALSO BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.
7. ALL PROPOSED GRADES (ELEVATIONS) REFER TO ASPHALT GRADES UNLESS INDICATED OTHERWISE.
8. SITE GRADING SHALL BE W/IN 0.1' OF THE REQUIRED ELEVATION & ALL AREAS SHALL BE GRADED TO DRAIN.
9. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED & SHALL BE COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-180.
10. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 & HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM & MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.
11. CONCRETE & ASPHALT THICKNESS SHALL BE OF TYPE DESIGNATED ON DWGS. (SEE SECTIONS)
12. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.
13. CONC. SIDEWALKS SHALL BE 4" THICK ON COMPACTED SUBGRADE. W/ 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS SPECIFIED OTHERWISE BY LOCAL CODES OR INDICATED ON DWGS. ALL CONC. SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK.
14. PIPE SPECIFICATIONS : THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS -  
RCP = REINFORCED CONC. PIPE, ASTM DESIGNATION C-76, TABLE III  
CMP = CORRUGATED METAL (ALUM.) PIPE, TM DESIGNATION M-196  
CMP = (SMOOTH LINED) CORRUGATED METAL (ALUM.) PIPE, ASTM DESIGNATION M-196  
SCP = SLOTTED CONC. PIPE, FDOT SECTIONS 941 & 942  
PVC = POLYVINYLCHLORIDE PIPE  
PCMP = PERFORATED CMP, FDOT SECTION 945  
DIP = DUCTILE IRON PIPE  
HDPE = HIGH DENSITY POLYETHYLENE PIPE.

PAVEMENT MARKING & SIGNING STANDARD NOTES

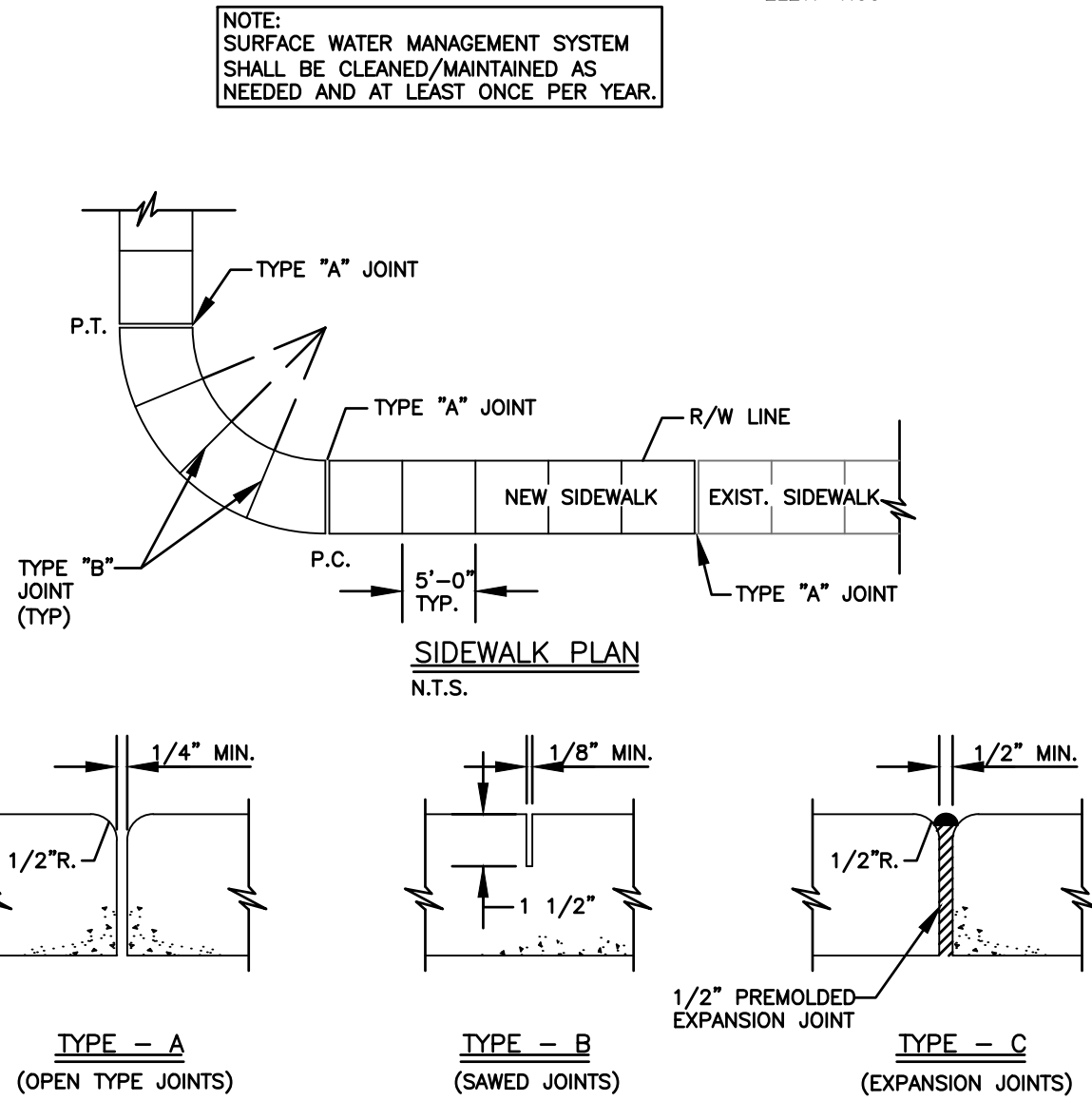
1. STOP SIGNS SHALL BE 30"x30" (R1-1), HIGH INTENSITY.
2. ALL SIGNS SHALL BE PLACED AT A HEIGHT NOT LESS THAN 5' & NOT GREATER THAN 7'. THE HEIGHT IS MEASURED FROM THE BOTTOM OF THE SIGN TO THE EDGE OF NEAREST PAVEMENT. THE SIGN POST SHALL BE PLACED A MINIMUM OF 6' TO A MAXIMUM OF 12' FROM THE ADJACENT PAVEMENT, & A MINIMUM OF 6' FROM THE CROSS TRAFFIC PAVEMENT.
3. STOP BARS SHALL BE 24" WHITE.
4. ALL SITE PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCLUDING PARKING STALL STRIPING.
5. ALL PAVEMENT MARKINGS AND SIGNAGE IN THE ROAD RIGHT-OF-WAY SHALL BE THERMOPLASTIC & SHALL CONFORM TO MUTCD AND PEC TYPICAL T-P-06-001.



TYPE "F" CONCRETE CURB AND GUTTER DETAIL



TYPICAL SIGN INSTALLATION N.T.S.



TYPE - A (OPEN TYPE JOINTS)

TYPE - B (SAWED JOINTS)

TYPE - C (EXPANSION JOINTS)

TYPICAL SIDEWALK THICKNESS (T)

LOCATION :	T
PEDESTRIAN AREAS	4"
DRIVEWAYS & OTHER	6"

NOTES:

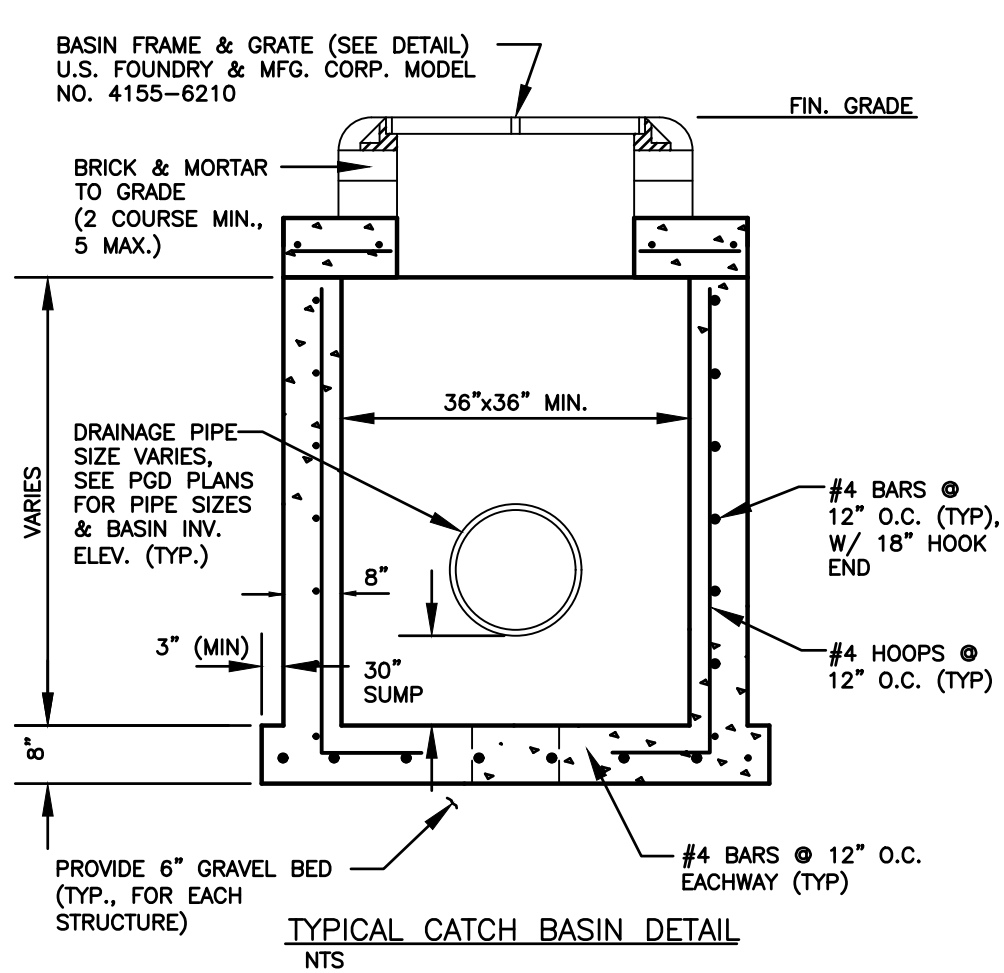
1. EXPANSION JOINTS EVERY 50' O.C.
2. CONC. MIN. 2500 PSI, NO STEEL IN SIDEWALK
3. 6" THK. SIDEWALK ACROSS DRIVEWAYS

SIDEWALK DETAIL N.T.S.

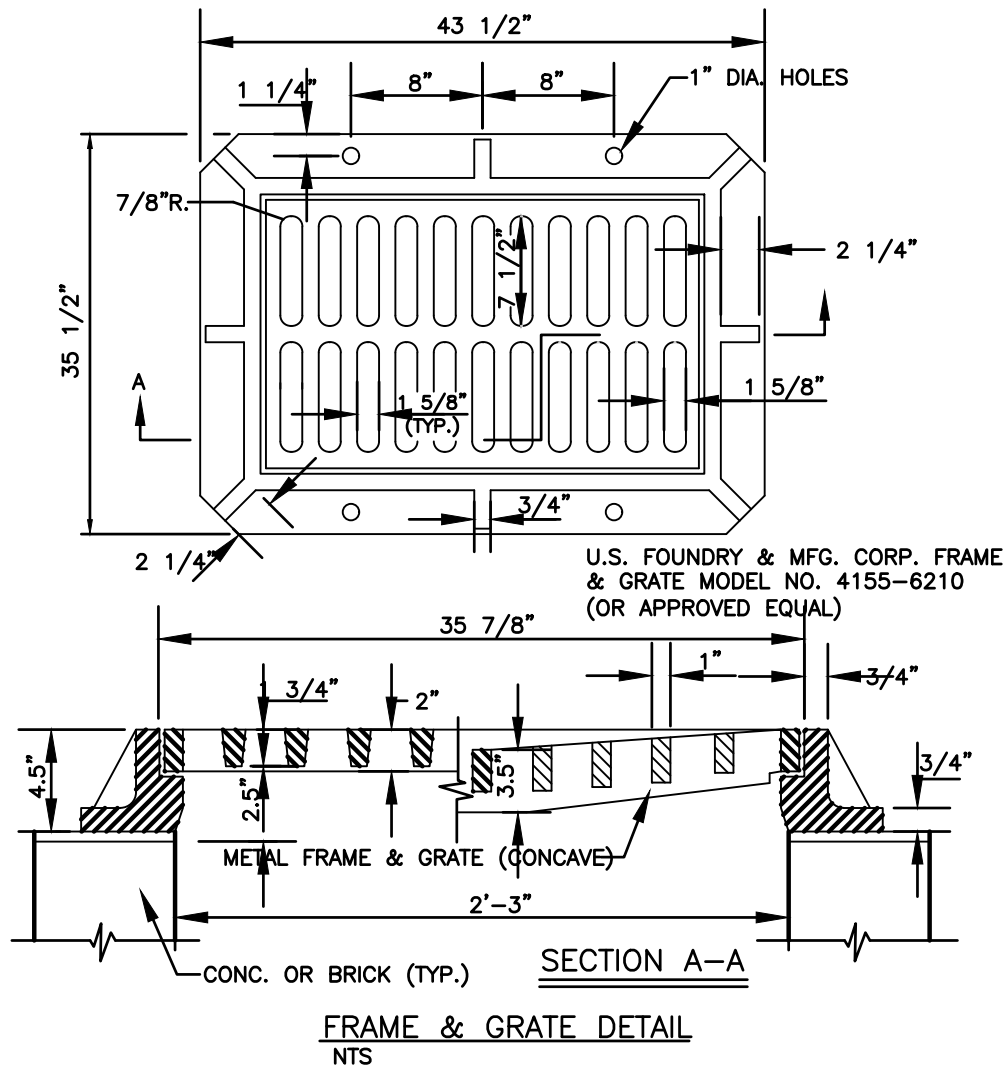
SIDEWALK JOINTS N.T.S.

TYPE	LOCATION :
"A"	P.C. & P.T. OF CURVES & TIE-IN JUNCTION OF EXIST. TO NEW SIDEWALKS.
"B"	5'-0" O.C. ON SIDEWALKS.
"C"	* WHERE SIDEWALK ABUTS CONC. CURBS & DRIVEWAYS OR SIMILAR STRUCTURES. EXPANSION JOINTS EVERY 50' O.C.

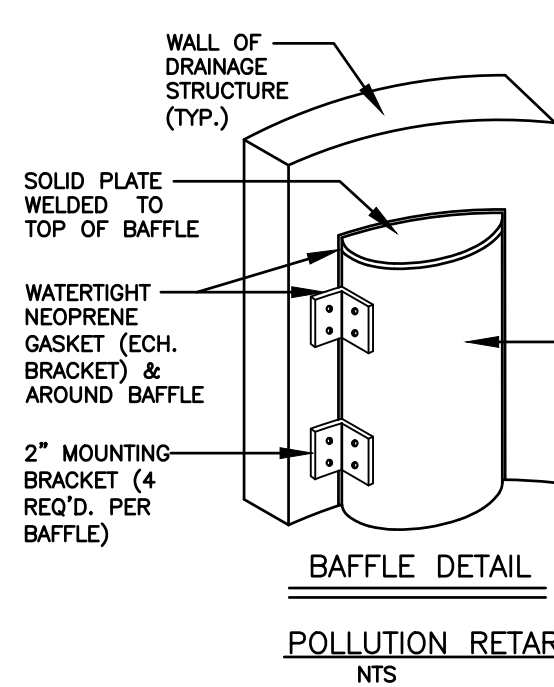
\* INSTALLED AT THE DISCRETION OF THE ENGINEER



TYPICAL CATCH BASIN DETAIL N.T.S.



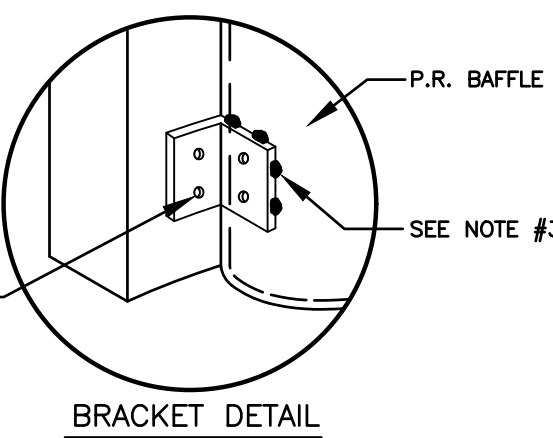
FRAME & GRATE DETAIL N.T.S.



POLLUTION RETARDANT BAFFLE DETAIL N.T.S.

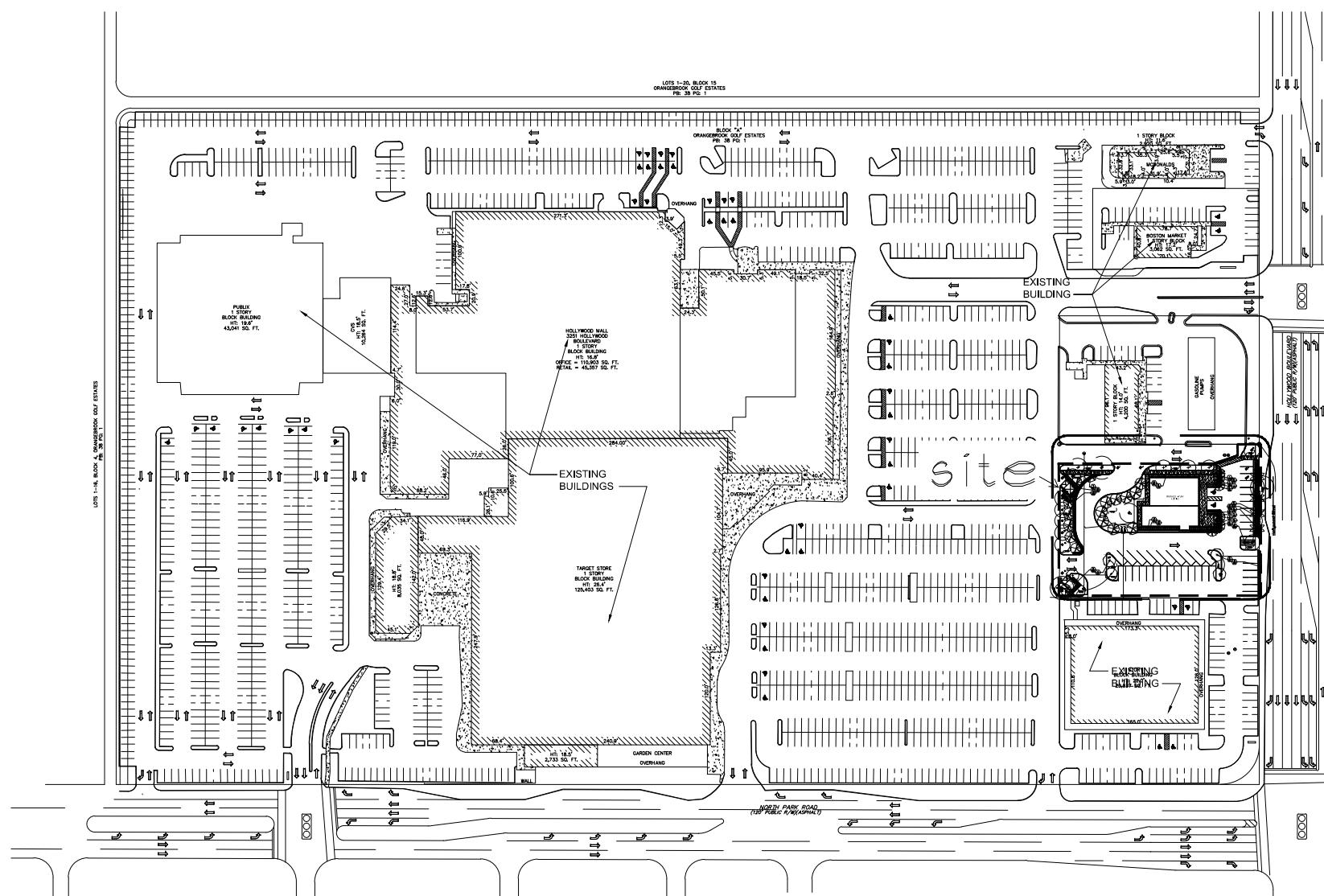
GENERAL NOTES :

1. BAFFLE TO BE SECTION OF CMP CUT IN HALF, CMP PIPE FOR BAFFLE SHALL BE THE NEXT LARGER PIPE SIZE THAN DISCHARGE LINE.
2. 1/2" GALV. LAG BOLT IN LEAD SHIELD (TYP.).
3. WELD, OR 2 1/2" S.S. THRU BOLTS
4. GRATING SHALL BE OFFSET IF STRUCTURE IS USED AS OVERFLOW.

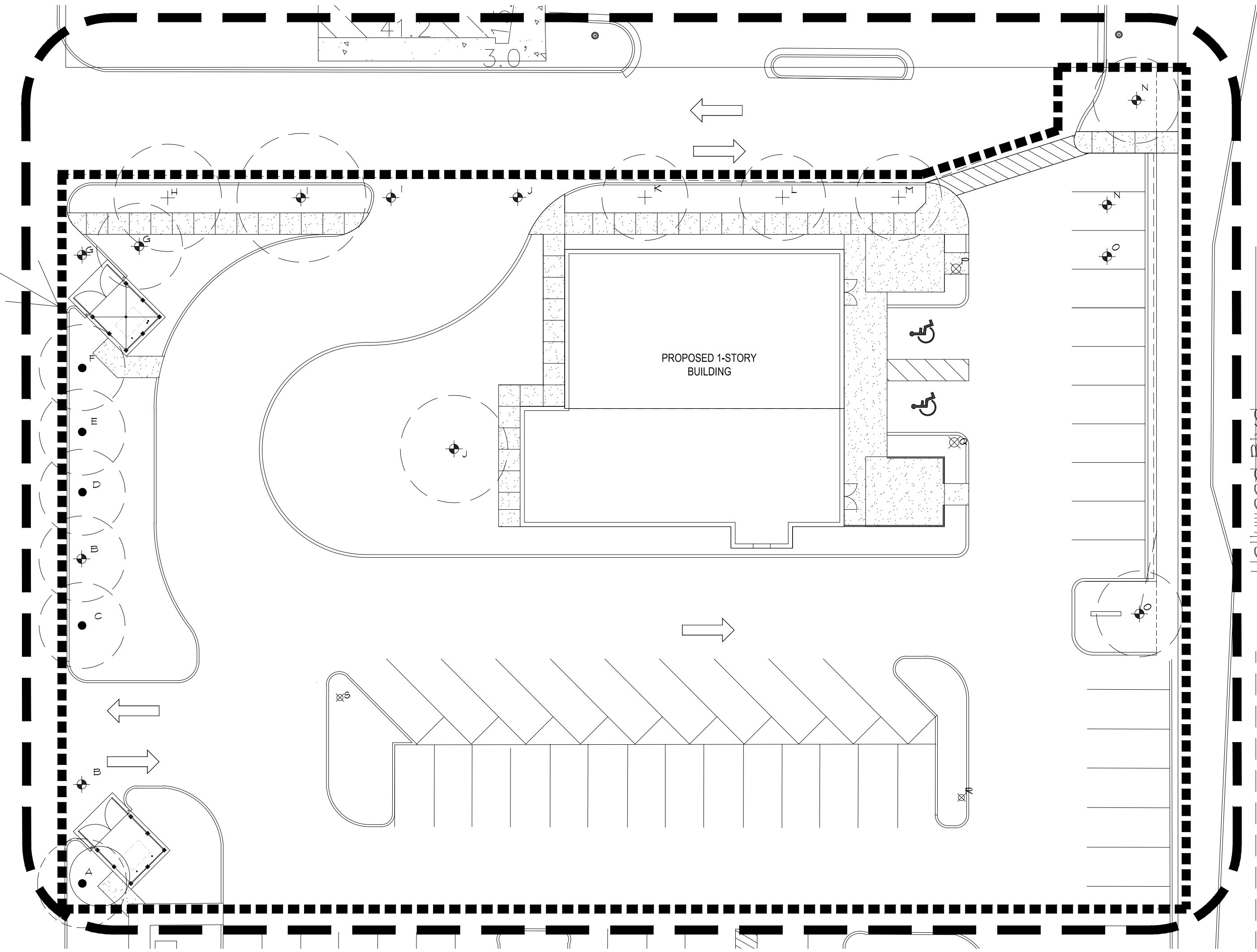


BRACKET DETAIL N.T.S.





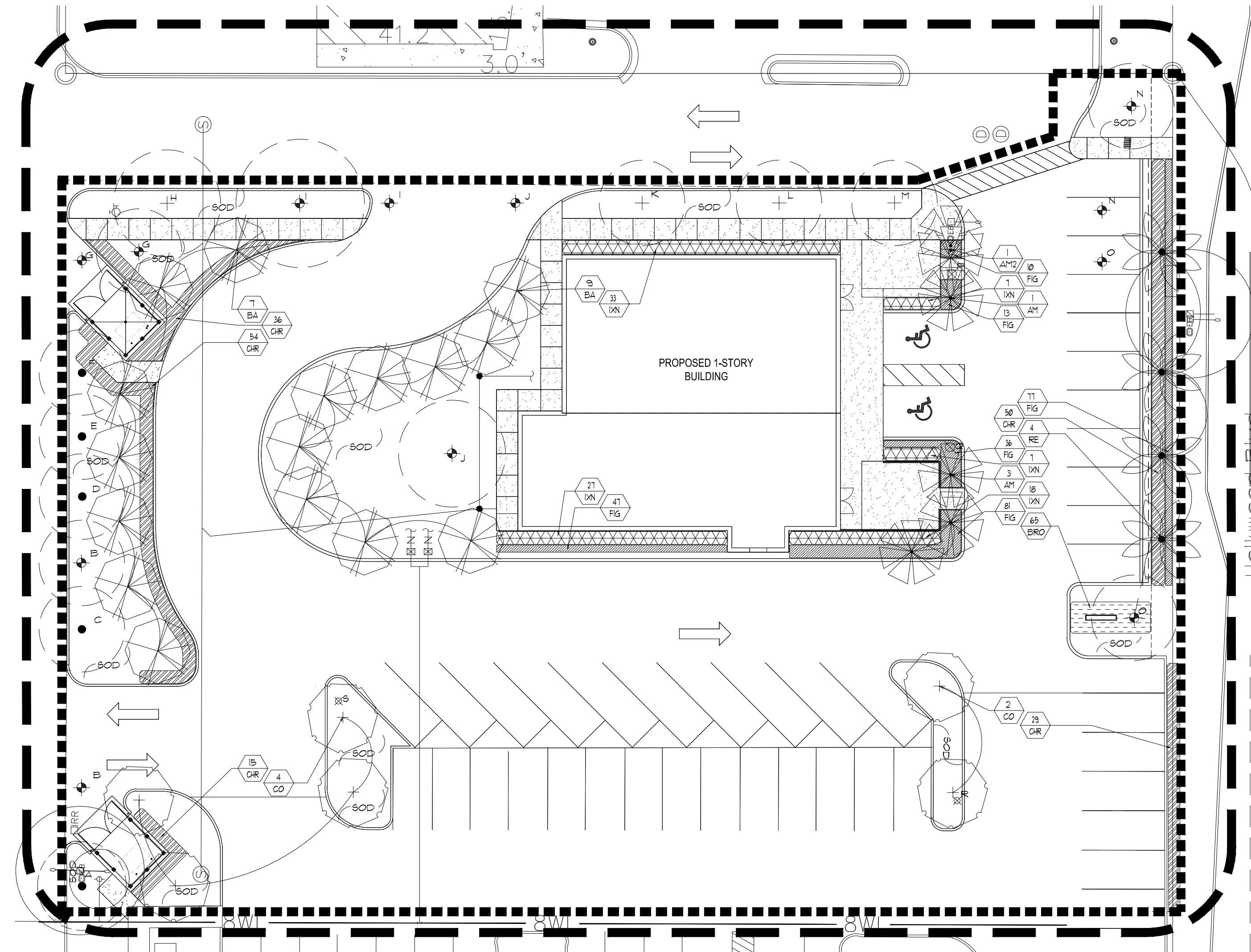
Scale: 1"=200'



existing tree plan

## PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
AM	Adonidia merrillii Christmas Palm	16' o.a. ht. 6' clear wood min.	4
AM2	Adonidia merrillii Christmas Palm	16' o.a. ht., double trunk 6' clear wood min.	1
BA	Bulnesia arborea Verawood	12' ht. x 5' spr., 2" dbh	16
CO	Chrysophyllum oliviforme Satin Leaf	12' ht. x 5' spr., 2" dbh	6
RE	Roystonea regia Royal Palm	25' o.a. ht., 4' g.w.	4
BRO	Bromellad 'perfecta' Perfecta Bromellad	12" ht. x 12" spr., 18" o.c.	65
CHR	Chrysobalanus icaco Cocoplum	24" ht. x 18" spr., 24" o.c.	184
FIG	Ficus microcarpa 'Green Island' Green Island Ficus	10' ht. x 10' spr., 18" o.c.	264
IXN	Ixora 'Nora Grant' Nora Grant Ixora	24" ht. x 18" spr., 24" o.c.	92
SOD	Stenotaphrum secundatum St. Augustine Floratam Sod	full, fresh sod	as required



planting plan

## LEGEND

⊗	EXISTING TREES TO BE REMOVED	⬇	EXISTING TREES TO BE RELOCATED
+	EXISTING TREES TO REMAIN	⬇	NEW LOCATION OF RELOCATED TREES
•	EXISTING PALMS TO REMAIN	•	PROPOSED PALMS
+		+	PROPOSED TREES

## EXISTING TREE LIST

SYM	BOTANICAL/COMMON TREE NAME	DESCRIPTION	cal.	CONDITION	STATUS
A	Roystonea regia/Royal Palm	40' o.a. ht.	24"	Rotted Trk	remain
B	Roystonea regia/Royal Palm	40' o.a. ht.	30"	Good	relocate
C	Roystonea regia/Royal Palm	40' o.a. ht.	24"	Good	remain
D	Roystonea regia/Royal Palm	40' o.a. ht.	30"	Good	remain
E	Roystonea regia/Royal Palm	40' o.a. ht.	28"	Good	remain
F	Roystonea regia/Royal Palm	40' o.a. ht.	30"	Good	remain
G	Roystonea regia/Royal Palm	40' o.a. ht.	24"	Good	relocate
H	Quercus virginiana/Live Oak	25' ht. x 25' spr.	15"	Good	remain
I	Quercus virginiana/Live Oak	30' ht. x 30' spr.	18"	Good	relocate
J	Quercus virginiana/Live Oak	25' ht. x 25' spr.	13"	Good	relocate
K	Quercus virginiana/Live Oak	20' ht. x 20' spr.	14"	Good	remain
L	Quercus virginiana/Live Oak	20' ht. x 20' spr.	10"	Good	remain
M	Quercus virginiana/Live Oak	20' ht. x 20' spr.	14"	Good	remain
N	Roystonea regia/Royal Palm	40' o.a. ht.	36"	Good	relocate
O	Roystonea regia/Royal Palm	40' o.a. ht.	30"	Good	relocate
P	Suaeda mahagoni/Mahogany	20' ht. x 15' spr.	12"	Good	remove
Q	Suaeda mahagoni/Mahogany	35' ht. x 35' spr.	24"	Good	remove
R	Lysiloma bahamensis/Wild Tamarind	20' ht. x 15' spr.	6"	Good	remove
S	Lysiloma bahamensis/Wild Tamarind	20' ht. x 15' spr.	6"	Damaged Trk	remove

## CODE COMPLIANCE DATA

Perimeter Landscape 4 Buffer	
1. Street trees required 1/50'	
Hollywood Blvd:	
136' / 50' = 4	4 trees required 4 trees provided
5. Terminal Islands	
8 terminal islands	8 trees required 8 trees provided
6. 25% of paved VUA shall be landscape area	
(% not to include perimeters)	
26502 SF of VUA x 25 =	6626 SF required 8,995 SF provided
7. 1 Tree / 1000 SF of pervious area of property	
(This is in addition to VUA)	
Total pervious area = 10,254 SF	
10,254 SF / 1,000 =	11 trees required 11 trees provided
	23 Total Trees Required 25 Total Trees Provided
Minimum number of species required = 4/5 Provided	
Tree and Palm Size Requirements	
Trees: 12' ht., 2" dbh	
Palms: 6' clear wood	
Native Plant Requirements	
60% of required trees must be native	
Total trees required = 23 x 60 =	14 native trees required 19 native trees provided
Palms	
50% of required trees may be palms	
Total Trees required = 23 x 50 =	12 palms allowed 12 palms provided (3 additional palms provided, not counted towards code)
If more than 20% of trees used are palms, all other trees must be shade trees.	
Shrub Height	
24" ht. except where non-residential abuts residential where the hedge must be 48" ht.	
Mitigation	
	48" of mitigation required 40" mitigation provided (on site)

project:  
hollywood hills plaza  
out parcel  
hollywood, fl

dave bodker  
landscape architecture/planning inc.

601 n. congress ave., suite 105-a  
delray beach, florida 33445  
561-276-6311

#LA0000999

sheet title:  
existing tree/planting  
plan

project number:  
118  
date: 01/03/2018  
scale: 1" = 20'  
drawn by: lmb

revisions:

△  
△  
△  
△  
△

sheet:

L-1

1 of 2 sheets









March 26, 2018

**Drainage Calculations for  
Hollywood Hills Plaza Outparcel  
NE corner of Park Road and Hollywood Blvd.**

The existing SFWMD permit (06-02798-P) for the shopping center was originated to develop 6.74 acres, located on the south side of the shopping center. The shopping center's drainage system has an outfall structure located at the northeast corner of the site. The drainage system for the previously developed 6.74 acres connects to the shopping center's drainage system. The 6.74-acre development provides water quality, with a control structure installed where the its drainage system connects to the shopping center's drainage system.

This project will develop a new building within the original 6.74-acre development. The existing exfiltration system will remain, and a new length of exfiltration will be installed to provide water quality for the new building to be constructed. This new exfiltration system will connect to the existing control structure, which is located at the southeast corner of this new development.

This development will meet all requirements of the existing SFWMD permit and the floor elevation will be set at the required 10' NGVD (8.40' NAVD).

The footprint of the new building is 4,500 square feet. Water quality will be provided for 2.5" times the 4,500 square feet, which equals 0.26 acre-inches. The exfiltration trench calculation is attached.

Prepared by:

Susan C. Holland, P.E.  
License No. 41831  
Holland Engineering, Inc.

Attachment

## Exfilt Trench Lenght

Hollywood Hills Plaza  
Post-Development

Date 3/26/2018

### Exfiltration Trench Length For Water Quality

C Pervious =	0.60
C Impervious =	0.90
Weighted C Factor =	0.83
storm event =	2.50
Trench width =	5.00
H2 (depth to water table) =	4.50
Du (non-saturated trench depth) =	3.00
Ds (saturated trench depth) =	0.00

Volume to be exfiltrated = 0.26 AC-IN

$$L = \frac{0.26}{0.0001 \times [(4.5 \times 5) + (2 \times 4.5 \times 3) - (3)^2 + (2 \times 4.5 \times 0)] + [(0.000139 \times 5 \times 3]}$$
$$L = 42.38'$$

Length of exfiltration trench provided = 60 LF