

PARCEL A.

ALL OF BLOCK 40, HOLLYWOOD HILLS NORTH SECTION ONE, ACCORDING TO THE PLAT THEREON, RECORDED IN PLAT BOOK 66, PAGE 20, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

BEGINNING AT THE EASTERNMOST CORNER OF LOT 31 OF BLOCK 41 OF SAID PLAT, THE FOLLOWING THREE (3) CURVES BEGINNING AT THE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY LINE OF SAID BLOCK 40; (1) THENCE SOUTH 89°00'00"E (PLAT TO BE 89°00'00"E) ALONG THE CURVA OF RADIUS 40.00 FEET THROUGH AN ARC OF 89.00 DEGREES WESTERLY; (2) THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 80°00'00"E, AN ARC DISTANCE OF 39.92 FEET; (3) THENCE SOUTH 37°45'00"W WEST 7.99 FEET; THENCE NORTH 81°00'00"E WEST 41.84 FEET; THENCE NORTH 37°45'00"E EAST ALONG THE SOUTHEASTELY LINE OF SAID LOT 31 A DISTANCE OF 49.98 FEET TO THE POINT OF BEGINNING.

[illegible]

1. BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 61-A; THENCE DUE NORTH ALONG THE WEST LINE OF SAID BLOCK 61-A, A DISTANCE OF 100.00 FEET; THENCE SOUTH 73°42'59" EAST 25.00 FEET; THENCE DUE SOUTH 100.00 FEET TO THE SOUTH LINE OF SAID BLOCK 61-A; THENCE NORTH 73°42'59" WEST ALONG SAID SOUTH LINE 25.00 FEET TO THE POINT OF BEGINNING.

[illegible]

PARCEL D:

ALL OF BLOCK 29-A, EMERALD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 68, PAGE 26, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS:

m. ALL THAT PORTION OF SAID BLOCK 29-A LYING SOUTH OF AN EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 29 OF SAID PLAT, SAID EXTENSION COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 29.

2. BEGINNING AT THE WESTERMOST CORNER OF LOT 30, BLOCK 21 OF SAID PLAT, THENCE SOUTH 45°00'00"EAST ALONG THE SOUTHWEST LINE OF SAID LOT 30, A DISTANCE OF 45.00 FEET; THENCE SOUTH 45°00'00"WEST 20.00 FEET; THENCE NORTH 45°00'00"WEST 45.00 FEET TO THE BOUNDARY LINE OF SAID BLOCK 29-A; THENCE NORTH

[illegible]

ALSO SEND AND CREDIT THE FOLLOWING:

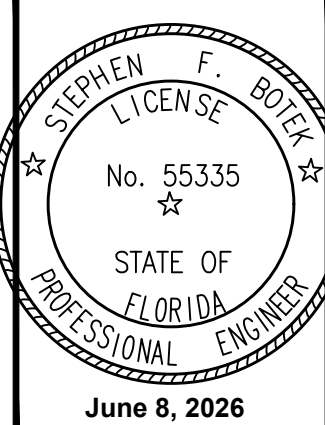
OUTPATIENT 1, OFFICIAL RECORDS BOOK 5458, PAGE 424, BROWARD COUNTY RECORDS
OUTPATIENT 2, OFFICIAL RECORDS BOOK 15849, PAGE 334, BROWARD COUNTY RECORDS
OUTPATIENT 3, OFFICIAL RECORDS BOOK 16533, PAGE 334, BROWARD COUNTY RECORDS
OUTPATIENT 4, OFFICIAL RECORDS BOOK 16533, PAGE 334, BROWARD COUNTY RECORDS
OUTPATIENT 5, OFFICIAL RECORDS BOOK 16776, PAGE 078, BROWARD COUNTY RECORDS
OUTPATIENT 6, OFFICIAL RECORDS BOOK 17191, PAGE 234, BROWARD COUNTY RECORDS
OUTPATIENT 7, OFFICIAL RECORDS BOOK 17244, PAGE 234, BROWARD COUNTY RECORDS
OUTPATIENT 8, OFFICIAL RECORDS BOOK 16973, PAGE 234, BROWARD COUNTY RECORDS
OUTPATIENT 9, OFFICIAL RECORDS BOOK 16973, PAGE 234, BROWARD COUNTY RECORDS
OUTPATIENT 10, OFFICIAL RECORDS BOOK 16973, PAGE 234, BROWARD COUNTY RECORDS
OUTPATIENT 11, OFFICIAL RECORDS BOOK 17141, PAGE 080, BROWARD COUNTY RECORDS
OUTPATIENT 12, OFFICIAL RECORDS BOOK 16806, PAGE 067, BROWARD COUNTY RECORDS
OUTPATIENT 13, OFFICIAL RECORDS BOOK 2004, PAGE 067, BROWARD COUNTY RECORDS
OUTPATIENT 14, OFFICIAL RECORDS BOOK 16813, PAGE 067, BROWARD COUNTY RECORDS
OUTPATIENT 15, OFFICIAL RECORDS BOOK 16813, PAGE 067, BROWARD COUNTY RECORDS
OUTPATIENT 16, OFFICIAL RECORDS BOOK 3311, PAGE 067, BROWARD COUNTY RECORDS
OUTPATIENT 17, OFFICIAL RECORDS BOOK 3311, PAGE 067, BROWARD COUNTY RECORDS
OUTPATIENT 18, OFFICIAL RECORDS BOOK 36814, PAGE 024, BROWARD COUNTY RECORDS
SAC LANDS LUNG IN THE CITY OF HALLANDSBURG, COUNTY OF FLORIDA.

SAC LANDS LUNG AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CREDIT

THE FOLLOWING: 15849, PAGE 334, BROWARD COUNTY RECORDS

CA-0	CIVIL COVER SHEET
CA-1	CIVIL GENERAL NOTES AND SPECIFICATIONS
CA-1.1	CITY OF HOLLYWOOD GENERAL NOTES
CA-SP-U	OVERALL UTILITY SITE PLAN
CA-D-1 THROUGH CA-D-3	DRAINAGE PLAN
CA-PG-1 THROUGH CA-PG-3	PAVING AND GRADING PLAN
CA-PG-4 THROUGH CA-PG-6	OFFSITE PAVING AND GRADING PLAN
CA-PG-7 & CA-PG-8	PAVING, GRADING AND DRAINAGE DETAILS
CA-PG-9	PAVING AND GRADING SECTIONS
CA-WS-1 THROUGH CA-WS-3	WATER AND SANITARY SEWER PLAN
CA-WS-4 THROUGH CA-WS-7	WATER AND SANITARY SEWER DETAILS
CA-PMS-1 THROUGH CA-PMS-3	PAVEMENT MARKING AND SIGNAGE PLAN
CA-PMS-4 THROUGH CA-PMS-6	OFFSITE PAVEMENT MARKING AND SIGNAGE PLAN
CA-PMS-7	PAVEMENT MARKING AND SIGNAGE DETAILS
CA-POL-1	POLLUTION AND EROSION CONTROL PLAN

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CIVIL COVER SHEET

EMERALD HILLS
ite A - North 56th Avenue
Hollywood, Florida

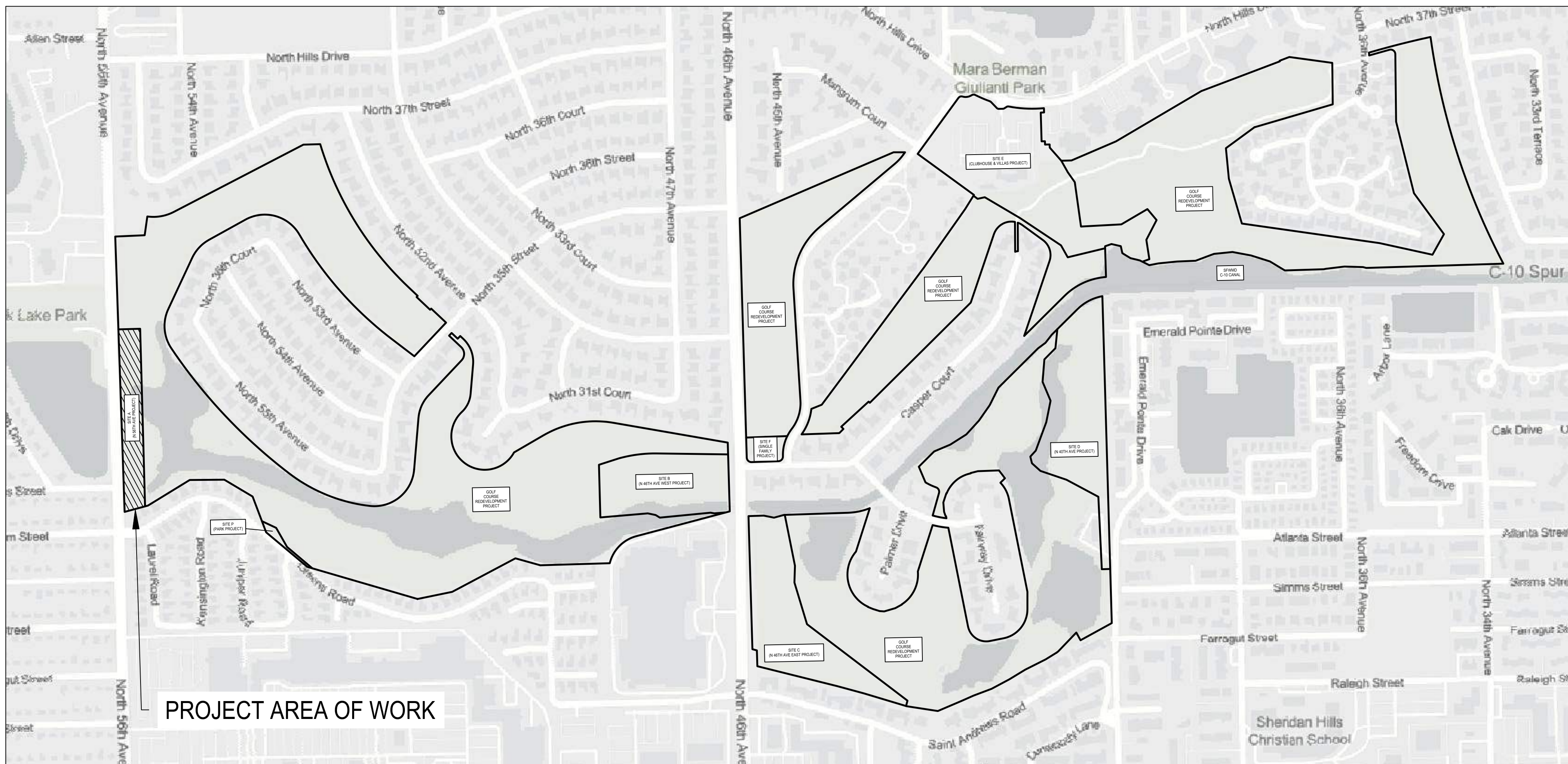
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BTE PROJECT #:
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PROJECT DATE:
6-5-2024

SHEET #:

CA-0



PROJECT AREA OF WORK



SITE MAP - N.T.S.

GENERAL NOTES:

1. THE INFORMATION PROVIDED IN THESE DRAWINGS IS SOLELY TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF CONDITIONS WHICH WILL BE ENCOUNTERED DURING THE COURSE OF THE WORK. THE CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT WHATEVER INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSION REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED, AND UPON WHICH BIDS WILL BE BASED.
2. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES, ENGINEERING, TRANSPORTATION & MOBILITY DIVISION, AND ALL OTHER LOCAL, STATE AND NATIONAL CODES, WHERE APPLICABLE.
3. LOCATIONS, ELEVATIONS, SIZES, MATERIALS, ALIGNMENTS, AND DIMENSIONS OF EXISTING FACILITIES, UTILITIES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF THE PREPARATION OF THESE PLANS; AND DO NOT PURPORT TO BE ABSOLUTELY CORRECT. ALSO, THERE MAY HAVE BEEN OTHER IMPROVEMENTS, UTILITIES, ETC., WITHIN THE PROJECT AREA WHICH WERE CONSTRUCTED AFTER THE PREPARATION OF THESE PLANS AND/OR THE ORIGINAL SITE SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND OTHER FEATURES AFFECTING HIS/HER WORK PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICT BETWEEN DRAWINGS AND ACTUAL CONDITIONS ARE DISCOVERED. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ANY FACILITIES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL WORK AS NEEDED TO AVOID CONFLICT WITH EXISTING UTILITIES (NO ADDITIONAL COST SHALL BE PAID FOR THIS WORK). EXISTING UTILITIES SHALL BE MAINTAINED IN SERVICE DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE RESPECTIVE UTILITY OWNER.
4. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL APPLICABLE CONSTRUCTION AND ENVIRONMENTAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY PUBLIC UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY OTHER AGENCY SHOP DRAWING APPROVAL, IF REQUIRED.
7. ELEVATIONS SHALL BE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
8. CITY OF HOLLYWOOD SHALL NOT PROVIDE STAGING/STORAGE AREA. CONTRACTOR SHALL SECURE STAGING/STORAGE AREA AS NECESSARY FOR CONSTRUCTION WORK.
9. CONTRACTOR SHALL HAUL AWAY EXCESSIVE STOCKPILE OF SOIL FOR DISPOSAL EVERY DAY. NO STOCKPILE SOIL IS ALLOWED TO BE LEFT ON THE CONSTRUCTION SITE OVER NIGHT.
10. CONTRACTOR SHALL CLEAN/SWEEP THE ROAD AT LEAST ONCE A DAY OR AS REQUIRED BY THE ENGINEER.
11. CONTRACTOR SHALL PROTECT CATCH BASINS WITHIN/ADJACENT TO THE CONSTRUCTION SITE AS REQUIRED BY NPDES REGULATIONS.
12. CITY OF HOLLYWOOD HAS A NOISE ORDINANCE (CHAPTER 100) WHICH PROHIBITS EXCAVATION AND CONSTRUCTION BEFORE 6:00 A.M. AND AFTER 6:00 P.M., MONDAY THROUGH SATURDAY AND ALL DAY SUNDAY.
13. SUITABLE EXCAVATED MATERIAL SHALL BE USED IN FILL AREAS. NO SEPARATE PAY ITEM FOR THIS WORK, INCLUDE COST IN OTHER ITEMS.
14. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZING EARTH, DRIVEWAYS, PARKING LOTS, SIDEWALKS, ETC. TO SATISFY THE INSTALLATION OF THE PROPOSED IMPROVEMENTS WITH THE SAME TYPE OF MATERIAL THAT WAS REMOVED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL NOT ENCROACH INTO PRIVATE PROPERTY WITH PERSONNEL, MATERIAL OR EQUIPMENT. IN CASE WORK ON PRIVATE PROPERTY IS NEEDED, A CITY OF HOLLYWOOD "RIGHT OF ENTRY" FORM MUST BE SIGNED BY PROPERTY OWNER AND THE DIRECTOR OF DEVELOPMENT SERVICES. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ACCESS AT ALL TIMES TO PRIVATE HOMES/BUSINESSES.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE, REMOVAL OR MODIFICATION, CAUSED TO ANY IRRIGATION SYSTEM (PRIVATE OR PUBLIC) ACCIDENTALLY OR PURPOSELY. THE CONTRACTOR SHALL REPLACE ANY DAMAGED, REMOVED OR MODIFIED IRRIGATION PIPES, SPRINKLER HEADS OR OTHER PERTINENT APPURTENANCES TO MATCH OR EXCEED EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE CITY.
17. MAIL BOXES, FENCES OR OTHER PRIVATE PROPERTY DAMAGED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REPLACED TO MATCH OR EXCEED EXISTING CONDITION.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
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18. CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION, AND CITY OF HOLLYWOOD DEPARTMENT OF DEVELOPMENT SERVICES STANDARDS.
19. NO TREES ARE TO BE REMOVED OR RELOCATED WITHOUT PRIOR APPROVAL FROM THE CITY ENGINEER.
20. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE NECESSARY TREE REMOVAL OR RELOCATION PERMITS FROM THE CITY OF HOLLYWOOD BUILDING DEPARTMENT FOR TREES LOCATED IN THE PUBLIC RIGHT OF WAY.
21. IT IS THE INTENT OF THESE PLANS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE PLANS AND APPLICABLE REGULATORY STANDARDS/REQUIREMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF CITY ENGINEER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF AND MAKING THE REPAIRS TO EXISTING PAVEMENT, SIDEWALKS, PIPES, CONDUITS, CURBS, CABLES, ETC., WHETHER OR NOT SHOWN ON THE PLANS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER. CONTRACTOR SHALL REPORT ANY DAMAGE TO SIDEWALK, DRIVEWAY, ETC., PRIOR TO BEGINNING WORK IN ANY AREA.
23. WHERE NEW PAVEMENT MEETS EXISTING, CONNECTION SHALL BE MADE IN A NEAT STRAIGHT LINE AND FLUSH WITH EXISTING PAVEMENT TO MATCH EXISTING CONDITIONS.
24. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR LEAVE EXCAVATED TRENCHES, OR PARTS OF, EXPOSED OR OPENED AT THE END OF THE WORKING DAY, WEEKENDS, HOLIDAYS OR OTHER TIMES, WHEN THE CONTRACTOR IS NOT WORKING, UNLESS OTHERWISE DIRECTED. ALL TRENCHES SHALL BE COVERED, FIRMLY SECURED AND MARKED ACCORDINGLY FOR PEDESTRIAN/VEHICULAR TRAFFIC.
25. ALL EXCAVATED MATERIAL REMOVED FROM THIS PROJECT SHALL BE DISPOSED OF OFF THE PROPERTY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
26. ALL RAMPS, SIDEWALK CURB RAMPS, AND, ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT AND SHALL BE IN ACCORDANCE WITH FDOT STANDARD PLANS INDEX, LATEST EDITION.
27. ALL GRASSED AREAS AFFECTED BY CONSTRUCTION SHALL BE RE-SOODED.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ALL TRAFFIC CONTROL AND SAFETY DEVICES, IN ACCORDANCE WITH SPECIFICATIONS OF THE LATEST REVISION OF FDOT DESIGN STANDARDS. IN ADDITION, THE CONTRACTOR IS RESPONSIBLE FOR THE RESETTING OF ALL TRAFFIC CONTROL AND INFORMATION SIGNAGE REMOVED DURING THE CONSTRUCTION PERIOD.
29. EXCAVATED OR OTHER MATERIAL STORED ADJACENT TO OR PARTIALLY UPON A ROADWAY PAVEMENT SHALL BE ADEQUATELY MARKED FOR TRAFFIC SAFETY AT ALL TIMES.
30. TEMPORARY PATCH MATERIAL MUST BE ON THE JOB SITE WHENEVER PAVEMENT IS CUT, OR THE CITY'S INSPECTOR WILL SHUT THE JOB DOWN.
31. CONTRACTOR MUST PROVIDE FLASHER ARROW SIGNAL FOR ANY LANE THAT IS CLOSED OR DIVERTED.
32. THE CITY PREFERS THAT IT'S OWN POLICE OFFICERS PROVIDE TRAFFIC CONTROL TO ENSURE SAFE AND EFFICIENT INTERSECTION OPERATIONS IS MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION, THEREFORE, PLEASE CONTACT MR. JANEL DIXON TO ARRANGE FOR A DETAIL TO PROVIDE THIS SERVICE. HE MAY BE REACHED AT 954-967-4500 OR VIA EMAIL AT jdixon@hollywoodfl.org.
33. CONTRACTOR TO RESTORE PAVEMENT TO ORIGINAL CONDITION AS REQUIRED, REFER TO BCTED, PAVING MARKINGS AND SIGNS DETAILS PLAN, LATEST EDITION.
34. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS NOTICE TO UTILITY COMPANIES TO PROVIDE FOR THE LOCATION OF EXISTING UNDERGROUND UTILITIES IN ADVANCE OF CONSTRUCTION. CONTACT UTILITIES NOTIFICATION CENTER AT 811 OR 1-800-432-4770 (SUNSHINE ONE-CALL OF FLORIDA).



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STANDARD PROCEDURE FOR ROW PERMITS:

1. ENGINEERING DIVISION WILL NOT ISSUE R.O.W. PERMITS UNTIL THE UTILITY COMPANY SCHEDULE AND ATTEND A PRE-CONSTRUCTION MEETING.
2. A REPRESENTATIVE FROM THE UTILITY COMPANY MUST ATTEND THE PRE-CONSTRUCTION MEETING, ALONG WITH THE CONTRACTOR AND/OR SUB-CONTRACTOR ACTUALLY PERFORMING THE WORK. CONTACT INFORMATION FOR THE UTILITY COMPANY REPRESENTATIVE AND THE CONTRACTOR PERFORMING THE WORK MUST BE PROVIDED FOR EACH PROJECT DURING THE PRE-CONSTRUCTION MEETING.
3. PERMITS WILL BE ISSUED FOR A DEFINED PERIOD OF TIME, AND ARE ONLY VALID DURING THE SPECIFIED TIME. THE PERMIT DURATION WILL BE DETERMINED DURING PLAN REVIEW AND WILL BE BASED ON THE SCOPE OF WORK. THE PERMIT WILL ONLY BE VALID DURING THE TIME PERIOD STATED ON THE APPROVED PLANS.
4. WHEN CROSSING OF THE CITY'S CRITICAL OPERATIONAL INFRASTRUCTURE, WHICH IS GENERALLY ANY UTILITY PIPE SIZES 12" AND GREATER, UTILITY COMPANY MUST SUBMIT A SIGNED LETTER FROM AN AUTHORIZED PERSON FROM THE COMPANY, ACKNOWLEDGING THAT THE PROJECT PROPOSES TO CROSS SUCH INFRASTRUCTURE. THIS LETTER SHOULD BE SUBMITTED DURING INITIAL PERMIT SUBMITTAL TO PREVENT DELAYS IN ISSUANCE OF R.O.W. PERMIT. THE LETTER SHALL BE ACCOMPANIED BY A MAP SHOWING THE LOCATION OF ALL SUCH CRITICAL INFRASTRUCTURE BEING CROSSED AND SUCH MAP SHALL BE ON THE COVER PAGE OF THE PERMIT PLAN SET.
5. PERMITS MUST BE ONSITE DURING CONSTRUCTION. ANY CITY EMPLOYEE WITH PROPER IDENTIFICATION CAN STOP AND ASK A CONTRACTOR FOR THEIR PERMITTED SET OF PLANS, AND STOP WORK FOR ANY CONTRACTOR WHO DO NOT PRESENT A VALID PERMITTED SET OF PLANS. A CONTRACTOR WORKING OUTSIDE OF THE PERMIT ISSUANCE WINDOW IS CONSIDERED TO BE WORKING WITHOUT A PERMIT, AND WILL BE SUBJECT TO ISSUANCE OF A VIOLATION FOR DOING WORK WITHOUT A PERMIT. VIOLATIONS FOR WORK WITHOUT A PERMIT CAN RESULT IN SUSPENSION OF A CONTRACTOR'S ABILITY TO OBTAIN PERMITS TO WORK WITHIN THE CITY.
6. WHEN A PROPOSED UTILITY CROSSES AN EXISTING CITY GRAVITY SANITARY SEWER OR DRAINAGE PIPE, THE UTILITY COMPANY MUST TELEVIEW THE PIPE, AND PROVIDE VIDEO AT THE POINT OF CROSSING. A CLEAR SKETCH WITH DIMENSIONS MUST BE PROVIDED IDENTIFYING THE CROSSING POINT. THIS HAS TO BE DONE PRIOR TO SCHEDULING FINAL INSPECTION.
7. WHENEVER A PROPOSED UTILITY CROSSES EXISTING CITY UTILITIES, THE DEPTH OF THE EXISTING CITY UTILITIES MUST BE FIELD VERIFIED VIA SOFT DIGS, OR OTHER ACCEPTABLE METHODS THAT CAN ACCURATELY DETERMINE THE TRUE DEPTH OF THE EXISTING UTILITY. IF A METHOD OTHER THAN SOFT DIG IS UTILIZED TO IDENTIFY THE DEPTH OF EXISTING UTILITIES, THE PERMITEE MUST NOTIFY THE CITY OF THE METHOD, AND PROVIDE INFORMATION ATTESTING TO THE ACCURACY OF THE METHOD. MINIMUM VERTICAL AND HORIZONTAL SEPARATIONS NOTED ON THE APPROVED PLANS MUST BE PROVIDED.
8. PRIOR TO FINAL INSPECTION, AN AS-BUILT PLAN AND BORE LOG MUST BE SUBMITTED TO THE CITY FOR REVIEW. THE AS-BUILT PLAN MUST CLEARLY IDENTIFY THE DEPTH OF THE CITY'S EXISTING UTILITY AT THE POINT WHERE THE NEWLY INSTALLED UTILITY CROSSES IT, AND THE DEPTH AT WHICH THE NEW UTILITY WAS INSTALLED. THIS IS TO VERIFY THAT PROPER SEPARATION DISTANCES HAVE BEEN PROVIDED.

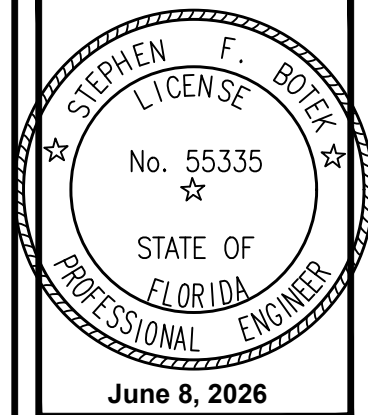
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CITY OF HOLLYWOOD GENERAL NOTES

EMERALD HILLS

Site A - North 56th Avenue

Hollywood, Florida

Botek Thurlow

Engineering, Inc.

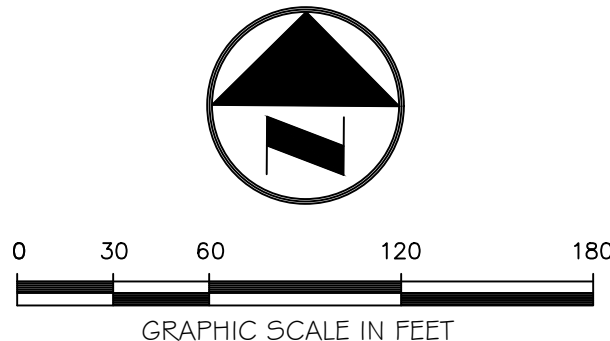
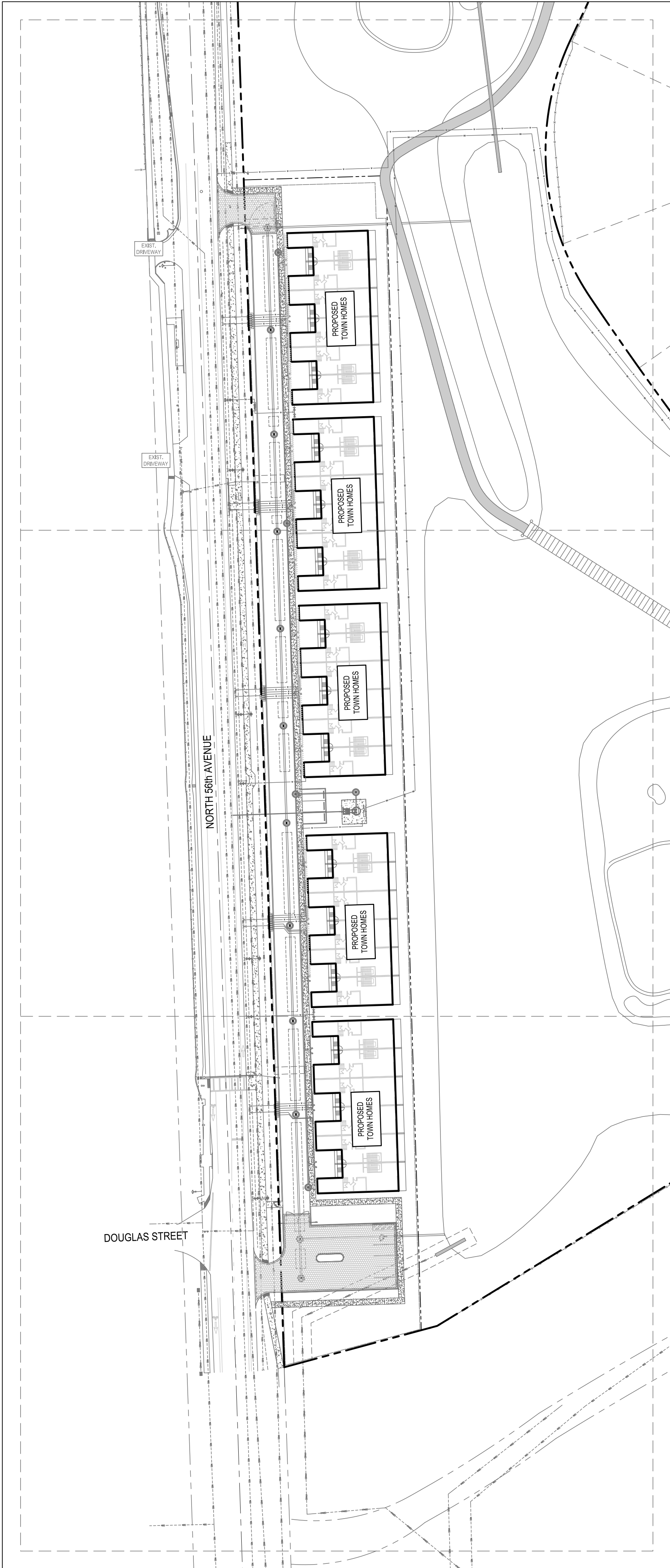
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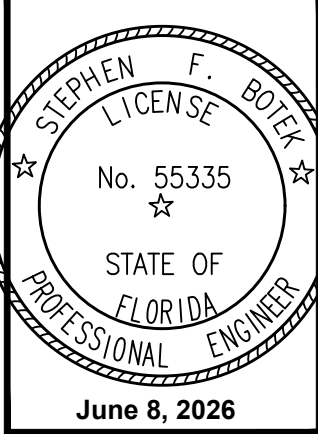
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Sunshine811.com

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OVERALL UTILITY SITE PLAN

EMERALD HILLS

Site A - North 56th Avenue
Hollywood, Florida

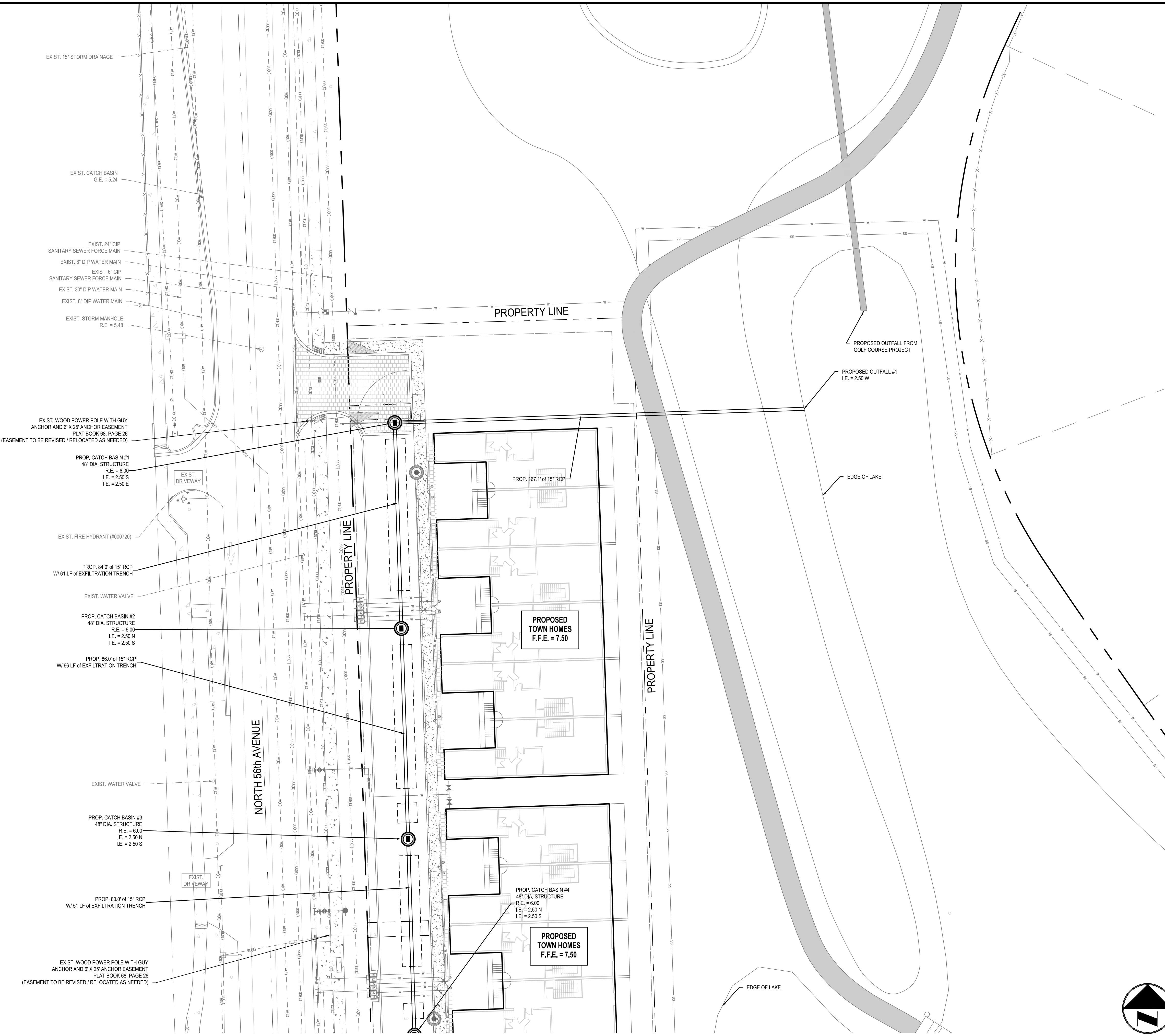
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PROP. FOOT TYPE C BASIN INLET TOP

PROP. FOOT TYPE C BASIN CURB INLET TOP

PROP. ROUND BASIN INLET TOP

PROP. ROUND BASIN MANHOLE TOP

PROP. BASIN CURB INLET TOP

PROP. SANITARY SEWER PIPE

PROP. WATER PIPE

EXIST. WATER PIPE

EXIST. SANITARY SEWER PIPE

EXIST. STORM PIPE

EXIST. ATT UNDERGROUND

EXIST. BROWARD TRAFFIC COMMUNICATIONS

EXIST. BROWARD FIBER OPTIC

EXIST. COMCAST UNDERGROUND

EXIST. ELECTRICAL UNDERGROUND

EXIST. FIBER OPTIC UNDERGROUND

PROP. DRAINAGE WELL

PROP. YARD DRAIN

PROP. CLEAN OUT

PROP. DRAINAGE PIPE

PROP. EXFILTRATION TRENCH

ABBREVIATIONS

PROP. EXIST. I.E. MANHOLE

PROPOSED EXIST. I.E. MANHOLE

C.B. CATCH BASIN

D.W. DRAINAGE WELL

R.E. RIM ELEVATION

G.E. GRATE ELEVATION

EXIST. UNKNOWN UNDERGROUND

EXIST. FPL UNDERGROUND

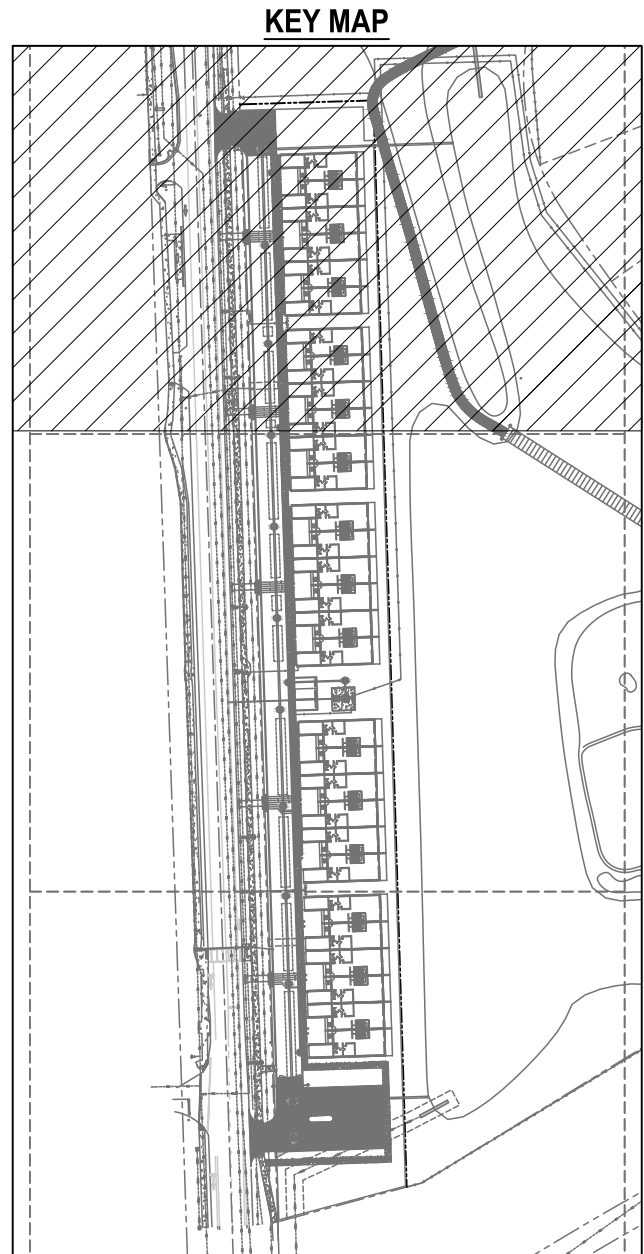
EXIST. ELECTRICAL UNDERGROUND

EXIST. ATT UNDERGROUND

EXIST. OVERHEAD

EXIST. TELEPHONE UNDERGROUND

- GENERAL DRAINAGE NOTES:**
- ALL ROOF DRAINS TO BE CONNECTED TO THE NEAREST STORM DRAINAGE STRUCTURE.
 - UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL EXISTING DRAINAGE WITHIN THE CITY RIGHT OF WAY THAT HAS BEEN AFFECTED BY THE CONSTRUCTION.
 - DURING CONSTRUCTION ACTIVITIES INLET PROTECTION SHALL BE PROVIDED FOR ALL DRAINAGE INLETS ADJACENT TO THE PROJECT SITE. REFER TO POLLUTION/EROSION CONTROL PLAN.
 - SHOULD DEWATERING BE REQUIRED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING REQUIRED AGENCY APPROVALS AND OR PERMITS.
 - THE PROPOSED DRAINAGE WELLS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR ANY DEWATERING PURPOSES.
 - ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE EXISTING UTILITY INFORMATION SHOWN HERE IS FOR THE CONTRACTOR'S CONVENIENCE AND THE E.O.R. ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. BEFORE COMMENCING CONSTRUCTION CONTRACTOR TO CALL FOR UTILITY LOCATES, VERIFY ALL EXISTING UTILITIES' LOCATIONS AND DEPTHS, AND NOTIFY E.O.R. OF ANY CONFLICTS.
 - ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 UNLESS NOTED OTHERWISE.



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0 10 20 40 60

GRAPHIC SCALE IN FEET

BTE REF DATE: 6-8-2026

REVISIONS

DATE

#

STEPHEN F. BOTEK

No. 55335

STATE OF FLORIDA

PROFESSIONAL ENGINEER

June 8, 2026

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DRAINAGE PLAN

EMERALD HILLS

Site A - North 56th Avenue

Hollywood, Florida

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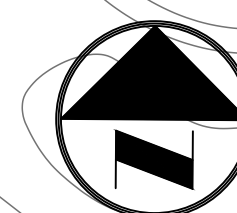
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6-5-2024

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CA-D-1

MATCHLINE - SEE SHEET CA-D-3

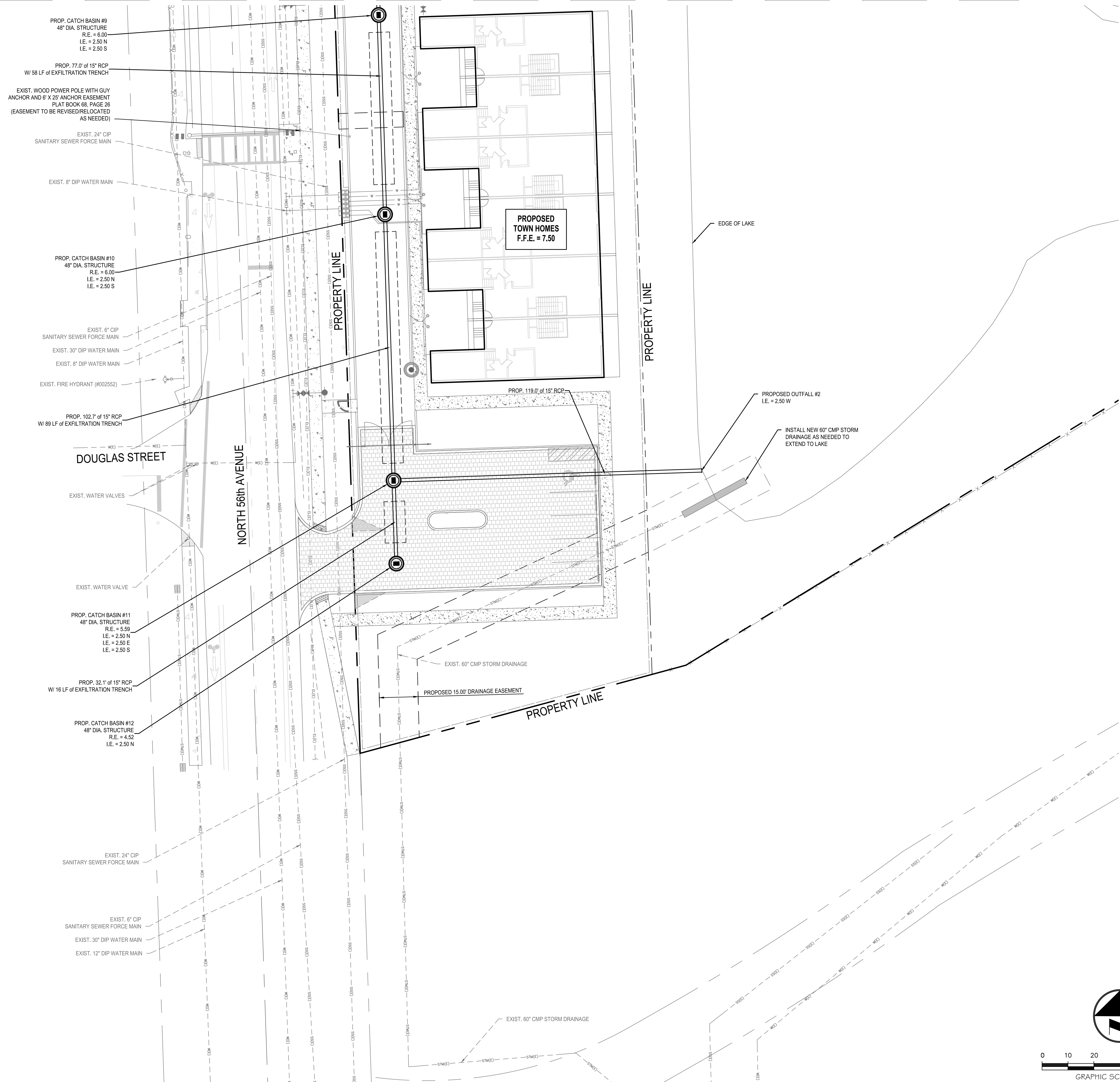


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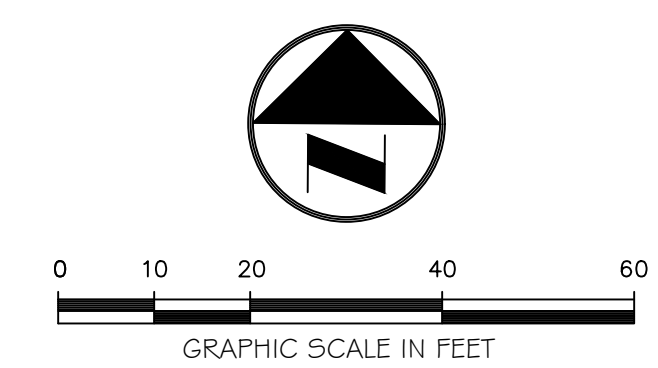
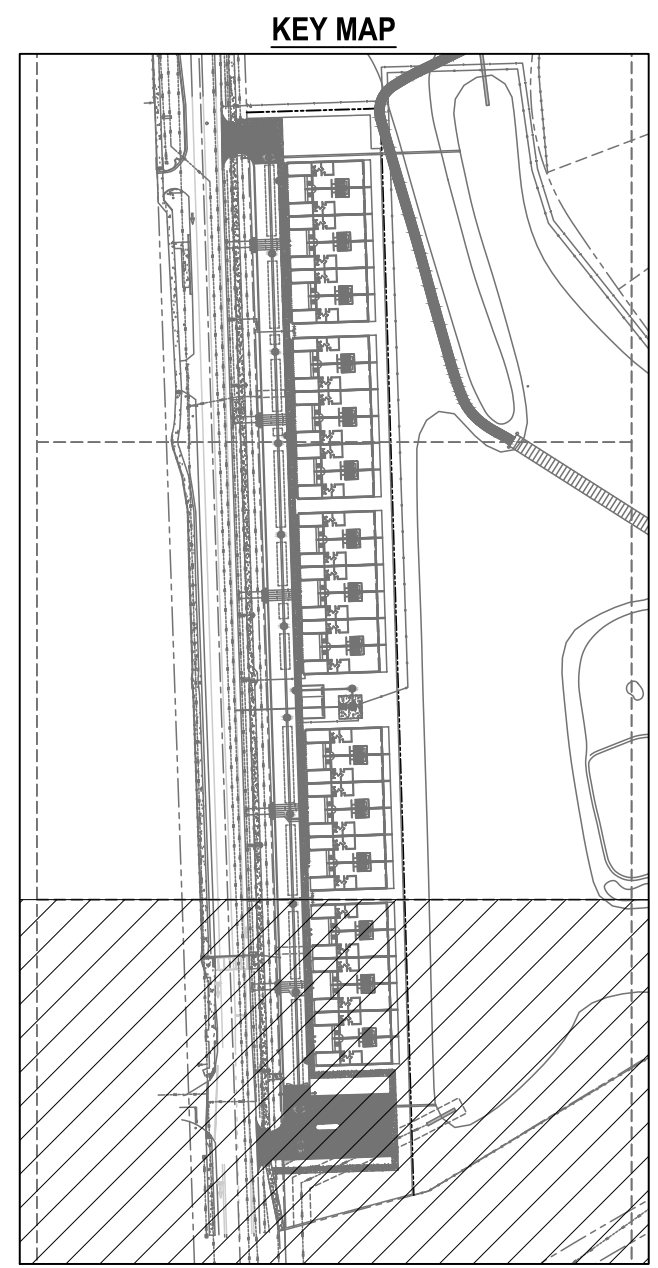
CA-D-2

MATCHLINE - SEE SHEET CA-D-2



DRAINAGE LEGEND	
	PROP. FOOT TYPE C BASIN INLET TOP
	PROP. FOOT TYPE C BASIN CURB INLET TOP
	PROP. ROUND BASIN INLET TOP
	PROP. ROUND BASIN MANHOLE TOP
	PROP. BASIN CURB INLET TOP
	PROP. SANITARY SEWER PIPE
	PROP. WATER PIPE
	EXIST. WATER PIPE
	EXIST. SANITARY SEWER PIPE
	EXIST. STORM PIPE
	EXIST. ATT UNDERGROUND
	EXIST. BROWARD FIBER OPTIC
	EXIST. COMCAST UNDERGROUND
	EXIST. ELECTRICAL UNDERGROUND
	EXIST. FIBER OPTIC UNDERGROUND
	PROP. DRAINAGE WELL
	PROP. YARD DRAIN
	PROP. CLEAN OUT
	PROP. DRAINAGE PIPE
	PROP. EXFILTRATION TRENCH
ABBREVIATIONS	
SS	PROPOSED EXIST. INVERT ELEVATION
WE	M.H.
WE	C.B.
WE	D.W.
WE	R.E.
WE	G.E.
UNK	EXIST. UNKNOWN UNDERGROUND
FP	EXIST. FPL UNDERGROUND
EL	EXIST. ELECTRICAL UNDERGROUND
AT	EXIST. ATT UNDERGROUND
OH	EXIST. OVERHEAD
TEL	EXIST. TELEPHONE UNDERGROUND

REFER TO SHEET CA-D-1 FOR GENERAL DRAINAGE NOTES



Always call 811 two full business days before you dig to have underground utilities located and marked.

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BTE REF DATE: 6-8-2026

REVISIONS

DATE

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DRAINAGE PLAN

EMERALD HILLS

Site A - North 56th Avenue
Hollywood, Florida

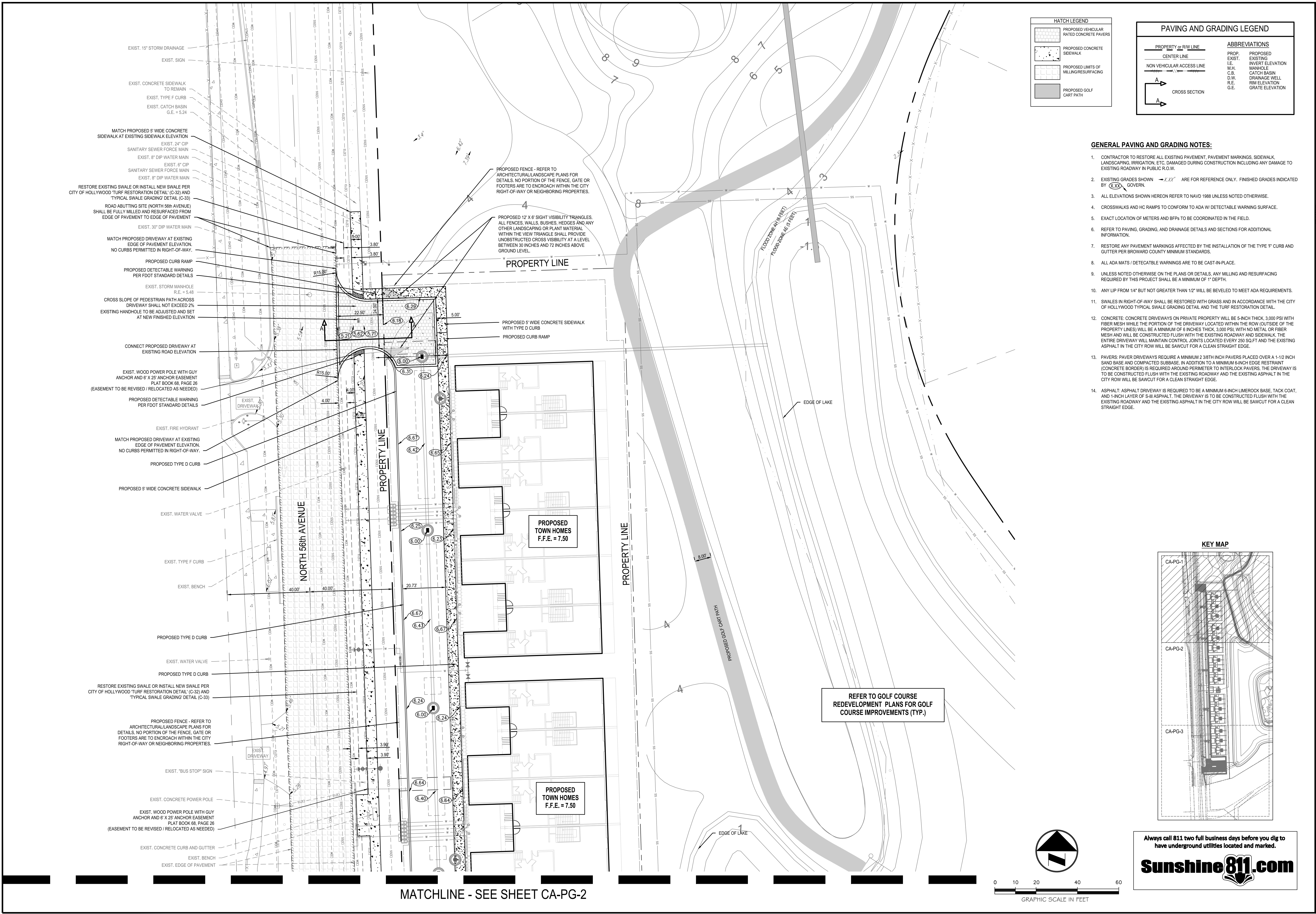
Botek Thurlow
Engineering, Inc.

3400 NW 9th Avenue, Suite 102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com P: 954-568-8888 F: 954-568-0777

BTE PROJECT #:
22-0401

PROJECT DATE:
6-5-2024

SHEET #:
CA-D-3



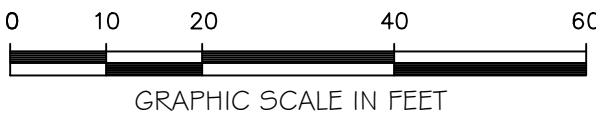
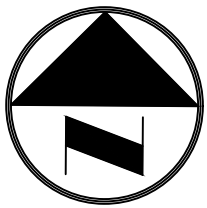
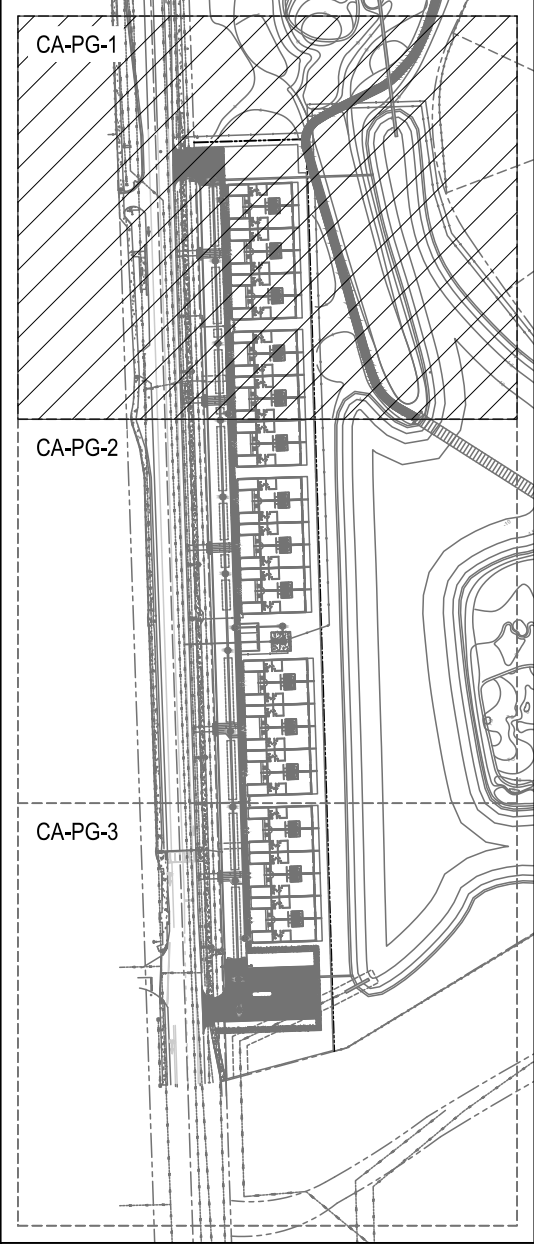
HATCH LEGEND	
	PROPOSED VEHICULAR RATED CONCRETE PAVERS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LIMITS OF MILLING/RESURFACING
	PROPOSED GOLF CART PATH

PAVING AND GRADING LEGEND	
PROPERTY or R/W LINE	ABBREVIATIONS
CENTER LINE	PROP. EXIST. PROPOSED EXISTING
NON VEHICULAR ACCESS LINE	M.H. MANHOLE
	C.B. CATCH BASIN
	D.W. DRAINAGE WELL
	R.E. RIM ELEVATION
	G.E. GRATE ELEVATION
	CROSS SECTION

GENERAL PAVING AND GRADING NOTES:

- CONTRACTOR TO RESTORE ALL EXISTING PAVEMENT, PAVEMENT MARKINGS, SIDEWALK, LANDSCAPING, IRRIGATION, ETC. DAMAGED DURING CONSTRUCTION INCLUDING ANY DAMAGE TO EXISTING ROADWAY IN PUBLIC R.O.W.
- EXISTING GRADES SHOWN ARE FOR REFERENCE ONLY. FINISHED GRADES INDICATED BY GOVERN.
- ALL ELEVATIONS SHOWN HEREON REFER TO NAVD 1988 UNLESS NOTED OTHERWISE.
- CROSSWALKS AND HO RAMP TO CONFORM TO ADA W/ DETECTABLE WARNING SURFACE.
- EXACT LOCATION OF METERS AND BFPs TO BE COORDINATED IN THE FIELD.
- REFER TO PAVING, GRADING, AND DRAINAGE DETAILS AND SECTIONS FOR ADDITIONAL INFORMATION.
- RESTORE ANY PAVEMENT MARKINGS AFFECTED BY THE INSTALLATION OF THE TYPE 'F' CURB AND GUTTER PER BROWARD COUNTY MINIMUM STANDARDS.
- ALL ADA MATS / DETECATBLE WARNINGS ARE TO BE CAST-IN-PLACE.
- UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS, ANY MILLING AND RESURFACING REQUIRED BY THIS PROJECT SHALL BE A MINIMUM OF 1" DEPTH.
- ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
- SWALES IN RIGHT-OF-WAY SHALL BE RESTORED WITH GRASS AND IN ACCORDANCE WITH THE CITY OF HOLLYWOOD TYPICAL SWALE GRADING DETAIL AND THE TURF RESTORATION DETAIL.
- CONCRETE: CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5-INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000 PSI WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL JOINTS LOCATED EVERY 250 SQ.FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- PAVERS: PAVEMENT DRIVEWAYS REQUIRE A MINIMUM 2 3/8TH INCH PAVERS PLACED OVER A 1-1/2 INCH SAND BASE AND COMPACTED SUBBASE. IN ADDITION TO A MINIMUM 6-INCH EDGE RESTRAINT (CONCRETE BORDER) IS REQUIRED AROUND PERIMETER TO INTERLOCK PAVERS. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.
- ASPHALT: ASPHALT DRIVEWAY IS REQUIRED TO BE A MINIMUM 6-INCH LIMEROCK BASE, TACK COAT, AND 1-INCH LAYER OF 3-INCH ASPHALT. THE DRIVEWAY IS TO BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAWCUT FOR A CLEAN STRAIGHT EDGE.

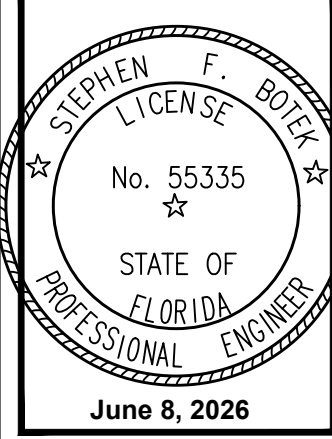
KEY MAP



Always call 811 two full business days before you dig to have underground utilities located and marked.



BTE REF DATE: 6-8-2026	
REVISIONS	
DATE	
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PAVING AND GRADING PLAN
EMERALD HILLS
Site A - North 56th Avenue
Hollywood, Florida

Botek Thurlow Engineering, Inc.
3400 NW 9th Avenue, Suite 102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com P: 954-568-8888 F: 954-568-0757

BTE PROJECT #:
22-0401

PROJECT DATE:
6-5-2024

SHEET #:
CA-PG-1

MATCHLINE - SEE SHEET CA-PG-1

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER CITY OF HOLLYWOOD TURF RESTORATION DETAIL (C-32) AND TYPICAL SWALE GRADING DETAIL (C-33)

PROPOSED TYPE D CURB

EXIST. 24" CIP SANITARY SEWER FORCE MAIN

EXIST. 8" DIP WATER MAIN

EXIST. 6" CIP SANITARY SEWER FORCE MAIN

EXIST. 30" DIP WATER MAIN

EXIST. 8" DIP WATER MAIN

ROAD ABUTTING SITE (NORTH 56th AVENUE) SHALL BE FULLY MILLED AND RESURFACED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT

PROPOSED FENCE - REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR DETAILS. NO PORTION OF THE FENCE, GATE OR FOOTERS ARE TO ENCR OACH WITHIN THE CITY RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.

EXIST. WOOD POWER POLE

EXIST. EDGE OF PAVEMENT

PROPOSED TYPE D CURB

PROPOSED FENCE - REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR DETAILS. NO PORTION OF THE FENCE, GATE OR FOOTERS ARE TO ENCR OACH WITHIN THE CITY RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER CITY OF HOLLYWOOD TURF RESTORATION DETAIL (C-32) AND TYPICAL SWALE GRADING DETAIL (C-33)

PROPOSED TOWN HOMES
F.F.E. = 7.50

PROPOSED TOWN HOMES
F.F.E. = 7.50

PROPOSED TOWN HOMES
F.F.E. = 7.50

FLOOD ZONE AH (6 FEET)
FLOOD ZONE AE (5 FEET)

EDGE OF LAKE

REFER TO GOLF COURSE REDEVELOPMENT PLANS FOR GOLF COURSE IMPROVEMENTS (TYP.)

PROPOSED TYPE D CURB

NORTH 56th AVENUE

PROPERTY LINE

PROPERTY LINE

PAVING AND GRADING LEGEND

PROPERTY or R/W LINE
CENTER LINE
NON VEHICULAR ACCESS LINE
CROSS SECTION

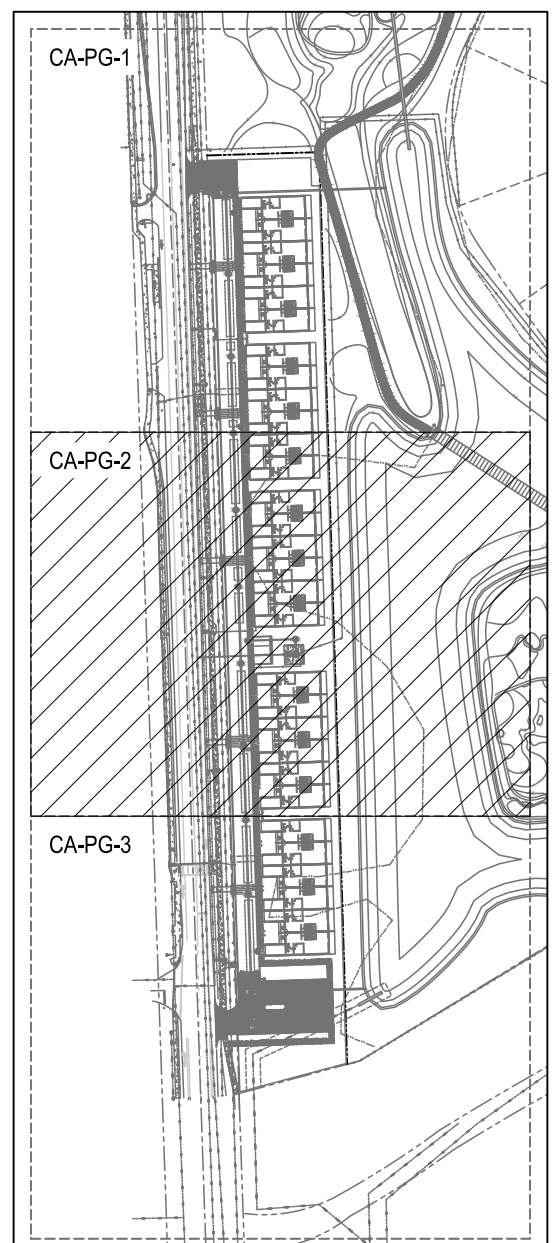
ABBREVIATIONS
PROP. EXIST.
I.E.
M.H.
C.B.
D.W.
R.E.
G.E.
PROPOSED EXISTING
INVERT ELEVATION
MANHOLE
CATCH BASIN
DRAINAGE WELL
RIM ELEVATION
GRATE ELEVATION

REFER TO SHEET CA-PG-1 FOR GENERAL PAVING AND GRADING NOTES

HATCH LEGEND

PROPOSED VEHICULAR
RATED CONCRETE PAVERS
PROPOSED CONCRETE
SIDEWALK
PROPOSED LIMITS OF
MILLING/SURFACING
PROPOSED GOLF
CART PATH

KEY MAP



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0 10 20 40 60
GRAPHIC SCALE IN FEET

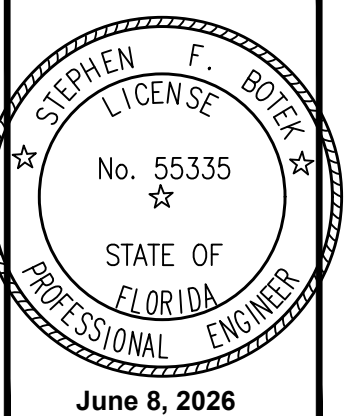
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PAVING AND GRADING PLAN

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Hollywood, Florida

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www.botekthurlow-eng.com P: 954-568-8888 F: 954-568-0757

BTE PROJECT #:
22-0401

PROJECT DATE:
6-5-2024

SHEET #:
CA-PG-2

MATCHLINE - SEE SHEET CA-PG-2

PROPOSED TYPE D CURB
PROPOSED FENCE - REFER TO
ARCHITECTURAL/LANDSCAPE PLANS FOR
DETAILS. NO PORTION OF THE FENCE, GATE OR
FOOTERS ARE TO ENCRoACH WITHIN THE CITY
RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.

EXIST. WOOD POWER POLE WITH GUY
ANCHOR AND 6" X 26" ANCHOR EASEMENT
PLAT BOOK 68, PAGE 26
(EASEMENT TO BE REVISED / RELOCATED AS NEEDED)

EXIST. HANDHOLES

EXIST. PEDESTRIAN SIGNAL

EXIST. EDGE OF PAVEMENT

EXIST. 24" CIP
SANITARY SEWER FORCE MAIN

EXIST. 8" DIP WATER MAIN

EXIST. 6" CIP
SANITARY SEWER FORCE MAIN

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER
CITY OF HOLLYWOOD 'TURF RESTORATION DETAIL' (C-32) AND
'TYPICAL SWALE GRADING' DETAIL (C-33)

EXIST. 30" DIP WATER MAIN

EXIST. 8" DIP WATER MAIN

PROPOSED 5' WIDE CONCRETE SIDEWALK

EXIST. WATER VALVES

DOUGLAS STREET

MATCH PROPOSED DRIVEWAY AT EXISTING
EDGE OF PAVEMENT ELEVATION.
NO CURBS PERMITTED IN RIGHT-OF-WAY.

PROPOSED DETECTABLE WARNING
PER FOOT STANDARD DETAILS

EXIST. WATER VALVE

CROSS SLOPE OF PEDESTRIAN PATH ACROSS
DRIVEWAY SHALL NOT EXCEED 2%

CONNECT PROPOSED DRIVEWAY AT
EXISTING EDGE OF PAVEMENT ELEVATION

PROPOSED DETECTABLE WARNING
PER FOOT STANDARD DETAILS

MATCH PROPOSED DRIVEWAY AT EXISTING
EDGE OF PAVEMENT ELEVATION.
NO CURBS PERMITTED IN RIGHT-OF-WAY.

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER
CITY OF HOLLYWOOD 'TURF RESTORATION DETAIL' (C-32) AND
'TYPICAL SWALE GRADING' DETAIL (C-33)

ROAD ABUTTING SITE (NORTH 56th AVENUE)
SHALL BE FULLY MILLED AND RESURFACED FROM
EDGE OF PAVEMENT TO EDGE OF PAVEMENT

MATCH PROPOSED 5' WIDE CONCRETE
SIDEWALK AT EXISTING SIDEWALK ELEVATION

EXIST. CONCRETE SIDEWALK TO REMAIN

EXIST. 24" CIP
SANITARY SEWER FORCE MAIN

EXIST. 30" DIP WATER MAIN

EXIST. 12" DIP WATER MAIN

EXIST. 6" CIP
SANITARY SEWER FORCE MAIN

NORTH 56th AVENUE

PROPERTY LINE

PROPOSED TOWN HOMES
F.F.E. = 7.50

PROPOSED 12' X 6' SIGHT VISIBILITY
TRIANGLES.
ALL FENCES, WALLS, BUSHES, HEDGES
AND ANY OTHER LANDSCAPING OR PLANT
MATERIAL WITHIN THE VIEW
TRIANGLE SHALL PROVIDE
UNOBSTRUCTED CROSS VISIBILITY AT
A LEVEL BETWEEN 30 INCHES AND 72
INCHES ABOVE GROUND LEVEL.

PROPERTY LINE

PROPERTY LINE

PROPOSED 12' X 6' SIGHT VISIBILITY TRIANGLES.
ALL FENCES, WALLS, BUSHES, HEDGES AND ANY
OTHER LANDSCAPING OR PLANT MATERIAL
WITHIN THE VIEW TRIANGLE SHALL PROVIDE
UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL
BETWEEN 30 INCHES AND 72 INCHES ABOVE
GROUND LEVEL.

EXIST. 60" CMP STORM DRAINAGE

PROPOSED FENCE - REFER TO
ARCHITECTURAL/LANDSCAPE PLANS FOR
DETAILS. NO PORTION OF THE FENCE, GATE OR
FOOTERS ARE TO ENCRoACH WITHIN THE CITY
RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.

REFER TO GOLF COURSE
REDEVELOPMENT PLANS FOR GOLF
COURSE IMPROVEMENTS (TYP.)

EDGE OF LAKE

EXIST. 60" CMP STORM DRAINAGE

PROPOSED ADA PARKING SPACE WITH
5' ACCESS AISLE AND ADA SIGN
PER CITY OF HOLLYWOOD STANDARDS

EXIST. CHAIN LINK FENCE

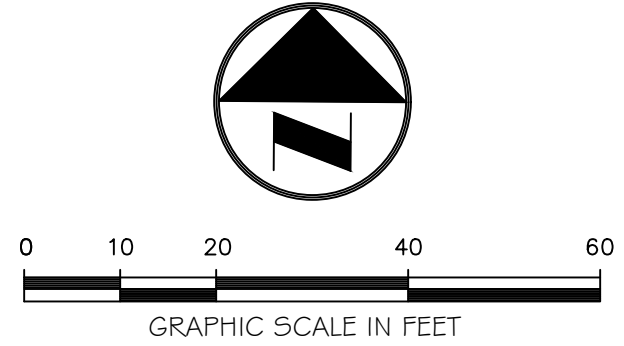
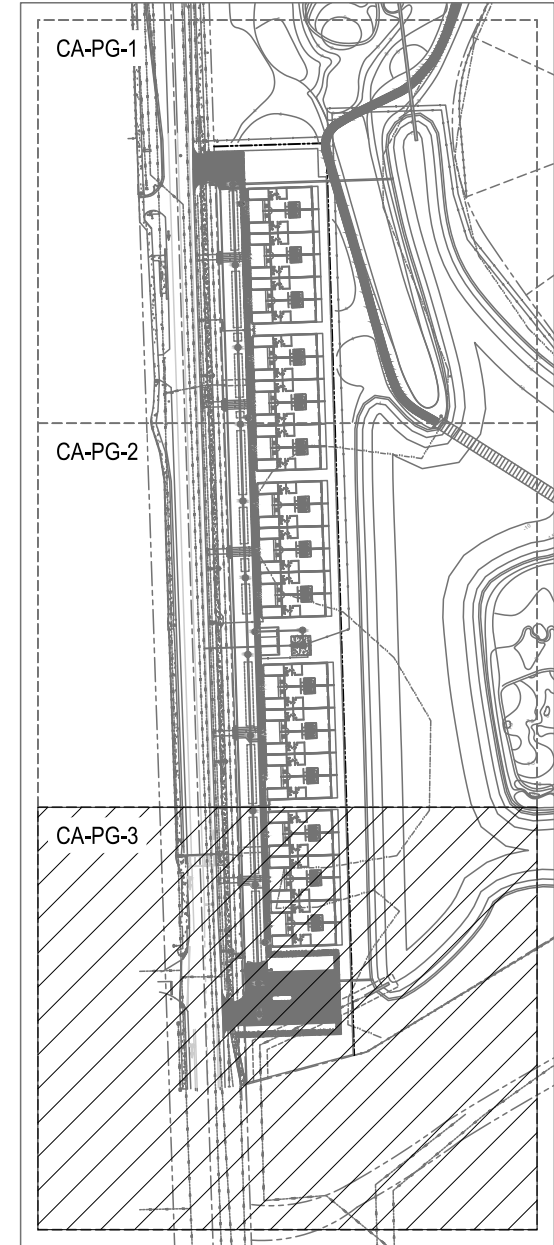
EXIST. 60" CMP STORM DRAINAGE

PAVING AND GRADING LEGEND	
PROPERTY or R/W LINE	ABBREVIATIONS
CENTER LINE	PROP. PROPOSED
NON VEHICULAR ACCESS LINE	EXIST. EXISTING
	I.E. INVERT ELEVATION
	M.H. MANHOLE
	C.B. CATCH BASIN
	D.W. DRAINAGE WELL
	R.E. RIM ELEVATION
	G.E. GRATE ELEVATION
CROSS SECTION	

REFER TO SHEET CA-PG-1 FOR
GENERAL PAVING AND GRADING NOTES

HATCH LEGEND	
	PROPOSED VEHICULAR RATED CONCRETE PAVERS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LIMITS OF MILLING/RESURFACING
	PROPOSED GOLF CART PATH

KEY MAP



Always call 811 two full business days before you dig to
have underground utilities located and marked.

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BTE REF DATE: 6-8-2026

REVISIONS	DATE	#

STEPHEN F. BOTEK
LICENSE
No. 55335
STATE OF FLORIDA
PROFESSIONAL ENGINEER
June 8, 2026

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PAVING AND GRADING PLAN

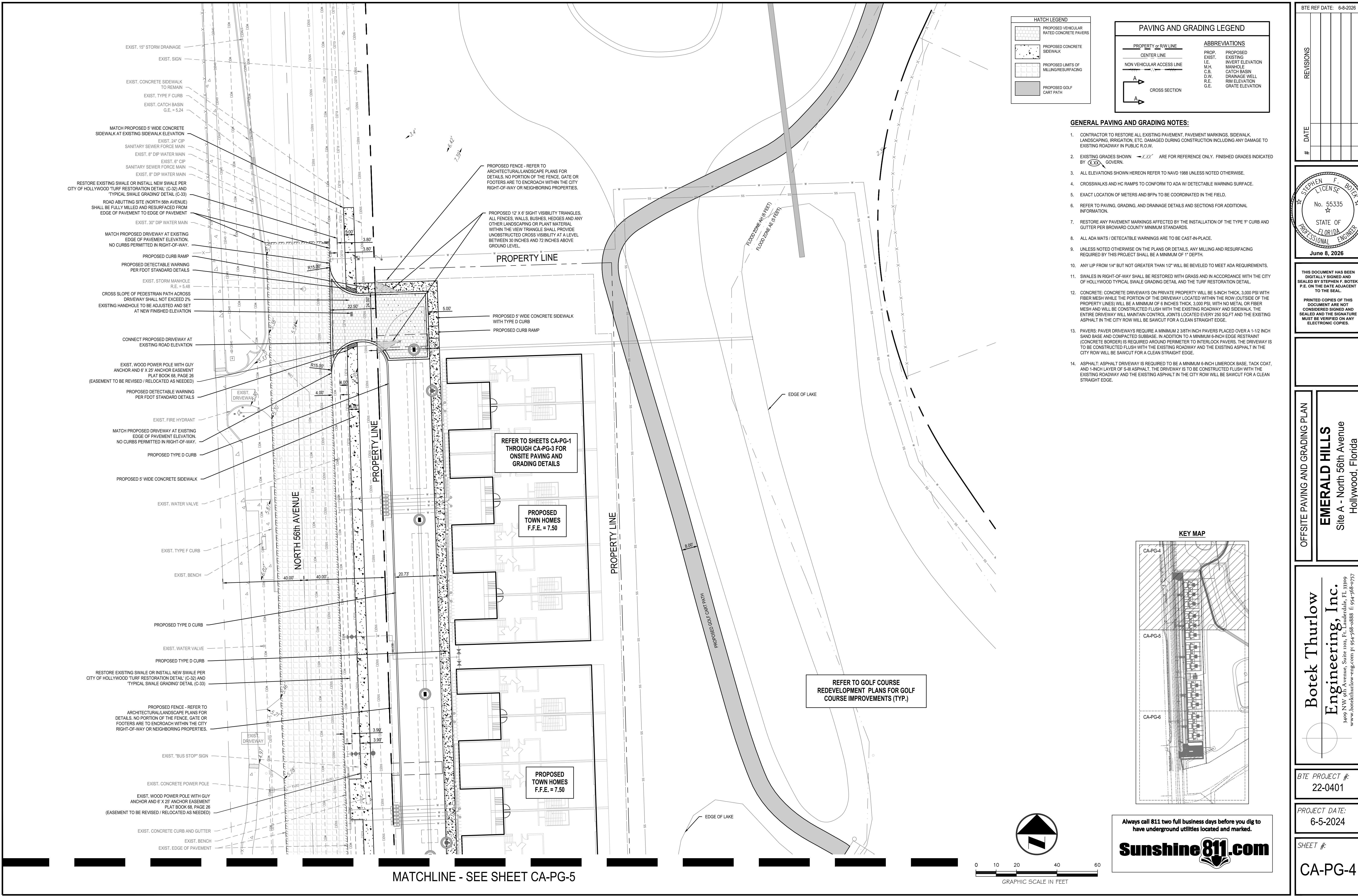
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BTE PROJECT #:
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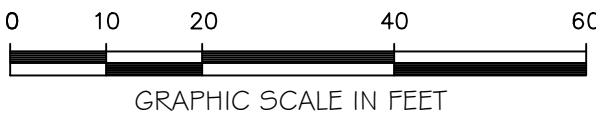
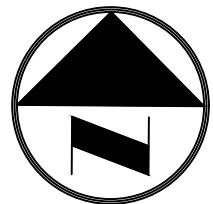
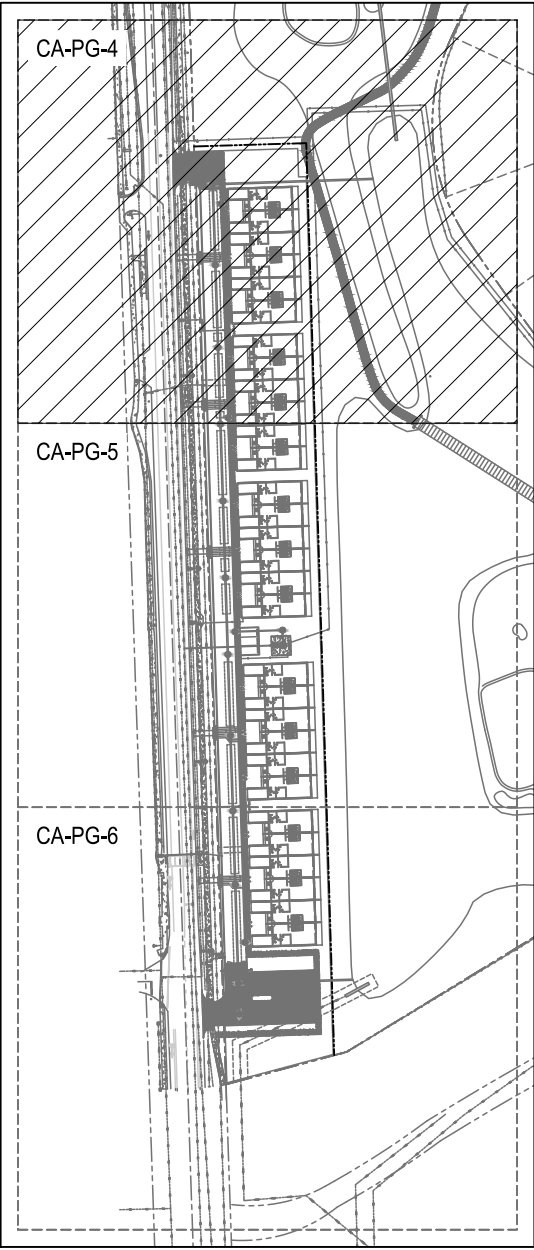
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	PROPOSED CONCRETE SIDEWALK
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	PROPOSED GOLF CART PATH

PAVING AND GRADING LEGEND	
PROPERTY or R/W LINE	ABBREVIATIONS
CENTER LINE	PROP. EXIST. PROPOSED
NON VEHICULAR ACCESS LINE	I.E. EXIST. INVERT ELEVATION
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	D.W. DRAINAGE WELL
	R.E. RIM ELEVATION
	G.E. GRATE ELEVATION
CROSS SECTION	

GENERAL PAVING AND GRADING NOTES:

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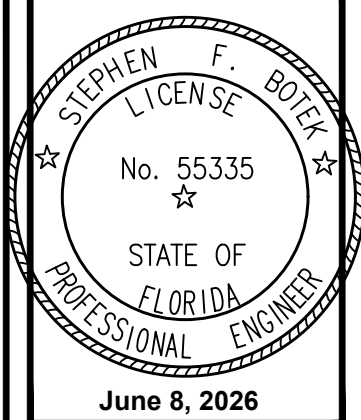
KEY MAP



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BTE REF DATE: 6-8-2026	
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OFFSITE PAVING AND GRADING PLAN

EMERALD HILLS
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22-0401

PROJECT DATE:
6-5-2024

SHEET #:

CA-PG-4

MATCHLINE - SEE SHEET CA-PG-4

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER CITY OF HOLLYWOOD TURF RESTORATION DETAIL (C-32) AND TYPICAL SWALE GRADING DETAIL (C-33)

PROPOSED TYPE D CURB

EXIST. 24" CIP SANITARY SEWER FORCE MAIN

EXIST. 8" DIP WATER MAIN

EXIST. 6" CIP SANITARY SEWER FORCE MAIN

EXIST. 30" DIP WATER MAIN

EXIST. 8" DIP WATER MAIN

ROAD ABUTTING SITE (NORTH 56th AVENUE) SHALL BE FULLY MILLED AND RESURFACED FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT

PROPOSED FENCE - REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR DETAILS. NO PORTION OF THE FENCE, GATE OR FOOTERS ARE TO ENCR OACH WITHIN THE CITY RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.

EXIST. WOOD POWER POLE

EXIST. EDGE OF PAVEMENT

PROPOSED TYPE D CURB

PROPOSED FENCE - REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR DETAILS. NO PORTION OF THE FENCE, GATE OR FOOTERS ARE TO ENCR OACH WITHIN THE CITY RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER CITY OF HOLLYWOOD TURF RESTORATION DETAIL (C-32) AND TYPICAL SWALE GRADING DETAIL (C-33)

NORTH 56th AVENUE

PROPERTY LINE

PROPERTY LINE

PROPOSED TOWN HOMES
F.F.E. = 7.50

REFER TO SHEETS CA-PG-1
THROUGH CA-PG-3 FOR
ONSITE PAVING AND
GRADING DETAILS

PROPOSED TOWN HOMES
F.F.E. = 7.50

PROPOSED TOWN HOMES
F.F.E. = 7.50

FLOOD ZONE AH (6 FEET)
FLOOD ZONE AE (5 FEET)

EDGE OF LAKE

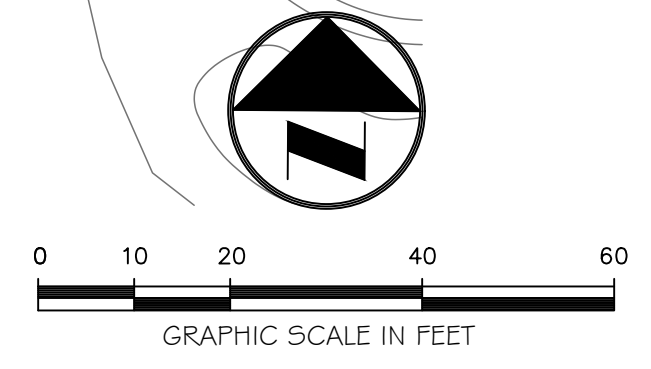
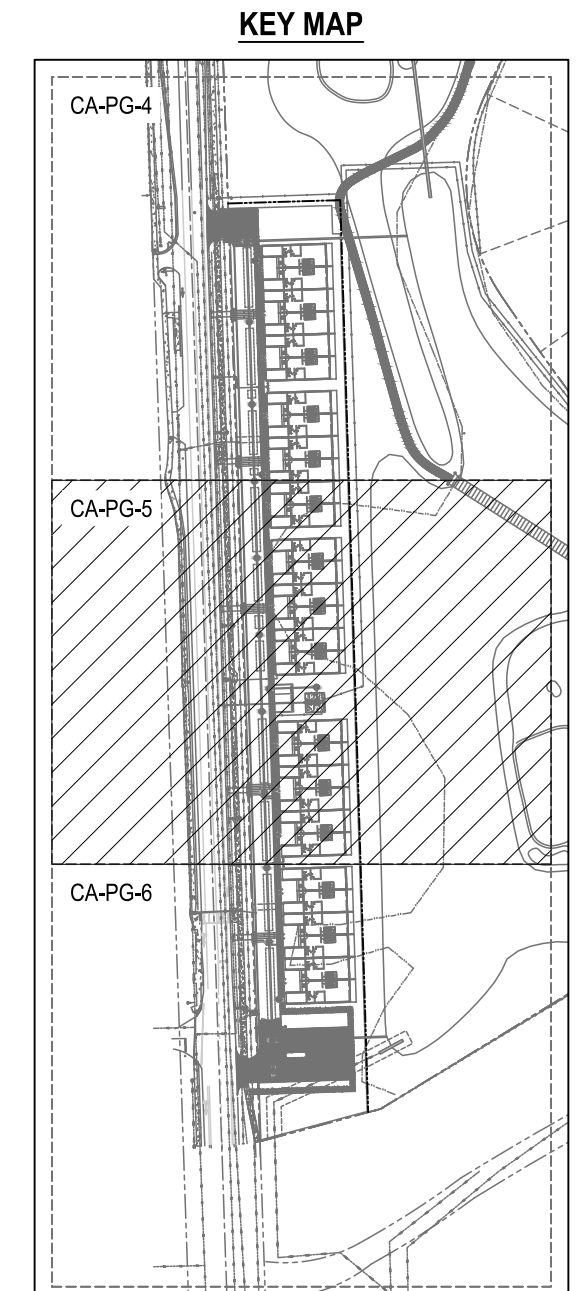
PROPOSED TYPE D CURB

REFER TO GOLF COURSE
REDEVELOPMENT PLANS FOR GOLF
COURSE IMPROVEMENTS (TYP.)

PAVING AND GRADING LEGEND	
PROPERTY or R/W LINE	ABBREVIATIONS
CENTER LINE	PROP. EXIST.
NON VEHICULAR ACCESS LINE	PROPOSED EXISTING
	I.E. INVERT ELEVATION
	M.H. MANHOLE
	C.B. CATCH BASIN
	D.W. DRAINAGE WELL
	R.E. RIM ELEVATION
	G.E. GRATE ELEVATION
A A	CROSS SECTION

REFER TO SHEET CA-PG-4 FOR
GENERAL PAVING AND GRADING NOTES

HATCH LEGEND	
	PROPOSED VEHICULAR RATED CONCRETE PAVERS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LIMITS OF MILLING/SURFACING
	PROPOSED GOLF CART PATH



MATCHLINE - SEE SHEET CA-PG-6

BTE REF DATE: 6-8-2026

REVISIONS	DATE	#

STEPHEN F. BOTEK
LICENSE
No. 55335
STATE OF FLORIDA
PROFESSIONAL ENGINEER
June 8, 2026

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OFFSITE PAVING AND GRADING PLAN

EMERALD HILLS
Site A - North 56th Avenue
Hollywood, Florida

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3400 NW 9th Avenue, Suite 102, Ft. Lauderdale, FL 33309
www.botekthurlow-eng.com P: 954-568-8888 F: 954-568-0777

BTE PROJECT #:
22-0401

PROJECT DATE:
6-5-2024

SHEET #:
CA-PG-5

MATCHLINE - SEE SHEET CA-PG-5

PROPOSED TYPE D CURB
PROPOSED FENCE - REFER TO
ARCHITECTURAL/LANDSCAPE PLANS FOR
DETAILS. NO PORTION OF THE FENCE, GATE OR
FOOTERS ARE TO ENCRoACH WITHIN THE CITY
RIGHT-OF-WAY OR NEIGHBORING PROPERTIES.
EXIST. WOOD POWER POLE WITH GUY
ANCHOR AND 6" X 26" ANCHOR EASEMENT
PLAT BOOK 68, PAGE 26
(EASEMENT TO BE REVISED / RELOCATED AS NEEDED)

EXIST. HANDHOLES

EXIST. PEDESTRIAN SIGNAL

EXIST. EDGE OF PAVEMENT

EXIST. 24" CIP
SANITARY SEWER FORCE MAIN

EXIST. 8" DIP WATER MAIN

EXIST. 6" CIP
SANITARY SEWER FORCE MAIN

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER
CITY OF HOLLYWOOD 'TURF RESTORATION DETAIL' (C-32) AND
'TYPICAL SWALE GRADING' DETAIL (C-33)

EXIST. 30" DIP WATER MAIN

EXIST. 8" DIP WATER MAIN

PROPOSED 5' WIDE CONCRETE SIDEWALK

EXIST. WATER VALVES

DOUGLAS STREET

MATCH PROPOSED DRIVEWAY AT EXISTING
EDGE OF PAVEMENT ELEVATION.
NO CURBS PERMITTED IN RIGHT-OF-WAY.

PROPOSED DETECTABLE WARNING
PER FOOT STANDARD DETAILS

EXIST. WATER VALVE

CROSS SLOPE OF PEDESTRIAN PATH ACROSS
DRIVEWAY SHALL NOT EXCEED 2%

CONNECT PROPOSED DRIVEWAY AT
EXISTING EDGE OF PAVEMENT ELEVATION

PROPOSED DETECTABLE WARNING
PER FOOT STANDARD DETAILS

MATCH PROPOSED DRIVEWAY AT EXISTING
EDGE OF PAVEMENT ELEVATION.
NO CURBS PERMITTED IN RIGHT-OF-WAY.

RESTORE EXISTING SWALE OR INSTALL NEW SWALE PER
CITY OF HOLLYWOOD 'TURF RESTORATION DETAIL' (C-32) AND
'TYPICAL SWALE GRADING' DETAIL (C-33)

ROAD ABUTTING SITE (NORTH 56th AVENUE)
SHALL BE FULLY MILLED AND RESURFACED FROM
EDGE OF PAVEMENT TO EDGE OF PAVEMENT

MATCH PROPOSED 5' WIDE CONCRETE
SIDEWALK AT EXISTING SIDEWALK ELEVATION

EXIST. CONCRETE SIDEWALK TO REMAIN

EXIST. 24" CIP
SANITARY SEWER FORCE MAIN

EXIST. 30" DIP WATER MAIN

EXIST. 12" DIP WATER MAIN

EXIST. 6" CIP
SANITARY SEWER FORCE MAIN

REFER TO SHEETS CA-PG-1
THROUGH CA-PG-3 FOR
ONSITE PAVING AND
GRADING DETAILS

PROPOSED
TOWN HOMES
F.F.E. = 7.50

PROPOSED 12' X 6' SIGHT VISIBILITY
TRIANGLES.
ALL FENCES, WALLS, BUSHES, HEDGES
AND ANY OTHER LANDSCAPING OR PLANT MATERIAL
WITHIN THE VIEW TRIANGLE SHALL PROVIDE
UNOBSTRUCTED CROSS VISIBILITY AT
A LEVEL BETWEEN 30 INCHES AND 72
INCHES ABOVE GROUND LEVEL.

PROPOSED 12' X 6' SIGHT VISIBILITY TRIANGLES.
ALL FENCES, WALLS, BUSHES, HEDGES AND ANY
OTHER LANDSCAPING OR PLANT MATERIAL
WITHIN THE VIEW TRIANGLE SHALL PROVIDE
UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL
BETWEEN 30 INCHES AND 72 INCHES ABOVE
GROUND LEVEL.

EXIST. 60" CMP STORM DRAINAGE

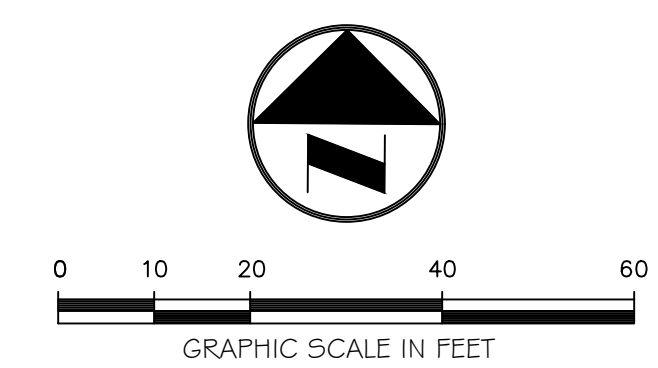
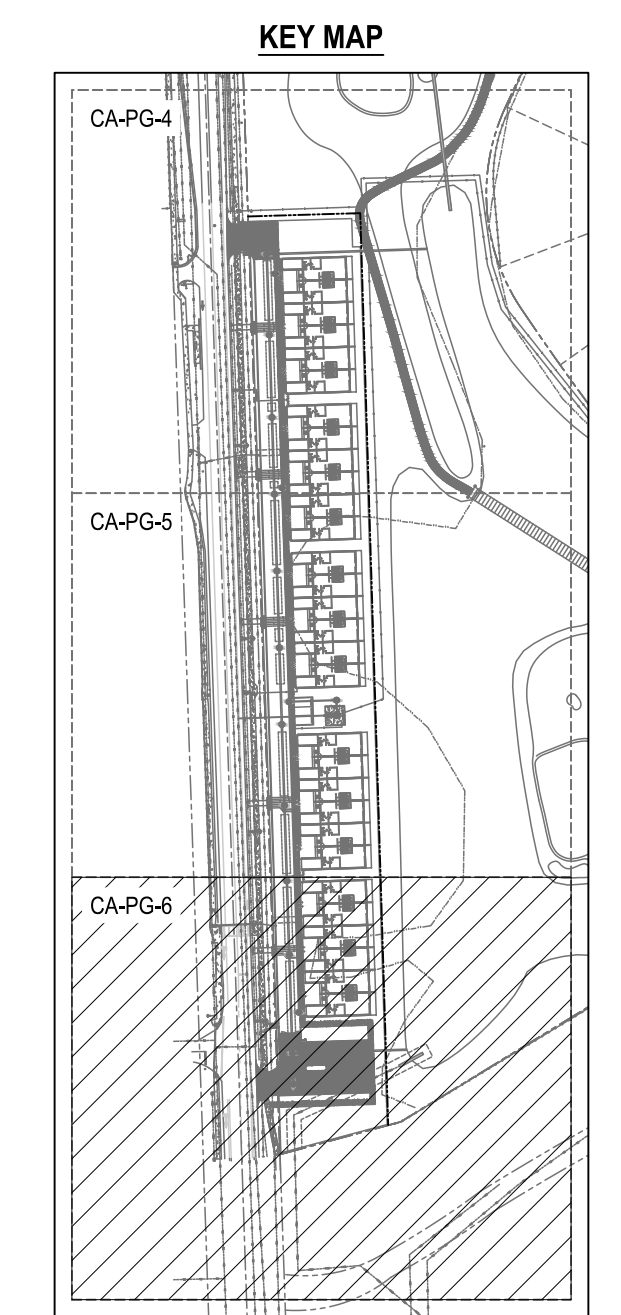
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REFER TO GOLF COURSE
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PAVING AND GRADING LEGEND			
PROPERTY or R/W LINE		ABBREVIATIONS	
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		D.W.	DRAINAGE WELL
		R.E.	RIM ELEVATION
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A	A	CROSS SECTION	

REFER TO SHEET CA-PG-4 FOR
GENERAL PAVING AND GRADING NOTES

HATCH LEGEND	
	PROPOSED VEHICULAR RATED CONCRETE PAVERS
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LIMITS OF MILLING/SURFACING
	PROPOSED GOLF CART PATH



Always call 811 two full business days before you dig to
have underground utilities located and marked.

Sunshine811.com

BTE REF DATE: 6-8-2026

REVISIONS	DATE	#

STEPHEN F. BOTEK
LICENSE
No. 55335
STATE OF FLORIDA
PROFESSIONAL ENGINEER
June 8, 2026

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OFFSITE PAVING AND GRADING PLAN

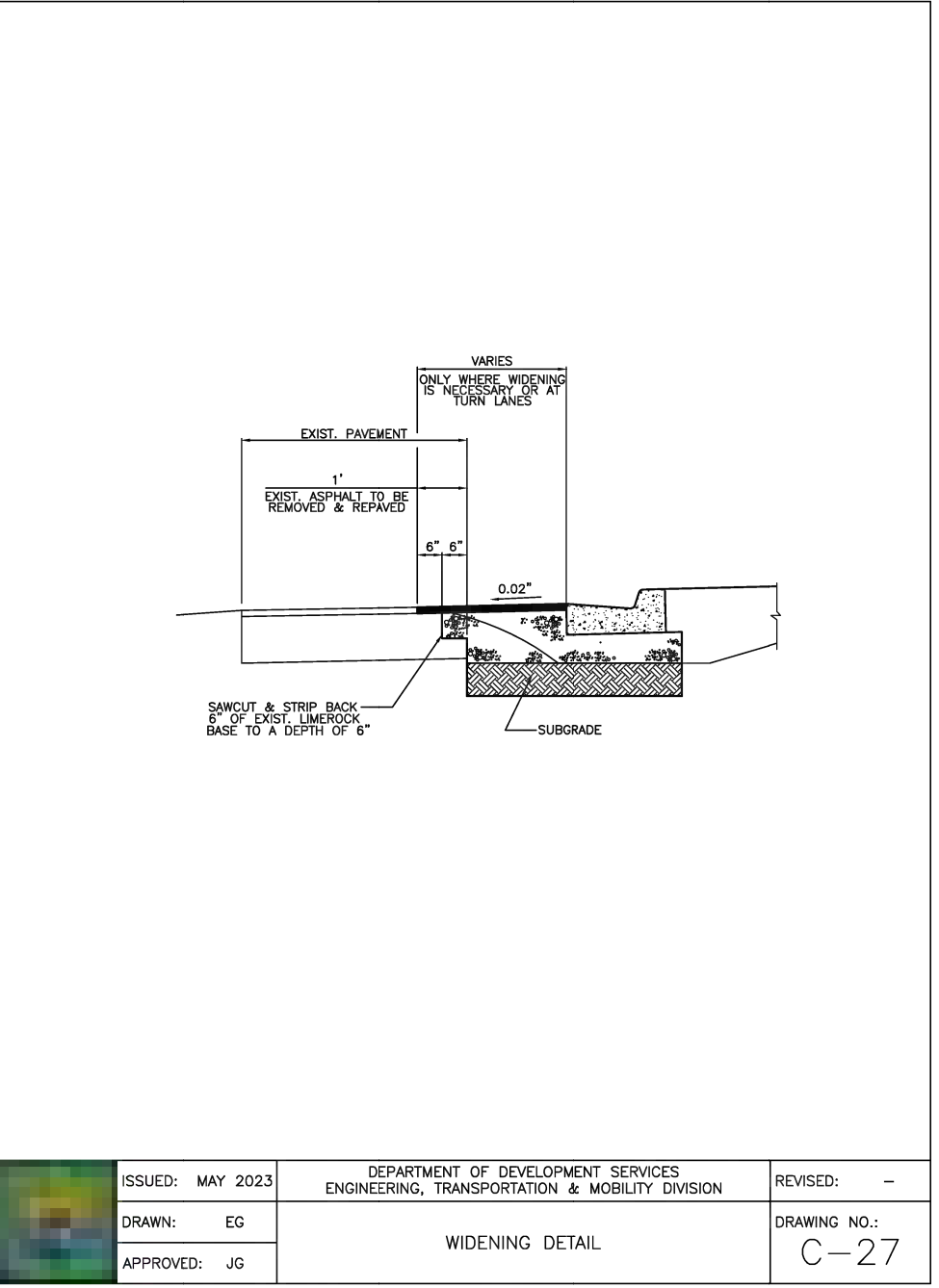
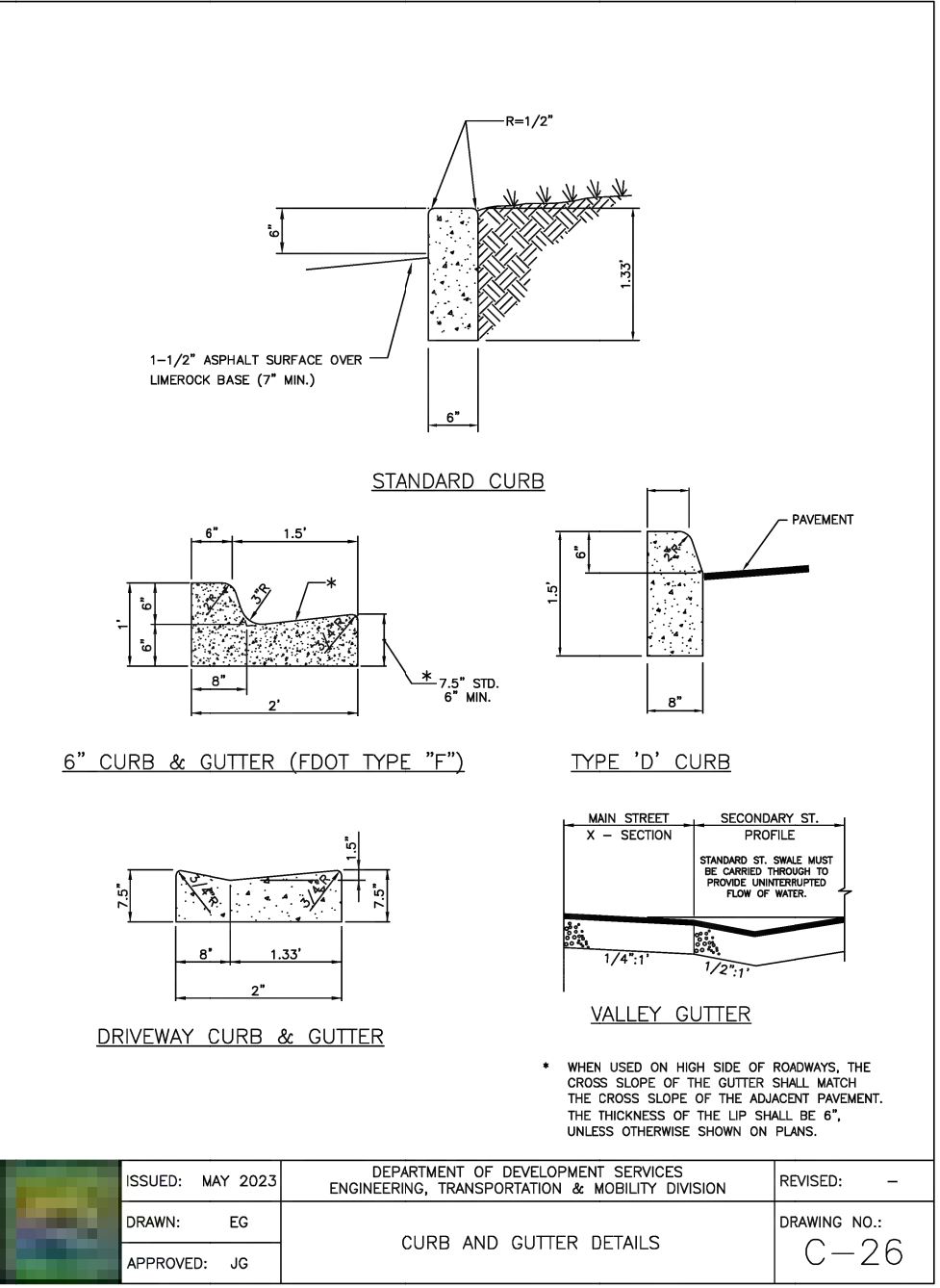
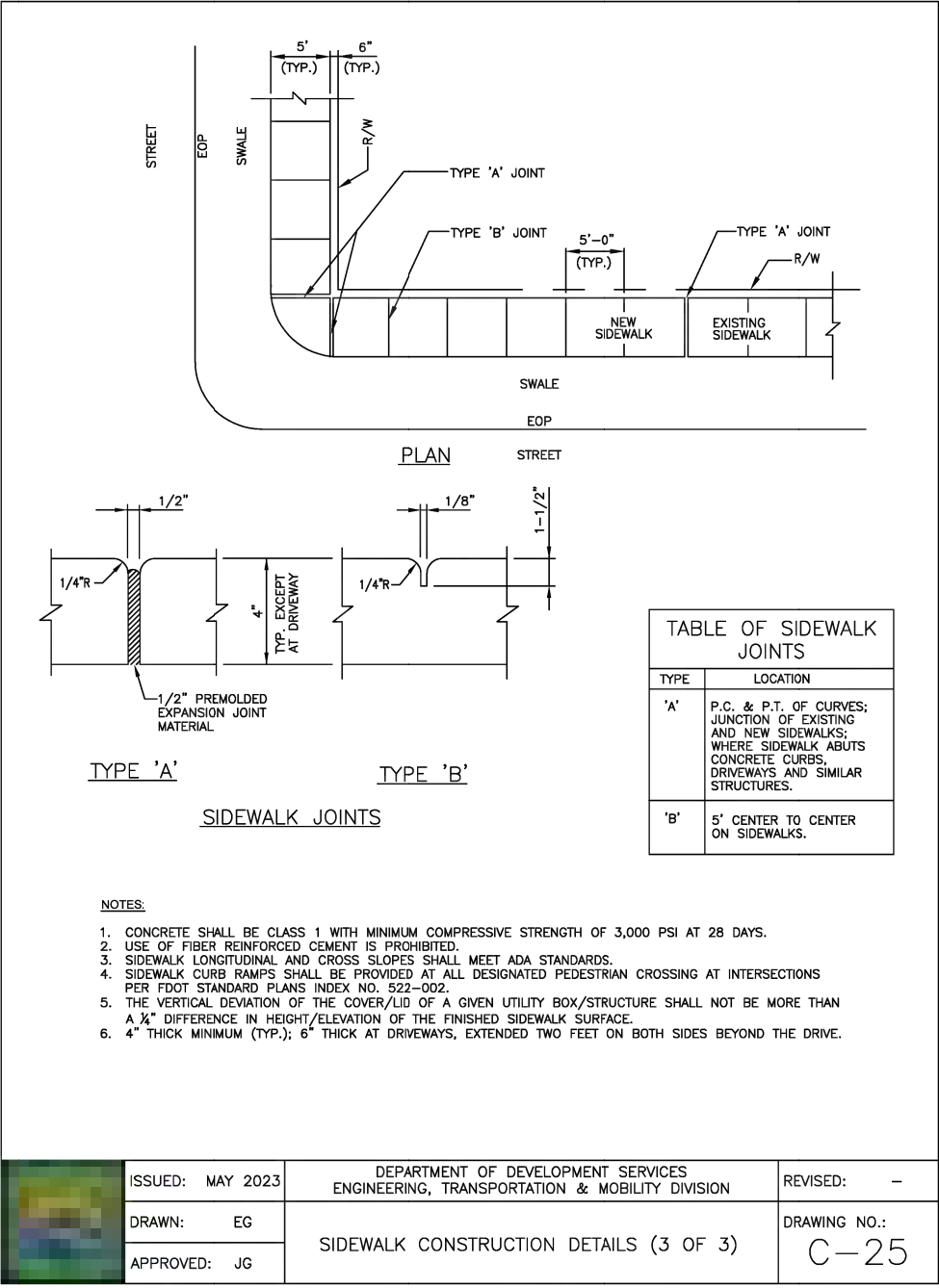
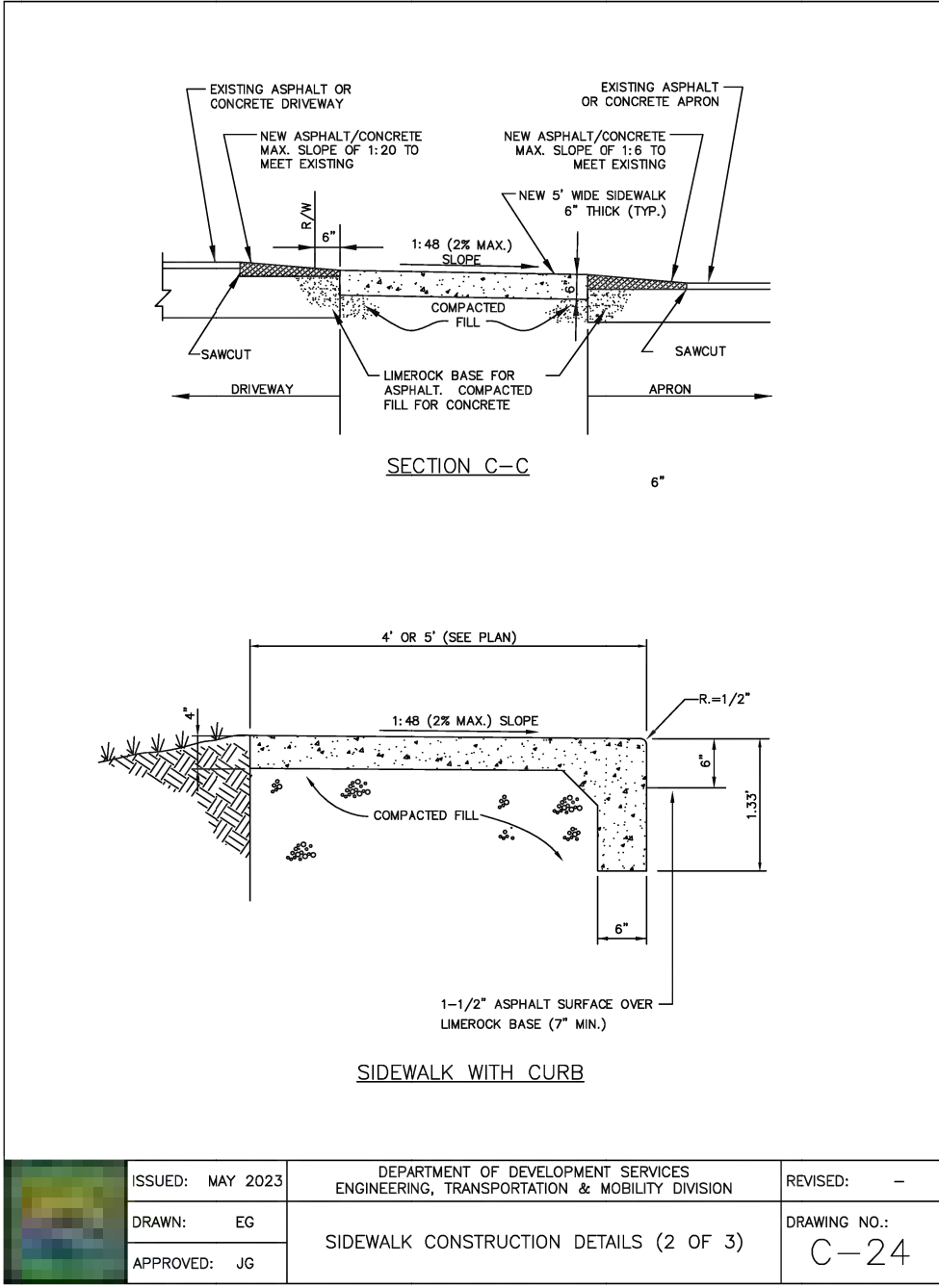
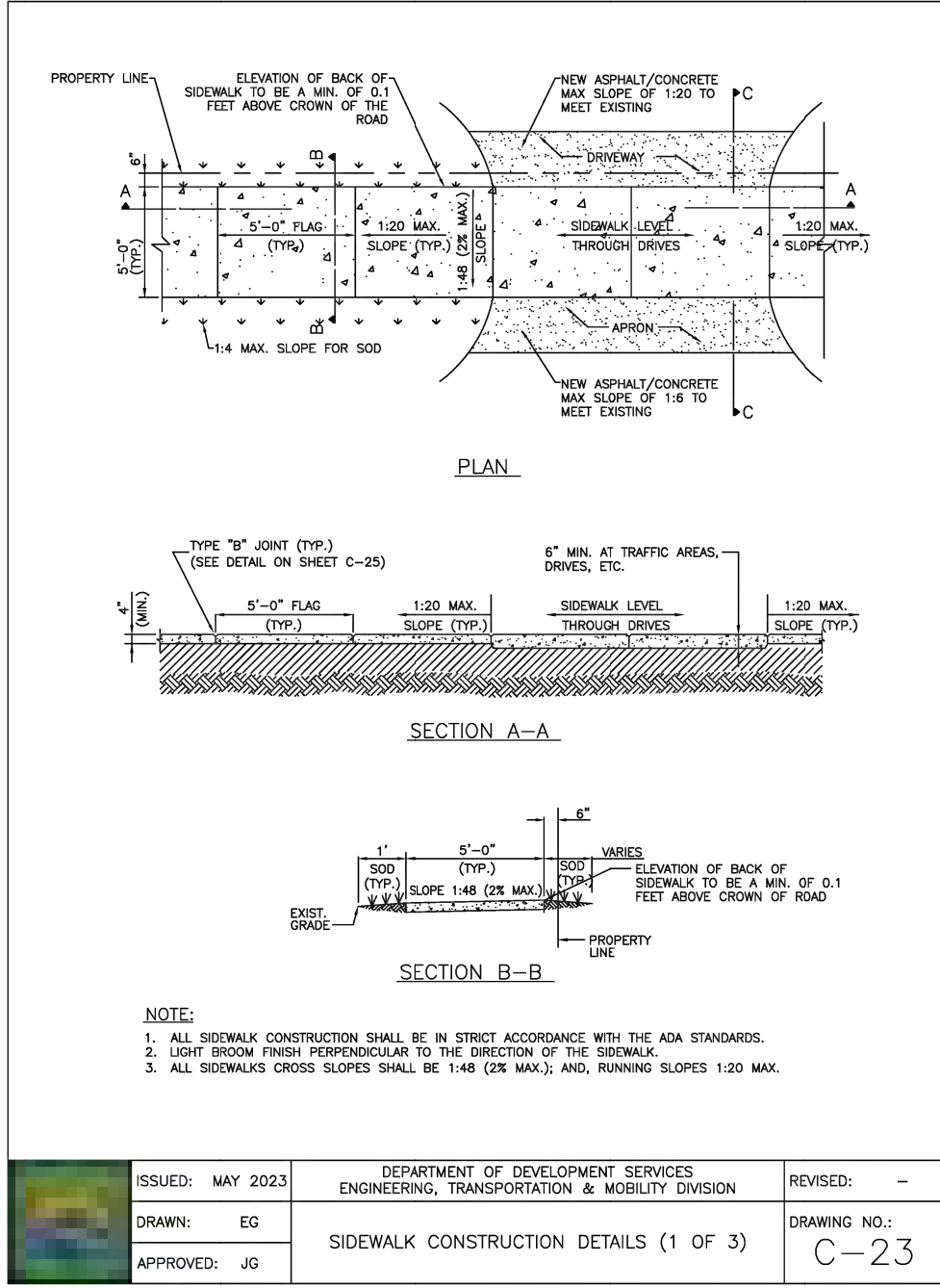
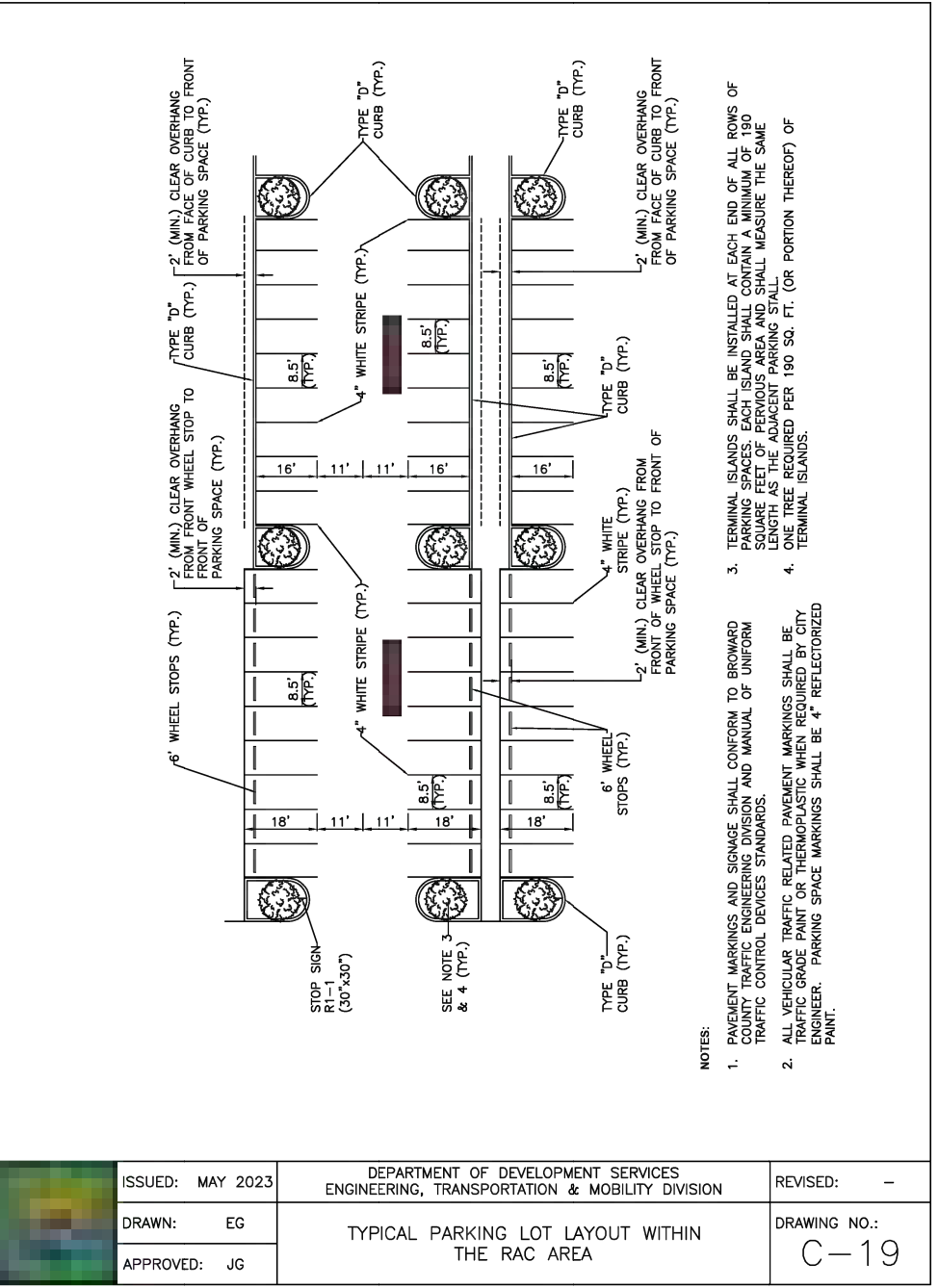
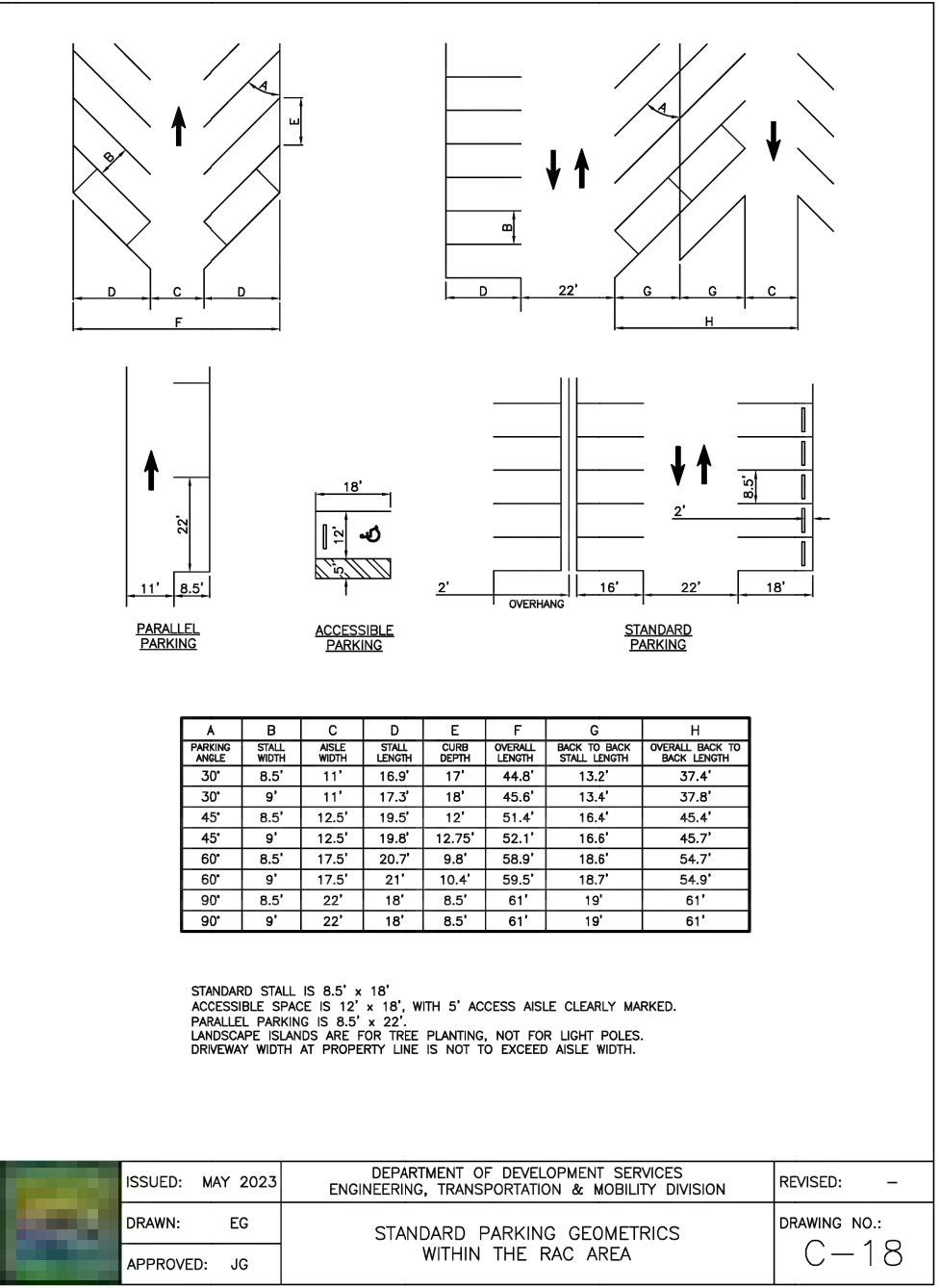
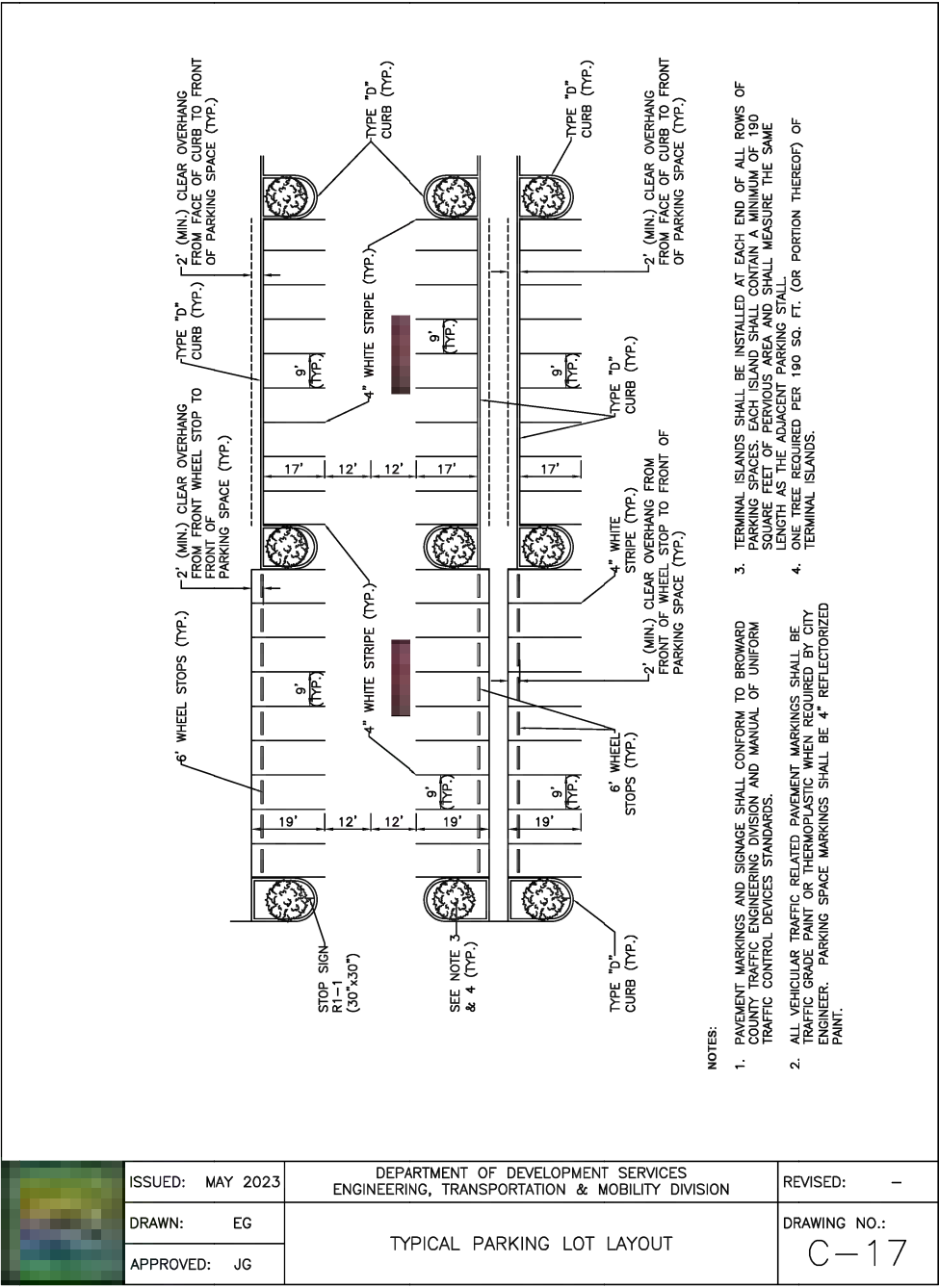
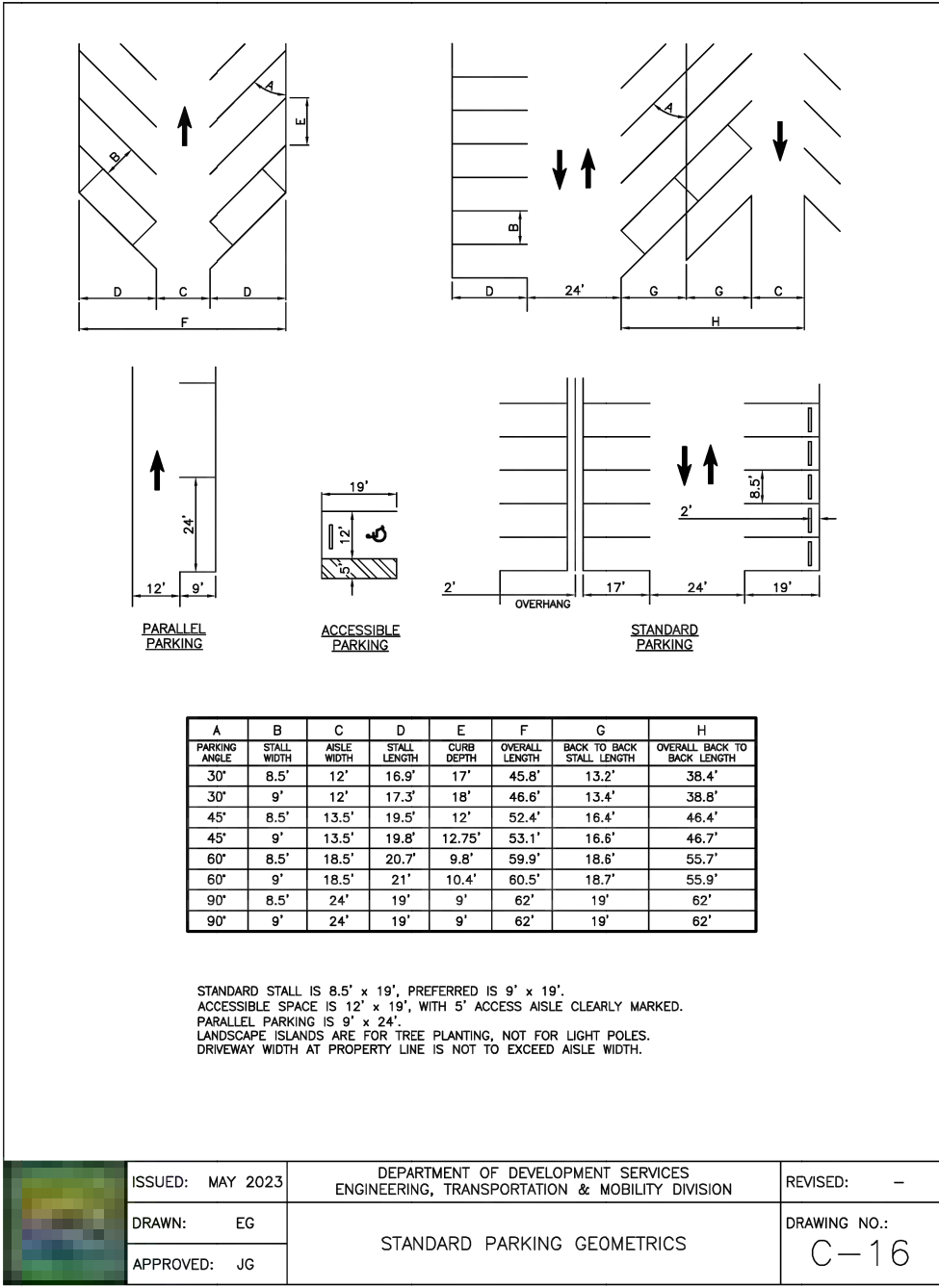
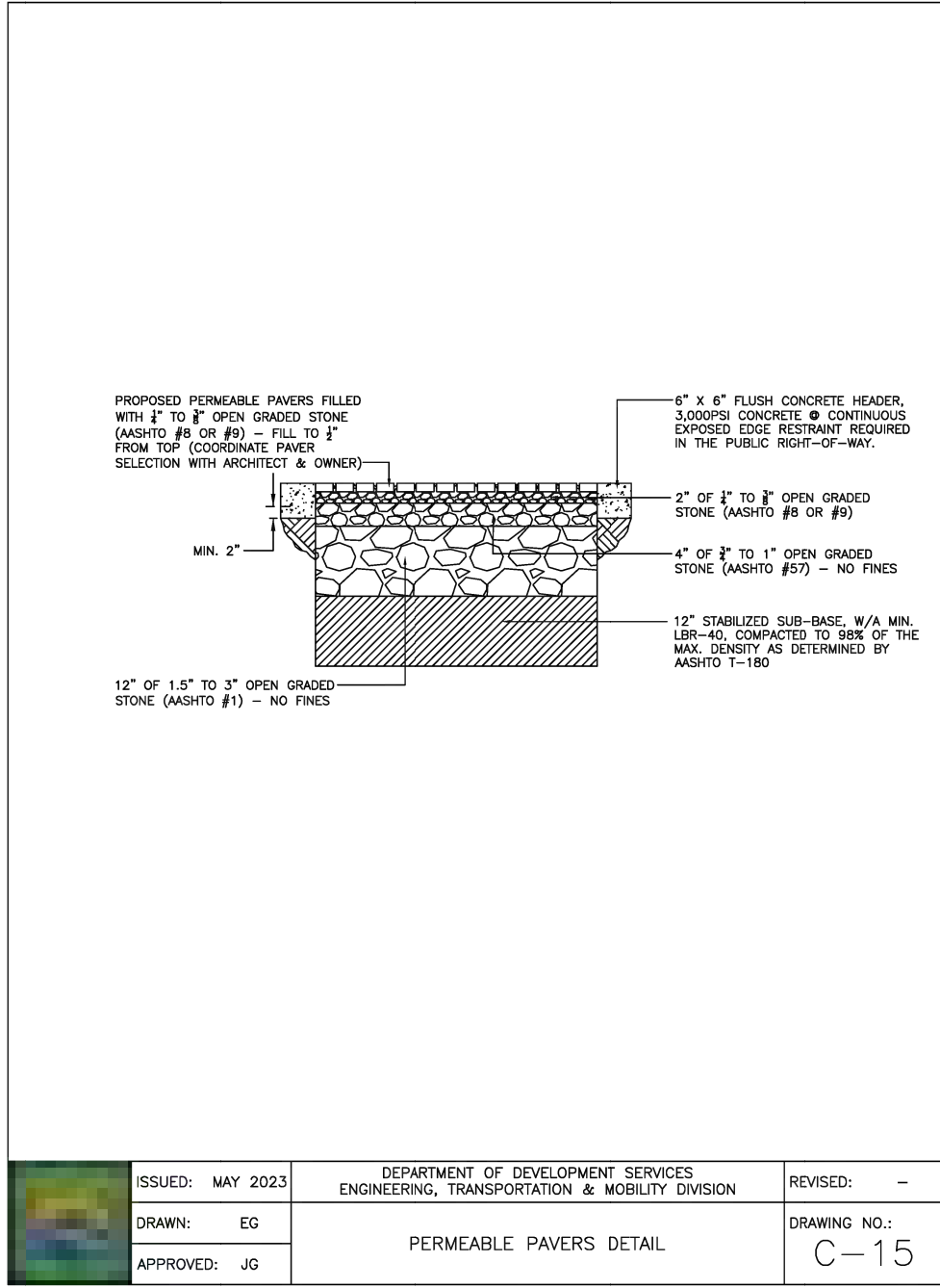
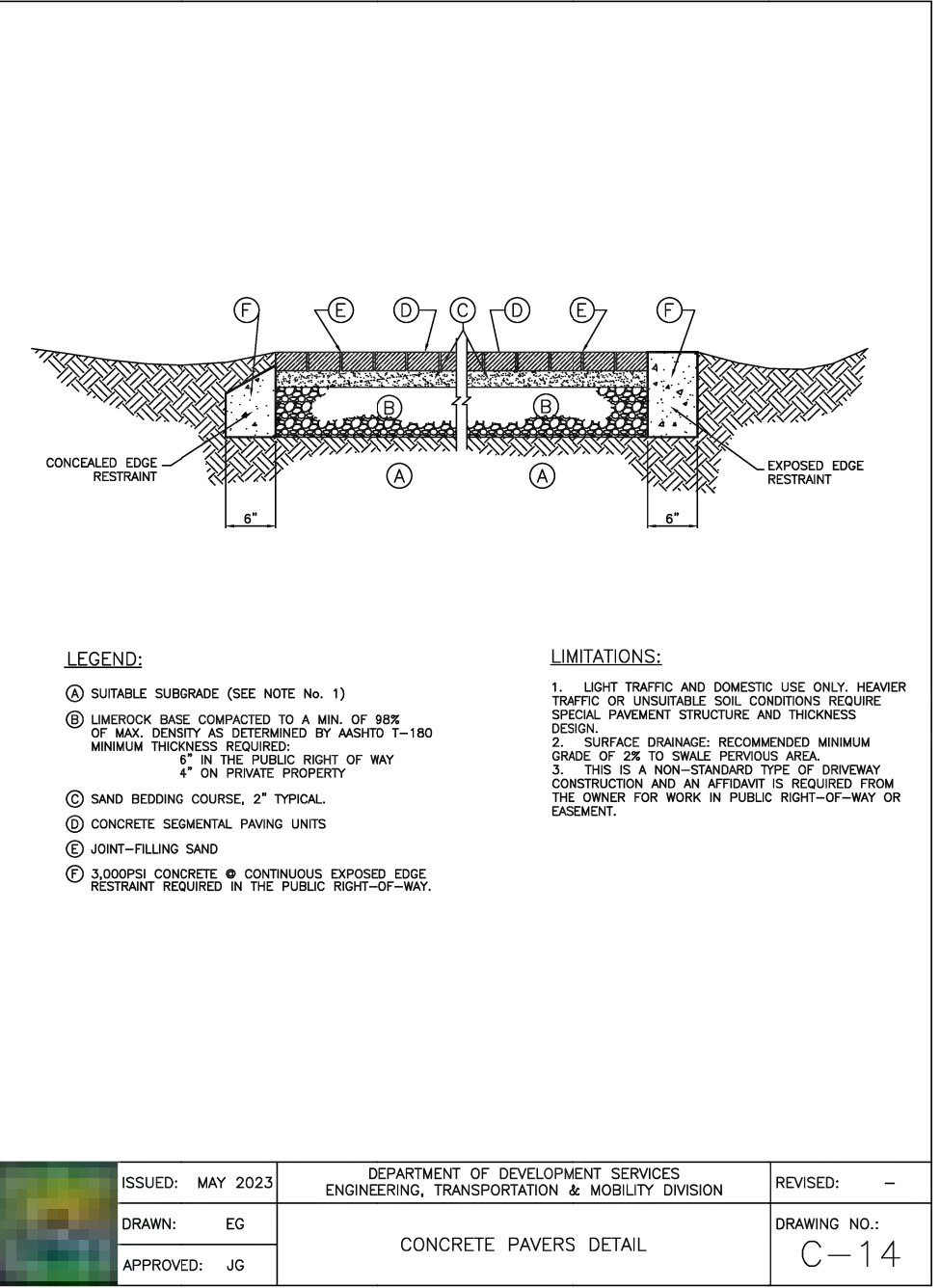
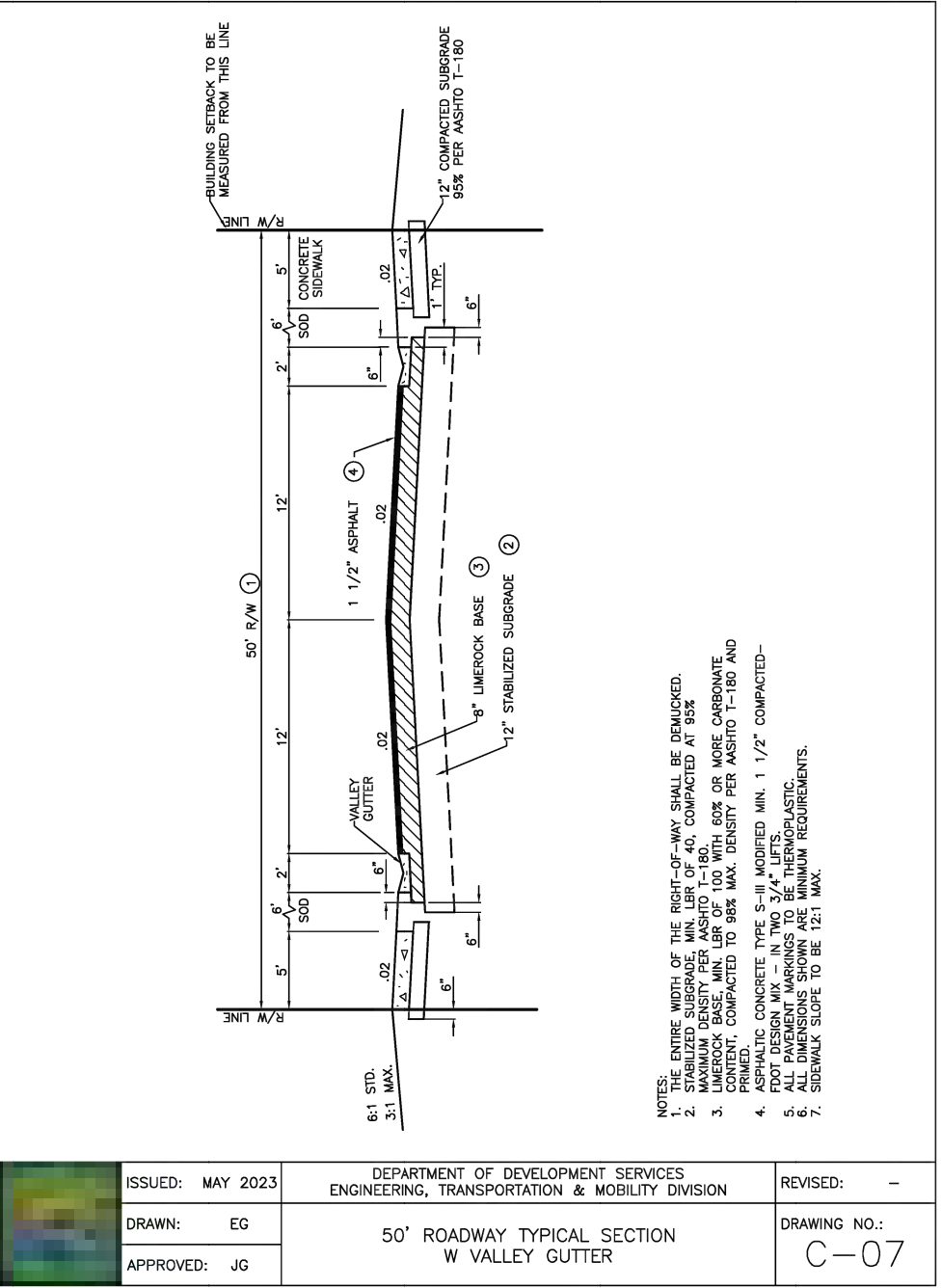
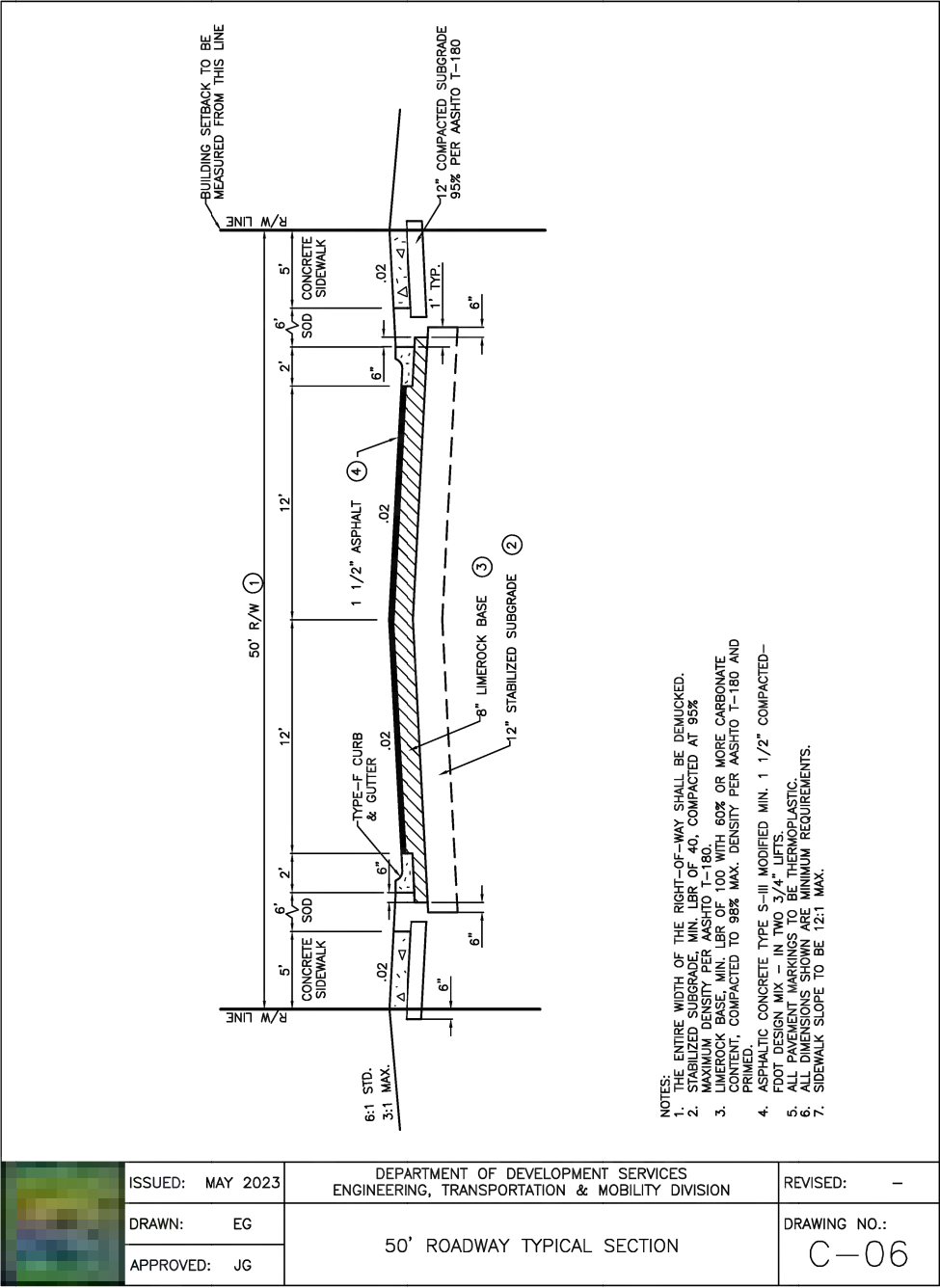
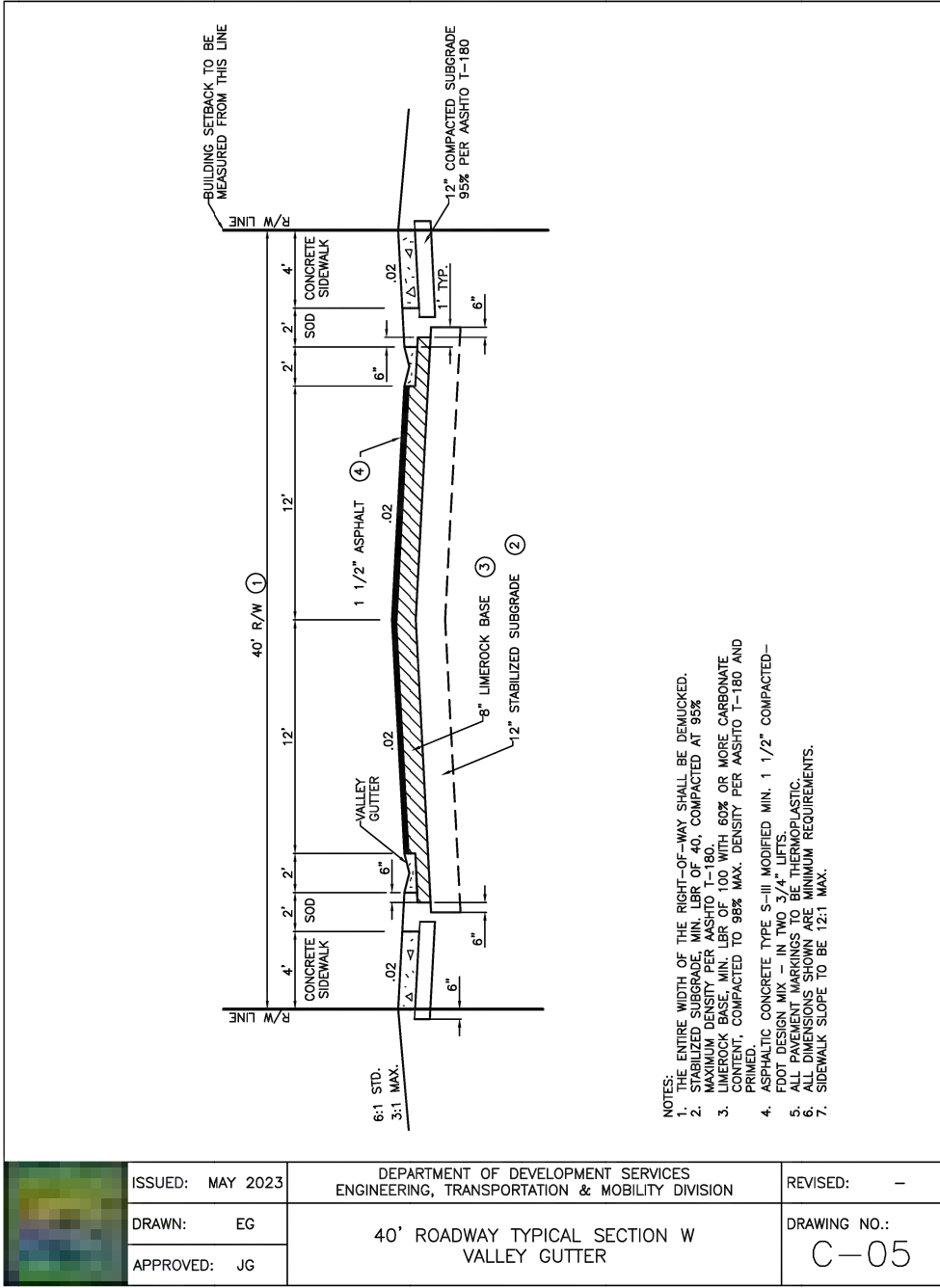
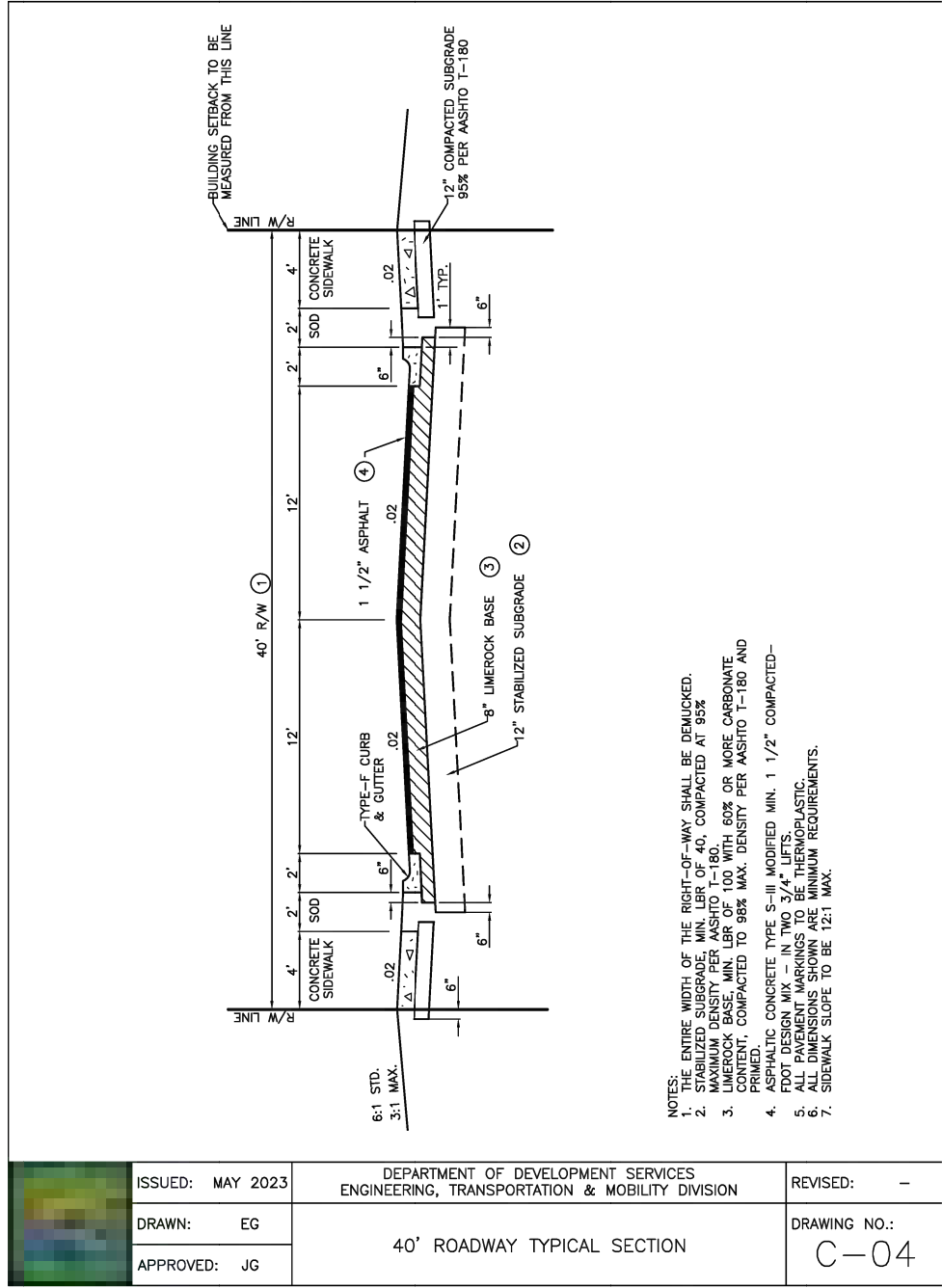
EMERALD HILLS
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BTE PROJECT #:
22-0401

PROJECT DATE:
6-5-2024

SHEET #:
CA-PG-6



BTE REF DATE: 6-8-2020

REVISIONS	DATE	#

STEPHEN F. BOTEK
No. 55335
STATE OF FLORIDA
PROFESSIONAL ENGINEER
June 8, 2026

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PAVING, GRADING AND DRAINAGE DETAILS

EMERALD HILLS

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Hollywood, Florida

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22-0401

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