Exhibit A

NORTH ELEVATION

SCALE: 1/32" = 1'-0".

PLANS RECEIVED
October 19, 2012
CITY OF HALLANDALE BEACH
DEVELOPMENT SERVICE DEPT.

HALLANDALE BEACH SHOPPES

HALLANDALE BEACH, FL

MANUEL SYNALOVSKI ASSOCIATES, LLC
architecture • interior design • planning
1800 Eller Drive, Suite 500 • Fort Lauderdale, FL 33316
Telephone 954•961•6806 • Facsimile 954•961•6807

SCALE: 1' = 30'-0"

HALLANDALE BEACH SHOPPES

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SKETCH OF BOUNDARY SURVEY

DESCRIPTION:

PARCEL 1:

THE NORTH 154.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; LESS THE NORTH 50.00 FEET THEREOF; LESS THE WEST 25.00 FEET THEREOF; AND LESS THE EAST 134.00 FEET THEREOF; IN SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION CONVEYED TO BROWARD COUNTY, FLORIDA IN THE DEED DATED MAY 7, 1979, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 WITH THE EAST LINE OF THE WEST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN NORTH 87°35'34" EAST ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 19.84 FEET; THENCE RUN SOUTH 42°49'05" WEST, FOR A DISTANCE OF 28.17 FEET; THENCE RUN NORTH 01°57'23" WEST ALONG THE EAST LINE OF THE WEST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 19.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

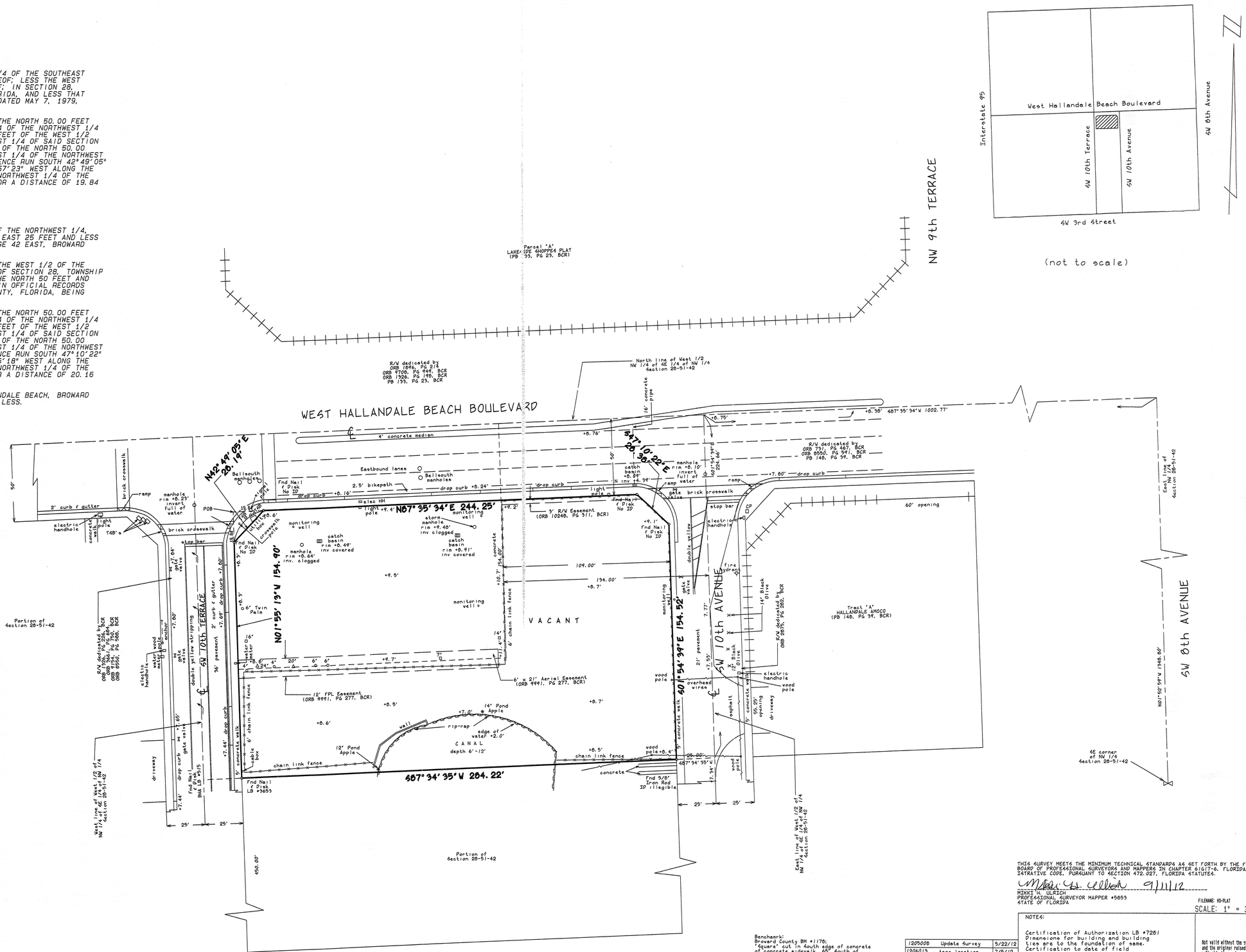
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 450 FEET, LESS THE WEST 25 FEET, LESS THE EAST 25 FEET AND LESS THE NORTH 154 FEET OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND INCLUDING THE WEST 109 FEET OF THE EAST 134 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 50 FEET AND LESS THE SOUTH 450 FEET AND LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 8550, PAGE 588 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 WITH THE WEST LINE OF THE EAST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 87°35'34" WEST ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 20.16 FEET; THENCE RUN SOUTH 47°10'22" EAST FOR A DISTANCE OF 28.40 FEET; THENCE RUN NORTH 01°56'18" WEST ALONG THE WEST LINE OF THE EAST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 20.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 49,257 (1.131 ACRES) MORE OR LESS.

Folio #: 5142 28 00 0191
5142 28 00 0190



LEGEND:
BCR - Broward County Records
℄ - Centerline
DCR - Dade County Records
Fnd - Found
FDOT- Florida Department of Transportation
FPL - Florida Power and Light
HH - Handhole
ID - Identification
LB - Licensed Business
MW - Monitering Well
ORB - Official Records Book
O/S - Offset
PB - Plat Book
PG - Page
POB - Point of Beginning
POC - Point of Commencement
PRM - Permanent Reference Monument
R/W - Right-of-Way
SF - Square footage
UE - Utility Easement
+++ - Non-vehicular access line

Tree Legend:
X - Black Olive
O - Palm Tree
□ - Oak Tree
Δ - Seagrape

Benchmark:
Broward County BM #1178:
"Square" cut in South edge of concrete of concrete sidewalk, 65' South of centerline of Hallandale Beach Blvd., below the North bound I-95 overpass, 95' West of East end of sidewalk; elevation = +9.340'

THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT (IF SUPPLIED) UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED. TITLE COMMITMENT #:

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

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich 9/11/12
MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5653
STATE OF FLORIDA

FILENAME: HS-PLAT
SCALE: 1" = 30'

REVISIONS		DATE
1205006	Update Survey	5/22/12
1206019	tree location	7/5/12
1207005	locate stripping	7/13/12
1209005	add R/W loc's & topo	9/11/12

NOTES:
Certification of Authorization LB #7261
Dimensions for building and building ties are to the foundation of same.
Certification to date of field work & not signature date.
Bearings shown are based on the Westerly line Tract A, HALLANDALE AMOCO N 01°54'39" W (per PB 146, PG 39, BCR)
Subsurface features not located.
Elevations per N.G.V.D. 1929.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FOR: Synalovski | DATE: 10/25/09 | NO.091003 | F.B. 105-36

DENI LAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

LAND DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 450 FEET, LESS THE WEST 25 FEET, LESS THE EAST 25 FEET AND LESS THE NORTH 154 FEET OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND INCLUDING THE WEST 109 FEET OF THE EAST 134 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 50 FEET AND LESS THE SOUTH 450 FEET AND LESS THAT PORTION DESCRIBED IN O.R. BOOK 8550, PAGE 588, BEING DESCRIBED AS FOLLOWS:

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SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

SITE INFORMATION:

CURRENT ZONING: B-G / PLANNED REDEVELOPMENT OVERLAY DISTRICT
PROPOSED USE: RETAIL / OFFICE / RESTAURANT

UTILITIES:
ELECTRIC - FP & L
WATER AND SEWER - CITY OF HALLANDALE BEACH

SITE CALCULATIONS

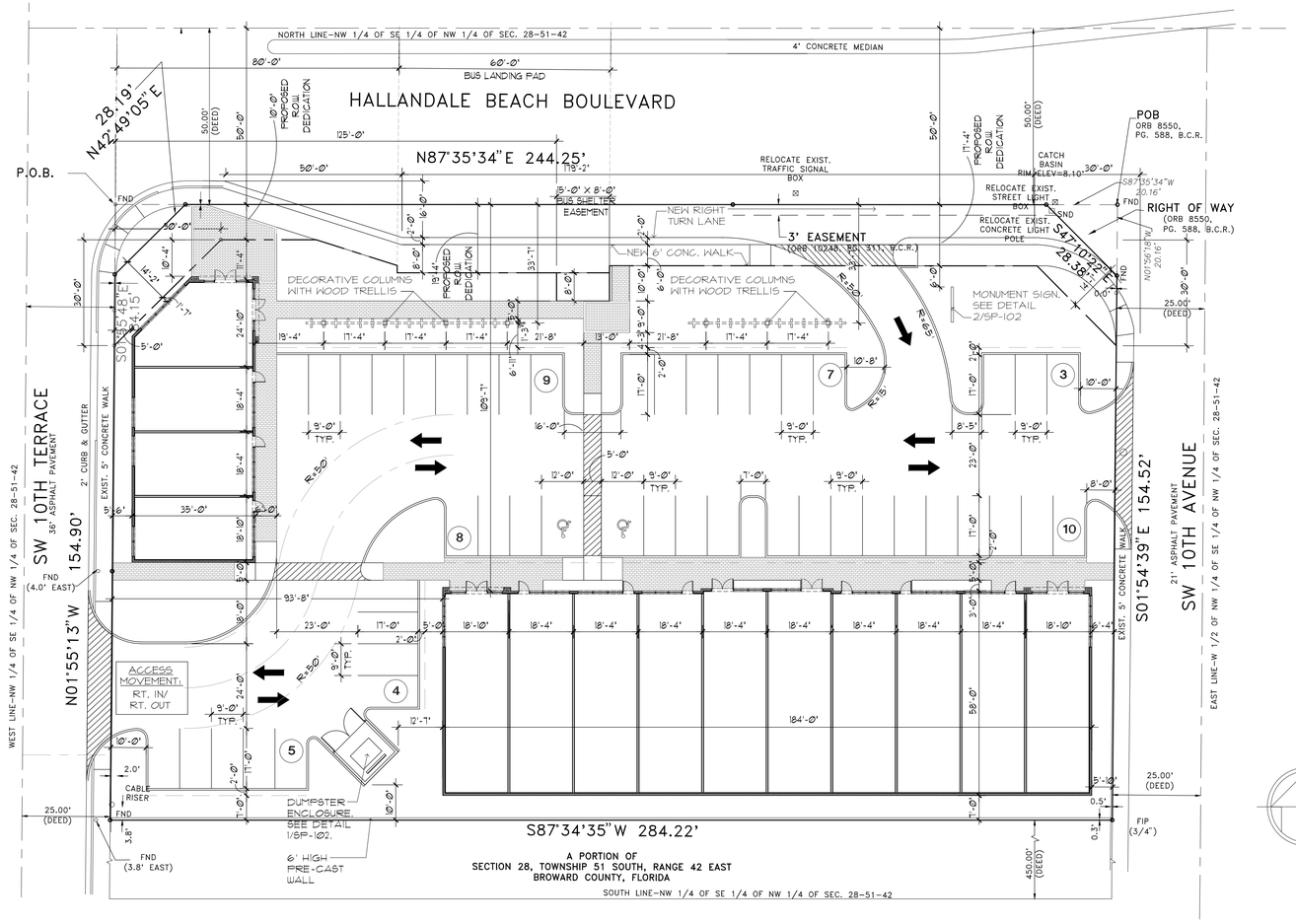
TOTAL SITE AREA :	(1.13 ACRES)	49,257 SQ. FT.	(INCLUDES R.O.W. DEDICATION)
TOTAL SITE AREA :	(1.02 ACRES)	44,405 SQ. FT.	(EXCLUDES R.O.W. DEDICATION)
TOTAL LANDSCAPE AREA :		10,150 SQ. FT.	22.85 %
TOTAL IMPERVIOUS AREA :		34,255 SQ. FT.	77.15 %

LANDSCAPE AREA:

TOTAL REQUIRED:		15.00 %
TOTAL PROVIDED:	10,150 SQ. FT.	22.85 %

IMPERVIOUS AREA:

TOTAL PROVIDED:	34,255 SQ. FT.	77.15 %
BUILDING FOOTPRINT AREA:	13,376 SQ. FT.	30.12 %
WALKS:	3,364 SQ. FT.	7.58 %
VEHICULAR USE AREA (V. U. A.):	17,515 SQ. FT.	39.45 %



LOCATION MAP

BUILDING DATA								
BUILDING	BUILDING USE	GROSS BUILDING AREA (INCLUDES EXT. WALLS)	AREA FOR PARKING CALCULATIONS	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED
NEW (1) STORY	RES/RET	2,680 S.F.	2,534 S.F. (GFA)	1/250 S.F	10.13 SPACES	11 SPACES	FBC 11.4.1.2	
	RETAIL	10,696 S.F.	10,374 S.F. (GLA)	1/250 S.F	41.49 SPACES	35 SPACES (*)	FBC 11.4.1.2	
TOTAL		13,376 S.F.			52 SPACES	46 SPACES (*)	2 SPACES	2 SPACES

NOTE:

(*) REQUEST FOR REDUCTION OF 6 SPACES PER SEC. 32-455(c)(1), EQUAL OR LESS THAN 10% OF TOTAL REQUIRED PARKING.

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WWW.SYNALOVSKI.COM

MANUEL SYNALOVSKI, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

HALLANDALE BEACH SHOPS

1000-1001 W. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FL 33009

CLIENT: HB 1000-18 LLC

REV	DATE	DESCRIPTION
1	08/10/12	CITY / COUNTY COMMENTS

DESIGN DELIVERABLE: DRC SUBMITTAL
ISSUE DATE: 04/23/12

PROJECT NUMBER: 1037-090827
DRAWN BY: JS
CHECKED BY: MS

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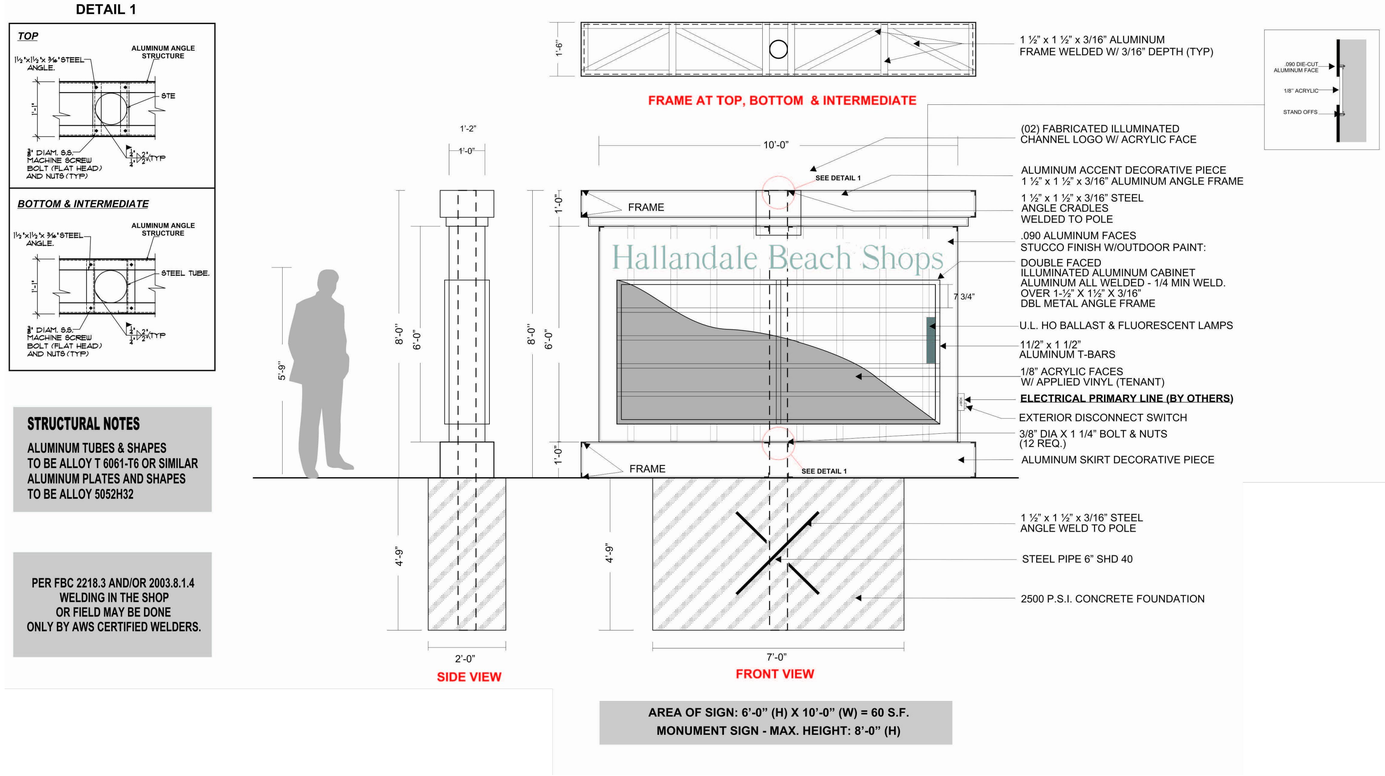
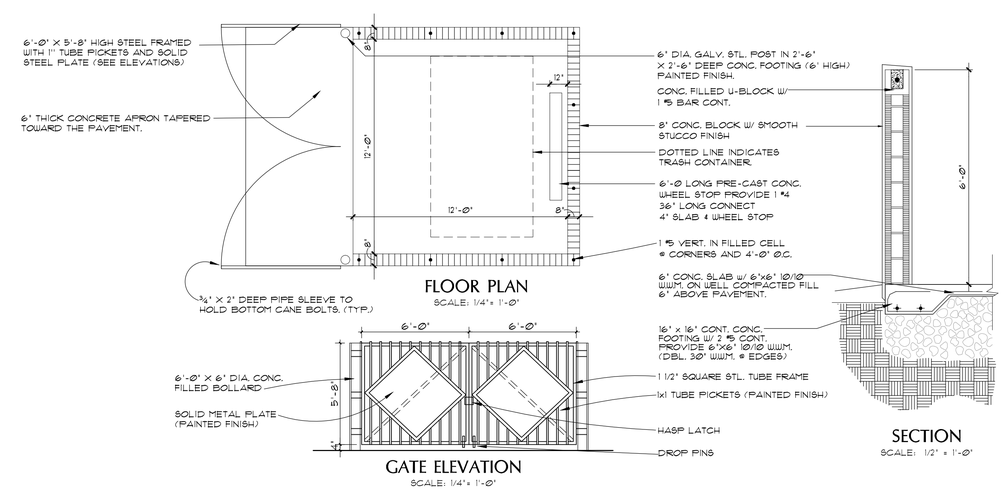
SHEET TITLE:
SITE PLAN

SITE PLAN
SCALE: 1" = 20'-0"
1

SHEET NUMBER:
SP-101



2 MONUMENT SIGN DETAIL
SCALE: 1/2" = 1'-0"



1 DUMPSTER DETAIL
SCALE: AS NOTED

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DRAWN BY: **JS**
CHECKED BY: **MS**

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SHEET TITLE:
MONUMENT SIGN / DUMPSTER DETAILS

SHEET NUMBER:
SP-102

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CODE ANALYSIS

THE PROJECT IS DESIGNED TO BE IN CONFORMANCE WITH THE FOLLOWING APPLICABLE CODES:

2010 FLORIDA BUILDING CODE
2010 FLORIDA PLUMBING CODE (F.P.C)
2010 FLORIDA MECHANICAL CODE (F.M.C)
2011 STANDARD NATIONAL ELECTRICAL CODE (N.E.C)
2010 FLORIDA FIRE PREVENTION CODE (F.F.P.C)
NFPA-1 2009 WITH FLORIDA AMENDMENTS
CITY OF HALLANDALE BEACH CODE OF ORDINANCES

		CFBC	REQUIRED/ ALLOWED	PROVIDED	REMARKS EXCEPTIONS
1	OCCUPANCY CLASSIFICATION	F.B.C CHAPTER 3 NFPA-101 CHAPTER 6		MERCANTILE	
2	HEIGHT AND AREA	CHAPTER 5 TABLE 503	40 FT 1 STORY 9,000 SF	25 FT 1 STORY 10,696 SF (SOUTH BUILDING) 2,680 SF (WEST BUILDING)	AREA INCREASE DUE TO FRONTAGE FOR SOUTH BUILDING
3	TYPES OF CONSTRUCTION	CHAPTER 6		V-B	SEE ITEM # 4 FOR RATING REQUIREMENTS FOR BUILDING ELEMENTS
4	RATING REQUIREMENTS FOR BUILDING ELEMENTS	TABLE 601	STRUCT FRAME- 0 EXT WALLS- 0 INT WALLS- 0 ROOF- 0		

MAXIMUM FLOOR AREA ALLOWED PER OCCUPANT (FBC 100A.1.1) AND NFPA 101 (36.1.7)				
			AREA (SQ.FT)	OCCUPANTS ALLOWED
SOUTH BUILDING	MERCANTILE	30 GROSS	10,696	357
WEST BUILDING	MERCANTILE	30 GROSS	2,680	90

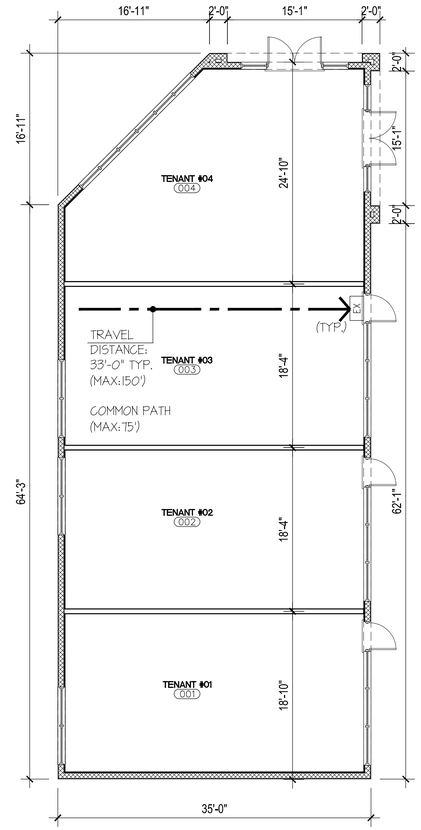
MINIMUM REQUIRED EGRESS WIDHT PER OCCUPANT SERVED (FBC 1005.1)				
	STAIRWAYS 0.3 (INCHES PER OCCUPANT)		OTHER EGRESS COMPONENTS 0.2 (INCHES PER OCCUPANT)	
OCCUPANCY	REQUIRED	PROVIDED	REQUIRED	PROVIDED
MERCANTILE (SOUTH BUILDING)	N/A	N/A	0.2 X 357 = 71.4"	504"
MERCANTILE (WEST BUILDING)	N/A	N/A	0.2X 90 = 18"	252"

EXIT ACCESS TRAVEL DISTANCE (FBC 1016.1)		
FIRE ALARM AND FIRE SPRINKLER SYSTEM NOT REQUIRED		
OCCUPANCY	ALLOWED (FEET)	PROVIDED (FEET)
MERCANTILE (SOUTH BUILDING)	150'	56' (FROM TYPICAL TENANT SPACE)
MERCANTILE (WEST BUILDING)	150'	33' (FROM TYPICAL TENANT SPACE)

LIFE SAFETY PLAN LEGEND:

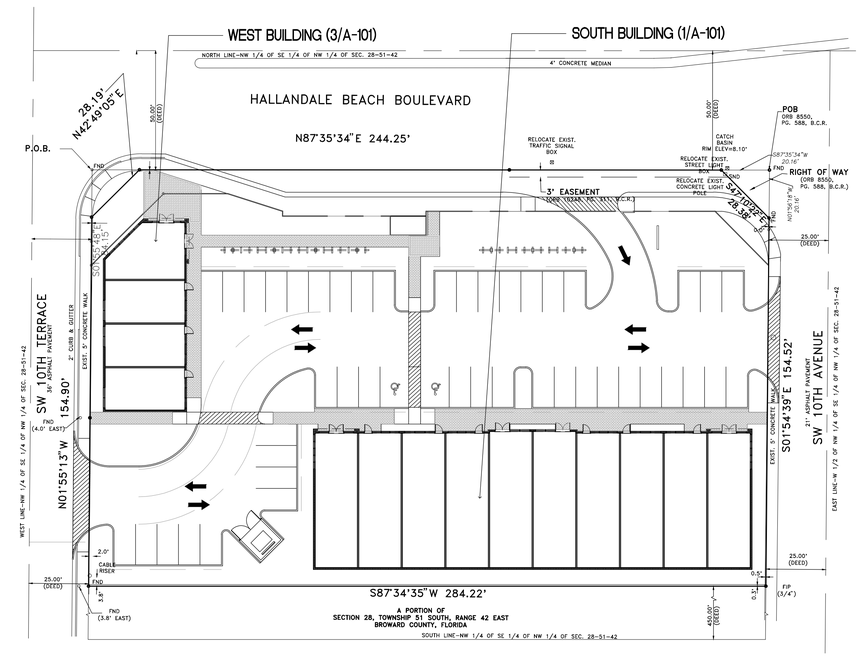
- FIRE EXTINGUISHER PER NFPA-1 SECTION 13.6.6.1 (TO BE PROVIDED FOR EACH TENANT SPACE)
- TRAVEL DISTANCE
- COMMON PATH
- EX — EXIT LIGHT

2 LIFE SAFETY / CODE INFORMATION



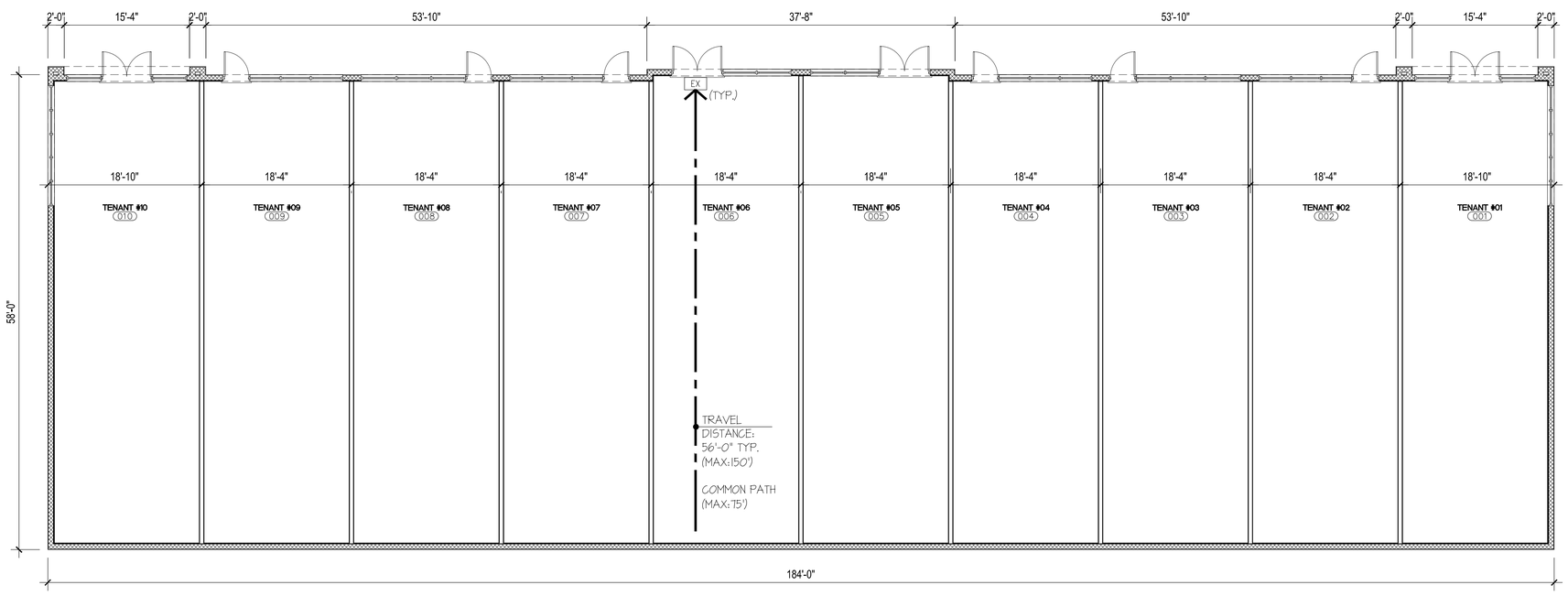
3 WEST BLDG. FLOOR PLAN
SCALE: 1/8" = 1'-0"

NORTH



4 KEY SITE PLAN
SCALE: 1' = 30'-0"

NORTH



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

NORTH

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CHECKED BY: MS

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SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A-101

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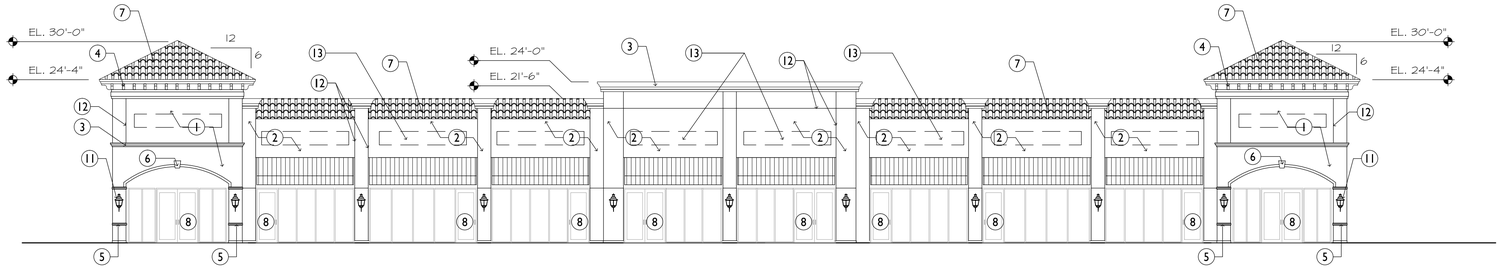
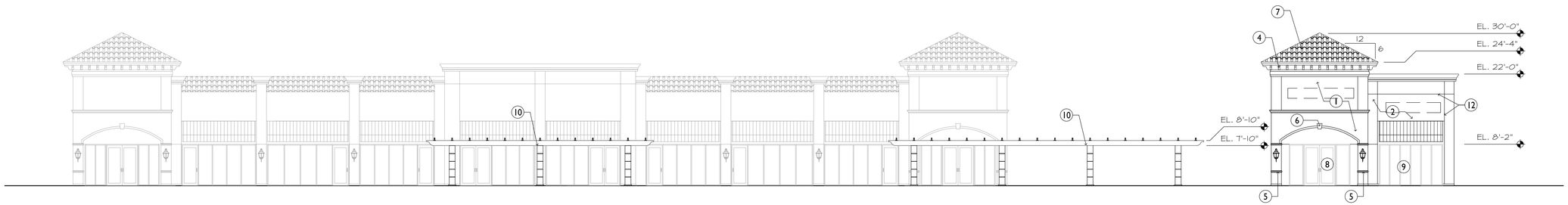


5 NORTH ELEVATION (SOUTH BLDG.)
SCALE: 3/32" = 1'-0"

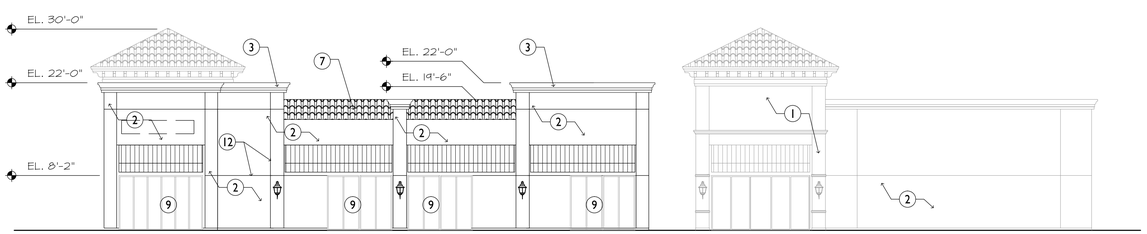
ELEVATION KEY NOTES

1. STUCCO FINISH, MEDIUM TEXTURE PAINTED BENJAMIN MOORE "BENNINGTON GRAY" HC-82 (TYP.)
2. SMOOTH STUCCO PAINTED BENJAMIN MOORE "FEATHER DOWN" OC-6 TYP
3. RAISED STUCCO ACCENT BAND. PAINTED FINISH W/ BENJAMIN MOORE "CLOUD WHITE" OC-130 (TYP)
4. WOOD OUTRIGGERS (TYP.) PAINTED FINISH BENJAMIN MOORE "CLOUD WHITE", OC-130 (TYP)
5. DECORATIVE PRECAST MOULDING
6. DECORATIVE KEYSTONE MEDALLION
7. SPANISH TILE ROOFING OVER PRE-ENGINEERED WOOD TRUSSES
8. ALUM. STOREFRONT ENTRANCE BEYOND. KYNAR BAKED ENAMEL PAINT FINISH WHITE (TYP)
9. ALUMINUM. WINDOW
10. DECORATIVE CMU COLUMNS AND WOOD TRELLIS
11. WALL MOUNTED EXTERIOR LIGHT FIXTURE (REFER TO ELEC DWG'S)
12. TYP STUCCO CONTROL JOINT
13. FUTURE TENANT SIGNAGE AS PER CITY ZONING AND LAND DEVELOPMENT CODE DIVISION 17, SIGNS.

6 ELEVATION KEY NOTES



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



2 WEST ELEVATION
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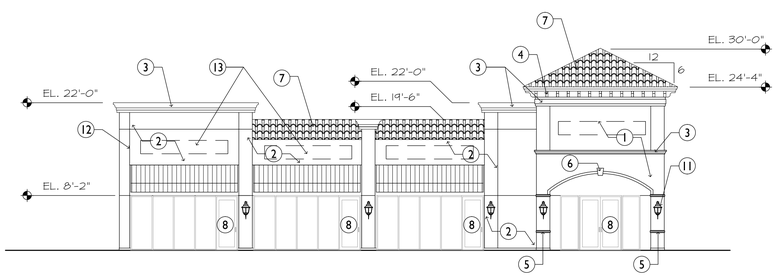

3 EAST ELEVATION (WEST BLDG.)
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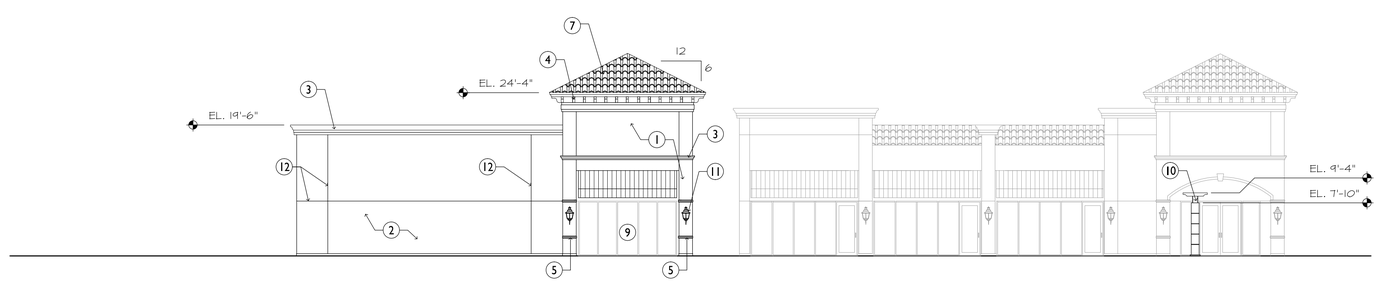

1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

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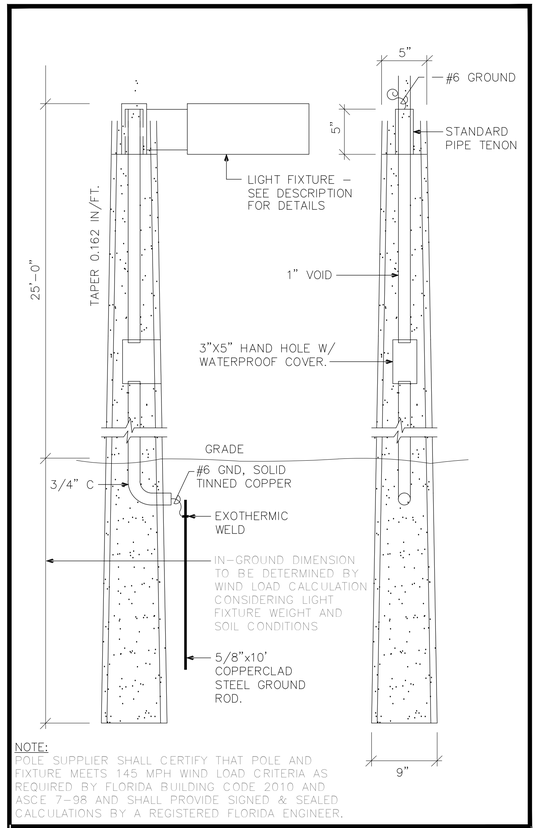
SHEET TITLE:
ELEVATIONS

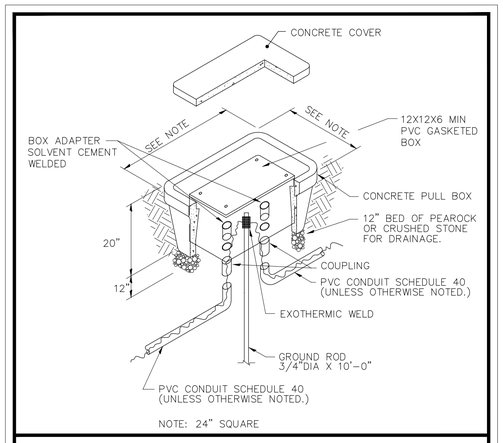
SHEET NUMBER:
A-201

E:\H&M Development\070955FLAR\Dwg\Arch\A-201.dwg 9/12/2012 9:10:23 AM

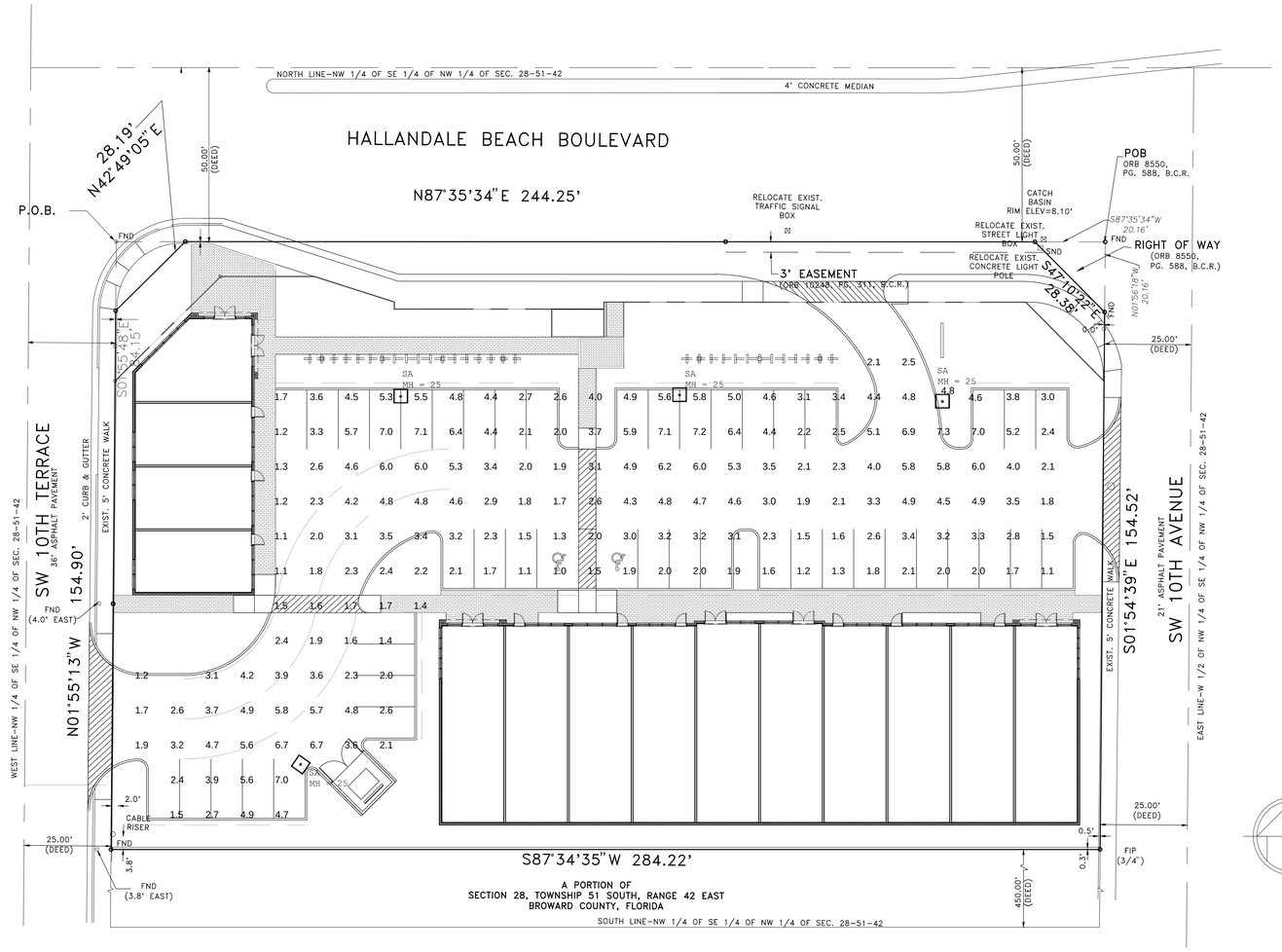


NOTE:
POLE SUPPLIER SHALL CERTIFY THAT POLE AND FIXTURE MEETS 145 MPH WIND LOAD CRITERIA AS REQUIRED BY FLORIDA BUILDING CODE 2010 AND ASCE 7-98 AND SHALL PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER.

TYPE 'SA' CONCRETE POLE DETAIL
NOT TO SCALE



TYPICAL HANDHOLE DETAIL
NOT TO SCALE



Luminaire Schedule									
Project: HALLANDALE CENTER REV1									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
	4	SA	EMCO: ECA18-FV-400PSMH @ POLE 25FT AFG	44000	1.000	1.000	0.750	455	1820

Calculation Summary					
Project: HALLANDALE CENTER REV1					
Label	Avg	Max	Min	Avg/Min	Max/Min
SITE	3.44	7.3	1.0	3.44	7.30

1 PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Architecture • Planning • Interior Design
MANUEL SYNALOVSKI ASSOCIATES, LLC
1800 Eller Drive. Suite 500
Fort Lauderdale, FL 33316
Telephone 954.961.6806
Facsimile 954.961.6807
WWW.SYNALOVSKI.COM
MANUEL SYNALOVSKI, AIA
AR 0011628
SEAL
LICENSE NO. AA26001863

HALLANDALE BEACH SHOPS

1000-1001 W. HALLANDALE BEACH BLVD.
HALLANDALE BEACH, FL 33009

CLIENT: HB 1000-18 LLC

REV	DATE	DESCRIPTION
1	08/10/12	CITY / COUNTY COMMENTS

DESIGN DELIVERABLE: DRC SUBMITTAL
ISSUE DATE: 04/23/12

PROJECT NUMBER: 1037-090827
DRAWN BY: JS
CHECKED BY: MS

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SHEET TITLE:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH-101

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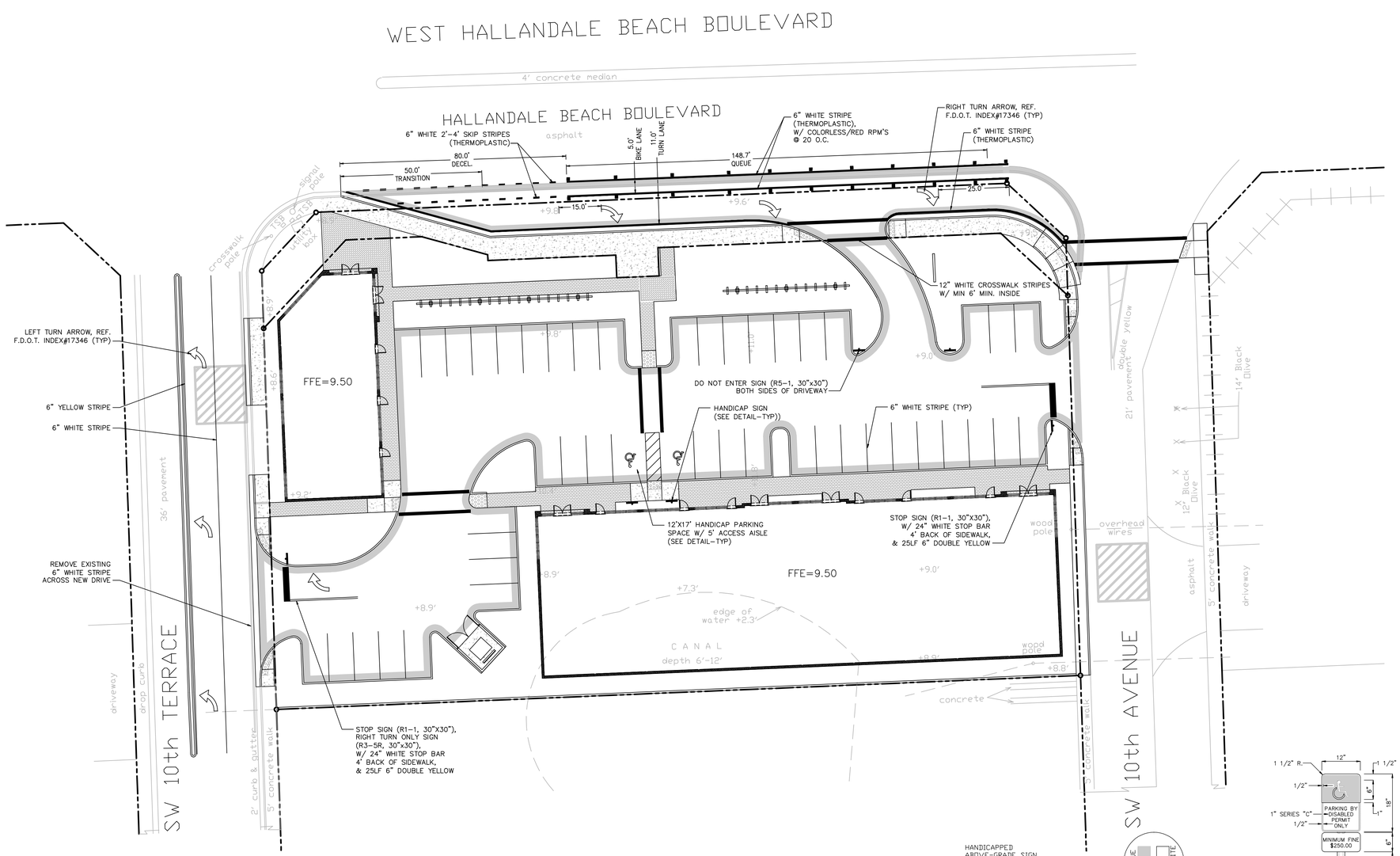
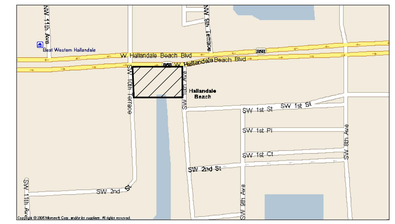




LOCATION SKETCH

NORTH

N.T.S.

LEGEND:

- 0.00 PROPOSED ELEVATION
- 7.35' EXISTING ELEVATION
- PROPOSED CATCH BASIN
- PROPOSED PLUG
- TEE
- WATER METER
- DOUBLE DETECTOR CHECK W/ WAFER CHECK VALVE ON DOWNSTREAM SIDE
- RPBP REDUCED PRESSURE BACKFLOW PREVENTOR
- DIRECTIONAL FLOW ARROW AND GRAVITY SEWER
- PROPOSED MANHOLE
- W WATER MAIN
- FM SANITARY FORCE MAIN
- VALVE
- FIRE HYDRANT
- SIAMESE CONNECTION
- CLEANOUT
- EDGE OF PROPOSED PAVEMENT (ASPHALT)
- DIRECTION OF SURFACE DRAINAGE
- SAMPLE POINT
- W EXIST. WATER MAIN
- EXIST. UTILITY LINE TO BE REMOVED

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA

IT'S THE LAW!

1-800-432-4770

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NPDES

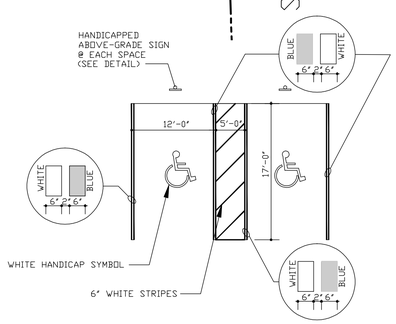
ALL PROJECTS THAT WILL RESULT IN THE DISTURBANCE OF 1 OR MORE ACRES OF LAND CONTRACTORS ARE REQUIRED TO SUBMIT A STORM WATER NOTICE OF INTENT (DEP FORM 62-621.300(4)(b)) 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, NPDES STORMWATER PROGRAM, 2600 BLAIR STONE ROAD MAIL STATION 2510, TALLAHASSEE, FL 32399-2400. ADDITIONAL DETAILS ARE AVAILABLE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

- ☐ PLAN CONSISTANT WITH PLAT REQUIREMENTS
- ☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

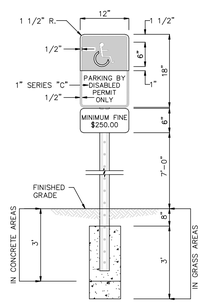
BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKINGS & SIGNS



TYPICAL HANDICAP PARKING LAYOUT

N.T.S.



NOTES:

1) SIGN MUST BE POSTED AND THE BOTTOM OF THE SIGN MUST BE AT LEAST 7'-0" ABOVE FINISHED GRADE

2) LOCATE SIGN @ CENTERLINE AND HEAD OF EACH HANDICAP STALL WHERE APPLICABLE.

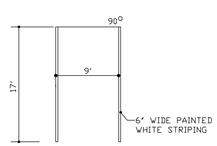
3) SIGNS IN CONCRETE AREAS ARE TO BE EMBEDDED FOR A DEPTH OF 3'

HANDICAPPED PARKING SIGN FTP-25 W/ SUPPLEMENTAL 12"x6" "MINIMUM FINE $250.00" SIGN

N.T.S.

PAVEMENT MARKING & SIGNAGE NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC, EXCEPT FOR PARKING STALL STRIPING.
2. R1-1 SIGNS SHALL BE HIGH INTENSITY.
3. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD).
4. BLUE RPM'S REQUIRED IN THE CENTER OF THE NEAREST DRIVE ISLE ADJACENT TO FIRE HYDRANTS.



TYPICAL PARKING LAYOUT

N.T.S.

NORTH

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
PHONE:(954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title
PAVEMENT MARKING AND SIGNAGE PLAN

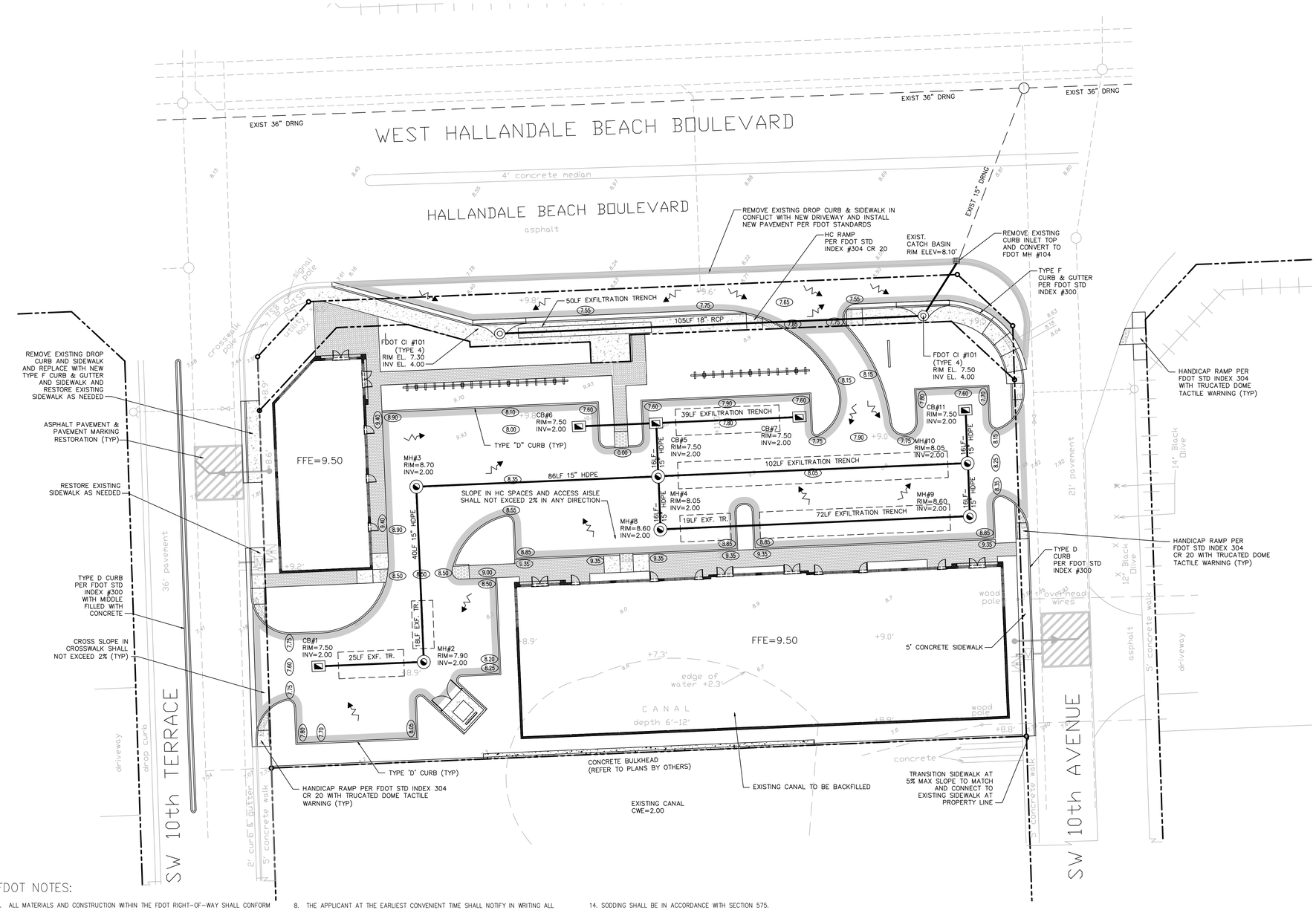
Job Title
HALLANDALE BEACH SHOPS

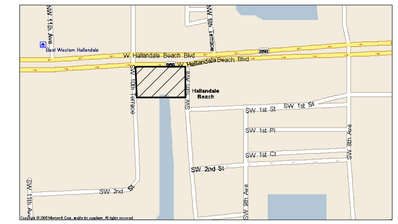
1000-1001 W. HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Phase:
DRC DOCUMENTS

Revisions
08.08.12- REV PER DRC COMMENTS

Scale: 1"=20.0'	Date 10/20/09
Job No. 09-0865.00	Plot Date 08/08/12
Drawn by DRS	Sheet No. C1.0
Proj. Engr. DRS	
Appr. by DRS	1 of 6





LOCATION SKETCH

NORTH
N.T.S.

LEGEND:

- (0.00) PROPOSED ELEVATION
- 7.35 EXISTING ELEVATION
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- PROPOSED PLUG
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PAVING AND DRAINAGE NOTES:

1. ALL STORM DRAINAGE LINE FROM THE BLDG SHALL BE LAID @ 1.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE ON PLANS.

2. CLEANOUTS ON STORM DRAINAGE LINES ARE TO BE ADJUSTED TO BE FLUSH W/FINISHED GRADE.

3. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

4. LANDSCAPED AREAS SHALL BE GRADED TO DRAIN TO THE CATCH BASIN INLETS. FIELD ADJUST GRADING AS REQUIRED.

5. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN THE BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES (VERTICALLY AND HORIZONTALLY).

6. RECTANGULAR CATCH BASIN AND YARD DRAIN GRATES SHALL BE INSTALLED SUCH THAT THE LONG AXIS OF GRATE PARALLELS THE CLOSEST ADJACENT WALK, BLDG.,DRIVE WAY, PROPERTY LINE, OR ROADWAY.

7. COORDINATE LOCATION IN FIELD OF ALL CATCH BASINS & YARD DRAINS WITH LANDSCAPE CONTRACTOR TO AVOID CONFLICTS

8. CENTERLINE OF YARD DRAINS @ BASE OF DOWN SPOUTS MUST ALIGN WITH CENTERLINE OF DOWN SPOUT PRIOR TO FINAL ACCEPTANCE BY OWNER. REFERENCE ARCH. PLANS FOR EXACT LOCATION OF DOWN SPOUTS.

9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER & LANDSCAPE ARCHITECT TO FIELD ADJUST GRADING & UNDERGROUND PIPING AS REQUIRED TO PRESERVE EXISTING TREES TO REMAIN.

10. CATCH BASINS LOCATED IN SWALES IN PARKING LOT SHALL BE CENTERED IN SWALE. UNLESS NOTED OTHERWISE.

11. EXISTING BROKEN SIDEWALKS ADJACENT TO THIS SITE TO BE REPAIRED.

12. THIS PROPERTY LIES IN FLOOD ZONE AE, ELEV. = 8.00 ON FIRM PANEL 12511OC0318 F, DATED 10/02/97.

BROWARD COUNTY 100 YR., 3 DAY FLOOD CONTOUR = ELEV. 8.00 NGVD..

BROWARD COUNTY 10 YR. FLOOD CONTOUR = ELEV. 6.50 NGVD.

AVERAGE WET SEASON WATER LEVEL = ELEV. 2.00 NGVD.

NORTH

FDOT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION). STANDARD SPECIFICATIONS (LATEST EDITION) AND THE SUPPLEMENTS THERETO.

2. THE APPLICANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC PLAN (MOT) FOR THE PROJECT IS IN ACCORDANCE WITH THE APPLICABLE FDOT INDEX NUMBERS (600 SERIES) AND THESE DOCUMENTS: THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (U.S. DEPARTMENT OF TRANSPORTATION, FHWA). (CURRENT EDITION)

3. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR'S EXPENSE.

4. IF THE PERMITTED WORK IS ON A ROADWAY THAT HAS BEEN SELECTED AS A HURRICANE OR DISASTER EVACUATION ROUTE, THE APPLICANT, AT THE PRE-CONSTRUCTION CONFERENCE IS REQUIRED TO PRESENT, AS PART OF THE WORK PLAN, AN EMERGENCY FUNCTIONAL RESTORATION PLAN TO ADDRESS EVENTUALITIES SUCH AS HURRICANES.

5. THE CONTRACTOR MUST CALL THE APPROPRIATE COUNTY TRAFFIC ENGINEERING DIVISION, HAVING JURISDICTION OVER THE PROJECT AT LEAST 48 HOURS, BEFORE ANY EXCAVATION WITHIN THE FDOT RIGHT-OF-WAY TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.

6. THE LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE ONLY. THE EXACT LOCATION SHALL BE DETERMINED BY THE CONTRACTOR DURING CONSTRUCTION. RELOCATION OF UTILITIES SHALL BE COORDINATED WITH UTILITY COMPANIES AFTER IDENTIFICATION OF CONFLICT BY CONTRACTOR. CONTRACTOR WILL NOTIFY ENGINEER IN ADVANCE BEFORE ANY RELOCATION.

7. BEFORE PERMIT APPROVAL AND CONSTRUCTION OF THIS PROJECT, THE APPLICANT MUST CONTACT THE FLORIDA DEPARTMENT OF TRANSPORTATION LOCAL MAINTENANCE OFFICE TO SCHEDULE A PRE-CONSTRUCTION MEETING. THE TELEPHONE NUMBER IS 954-776-4300 OR 1-800-300-8236.

8. THE APPLICANT AT THE EARLIEST CONVENIENT TIME SHALL NOTIFY IN WRITING ALL RIGHT-OF-WAY USERS AFFECTED BY THE CONSTRUCTION OF THIS PROJECT.

9. (NOTE REMOVED PER FDOT)

10. ALL MOT LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES ARE TO BE CLOSED EXCEPT AT TIMES PRESCRIBED BY THE DEPARTMENT.

11. STABILIZED SUBGRADE – MINIMUM 12" THICK AND COMPACTED TO 98% MAXIMUM DRY DENSITY ACCORDING TO AASHTO-T180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION.

12. THE LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM IF IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4090 FOR GUIDANCE ON WHO TO CONTACT. PROVIDE COPY OF THE PRESS RELEASE TO:

FLORIDA DEPARTMENT OF TRANSPORTATION
PUBLIC INFORMATION OFFICE
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FLORIDA 33309

HOWEVER, NO LANE CLOSURES ARE ALLOWED DURING PEAK PERIODS UNLESS LANE CLOSURE ANALYSIS SHOWS TRAFFIC LEVELS DURING PEAK PERIODS ARE SUCH LANE CLOSURES CAN BE DONE.

13. THE PAVEMENT SPECIFICATION SHOULD READ: MATCH EXISTING TYPE AND DEPTH OF ASPHALT TO 3 1/2" MAXIMUM, INCLUDING FRICTION COURSE.

14. SODDING SHALL BE IN ACCORDANCE WITH SECTION 575.

15. LIMEROCK BASE SHALL BE A MINIMUM OF 12" THICK AND COMPACTED IN 6" LIFTS TO 98% MAXIMUM DENSITY ACCORDING TO AASHTO-180. CONSTRUCTION TO CONFORM TO SECTION 200. BASE TO BE PRIMED AFTER COMPACTION

16. THE PUBLIC ROADWAY(S) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAYS – STATE OF FLORIDA." 2008 EDITION AND THE STANDARD SPECIFICATIONS 2007 EDITION.

17. REMOVE ALL MUCK, OVERBURDEN AND ROOT MATERIAL TO THE RIGHT OF WAY LINE, AND BACK FILL TO THE REQUIRED SUBGRADE WITH CLEAN, GRANULAR MATERIAL IN MAXIMUM 6" LIFTS COMPACTED TO 100% OF MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T99-C SPECIFICATIONS, AND EACH LIFTTESTED BEFORE PLACING NEXT LIFT.

18. FLAGGERS MUST BE PRESENT DURING THE INGRESS AND EGRESS OF CONSTRUCTION VEHICLES TO AND FROM THE PROJECT SITE. WARNING SIGNS MUST BE ERECTED ADVISING MOTORISTS OF TRUCKS ENTERING THE HIGHWAY.

19. WHEN DONATING ADDITIONAL RIGHT-OF-WAY FOR PUBLIC USE ON THE STATE HIGHWAY SYSTEM, THE PLAT MUST SHOW THAT THE ADDITIONAL RIGHT-OF-WAY IS BEING DONATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR ROADWAY IMPROVEMENTS. THE APPLICANT WILL MAKE AVAILABLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, ALL LEGAL DOCUMENTS THAT DESCRIBE THE ADDITIONAL TRIGHT-OF-WAY. ALL PERTAINING DOCUMENTS WILL BE SENT TO THE FOLLOWING ADDRESS:

FLORIDA DEPARTMENT OF TRANSPORTATION
PERMITS DEPARTMENT
ATTN: MR. STAN WILLIAMS
3400 WEST COMMERCIAL BLVD.
FORT LAUDERDALE, FLORIDA 3330

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS
241 COMMERCIAL BLVD.
LAUDERDALE BY THE SEA, FL 33308
PHONE:(954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

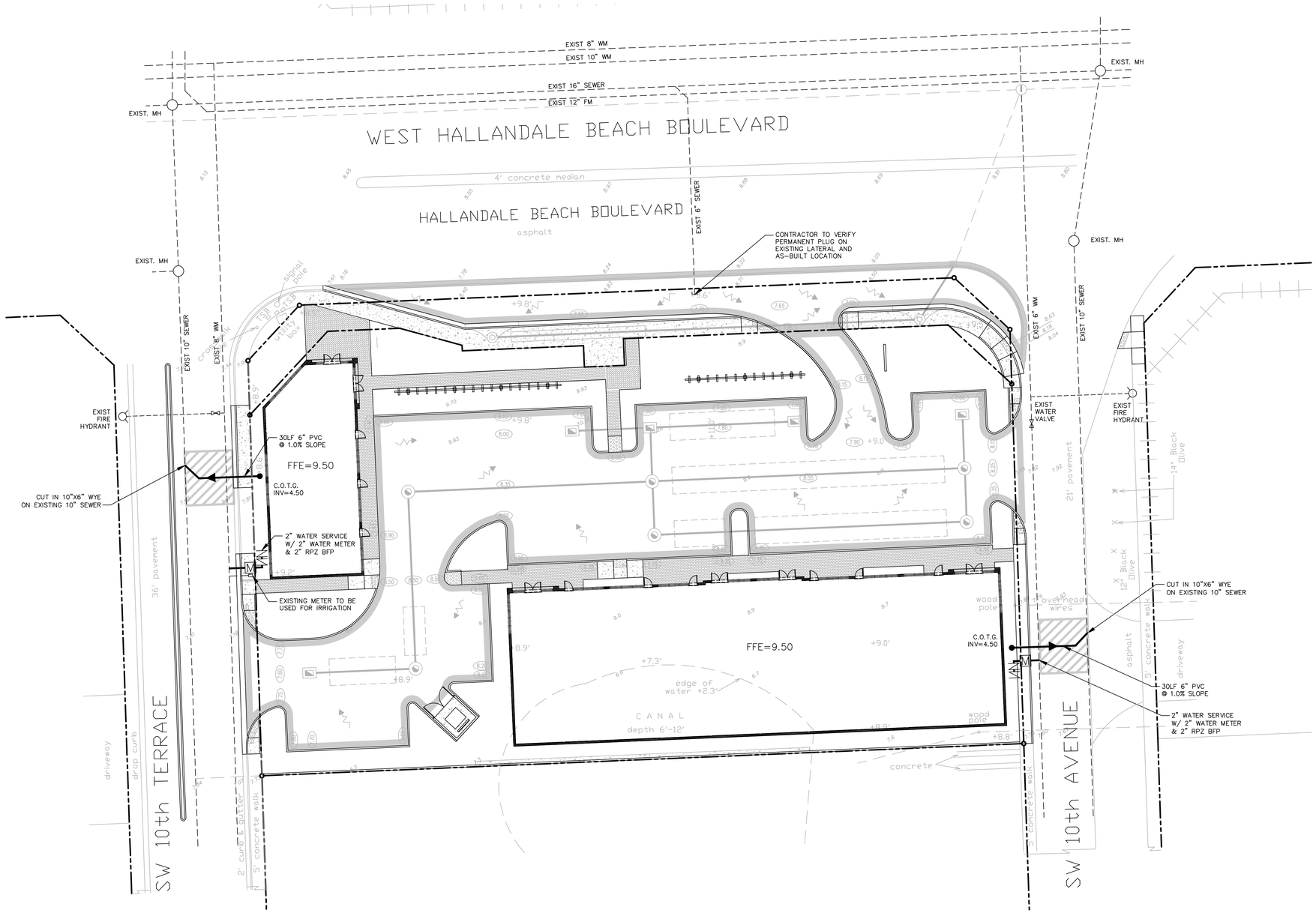
Sheet Title
PAVING, GRADING, AND DRAINAGE PLAN

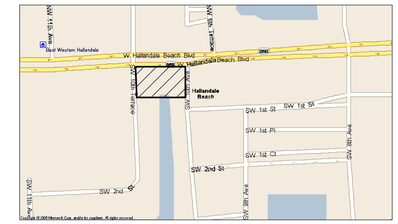
Job Title
HALLANDALE BEACH SHOPS
1000-1001 W. HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Phase:
DRC DOCUMENTS

Revisions
08.08.12-- REV PER DRC COMMENTS

Scale: 1"=20.0'	Date 10/20/09
Job No. 09-0865.00	Plot Date 08/08/12
Drawn by DRS	Sheet No. C2.0
Proj. Engr. DRS	
Appr. by DRS	2 of 6





LOCATION SKETCH

NORTH
N.T.S.

LEGEND:

- (0.00) PROPOSED ELEVATION
- 7.35' EXISTING ELEVATION
- PROPOSED CATCH BASIN
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WATER AND SEWER NOTES:

1. CLEANOUTS AND MANHOLES ON SANITARY LINES ARE TO BE ADJUSTED TO BE FLUSH WITH FINISHED GRADE.

2. CONTRACTOR SHALL PROVIDE FITTINGS (WYES, TEE, REDUCERS, ETC.) AS REQUIRED TO FURNISH A COMPLETE WORKING SYSTEM BASED ON THE LAYOUT SHOWN ON THESE PLANS.

3. CONTRACTOR SHALL PROVIDE ANY EASEMENT DOCUMENTATION AROUND MH'S, BACKFLOW PREVENTORS, MAINLINES, METERS, ETC. AS REQUIRED BY THE CITY SO THAT THE OWNER MAY RECORD ANY EASEMENTS WITH THE CITY. CONTRACTOR'S SURVEYOR MUST COORDINATE WITH THE CITY AND PROVIDE ALL NECESSARY EASEMENT DOCUMENTATION TO THE OWNER. THE OWNER MUST THEN PROVIDE ALL RECORDED UTILITY EASEMENT DOCUMENTS TO THE CITY PRIOR TO FINAL ACCEPTANCE.

4. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE CITY UTILITY DEPT. ANY WATER MAIN CONNECTIONS. UTILITY CONNECTIONS AND SCHEDULE MUST BE APPROVED BY THE CITY PRIOR TO IMPLEMENTATION. THE CONTRACTOR IS REQUIRED TO PAY FOR ALL COSTS ASSOCIATED WITH THIS WORK REGARDLESS OF WHETHER OR NOT THE UTILITY OR THE CONTRACTOR PERFORMS THE WORK.

5. W.M./S.S. MAINS TO BE LOCATED 5' CLEAR OF ALL OBSTRUCTIONS, POLES, BOXES, CULVERTS, ETC. W.M./S.S. MAINS MUST BE LOCATED 5' FROM TREES. F.H.'S MUST HAVE A 7.5' CLEAR RADIUS.

6. SITE UTILITY CONTRACTOR SHALL COORDINATE W/ THE BUILDING PLUMBING CONTRACTOR FOR EXACT LOCATION OF CONNECTION POINTS BETWEEN BUILDING AND SITE WATER, SEWER AND DRAINAGE LINES VERTICALLY AND HORIZONTALLY.

7. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE BROWARD COUNTY HEALTH DEPARTMENT STANDARDS.

8. ALL SANITARY SEWER LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM OF 18" SEPARATION. A 20 FOOT SECTION OF DUCTILE IRON PIPE WATER MAIN CENTERED CROSSING IS REQUIRED IF LESS THAN 18" VERTICAL SEPARATION OCCURS BETWEEN THE SEWER LATERAL AND WATER MAIN.

9. ALL UNDERGROUND UTILITIES TO BE REMOVED SHALL BE CAPPED OFF AT THE POINT NEAREST TO THE UTILITIES OR DRAINAGE LINES THAT WILL REMAIN IN SERVICE. NOTIFY THE ENGINEER OF RECORD BEFORE REMOVING ANY UTILITIES THAT ARE CURRENTLY IN SERVICE. THE CONTRACTOR SHALL NOT REMOVE ANY UTILITY SERVICE TO ANY EXISTING BUILDING THAT WILL REMAIN AND SHALL DIG UP AND COMPLETELY REMOVE AND/OR ABANDON ANY UTILITY SERVICE THAT IS NO LONGER REQUIRED. THE CONTRACTOR SHALL INFORM AND CONSULT THE ENGINEER OF RECORD PRIOR TO REMOVING ANY LINES.

10. CONTRACTOR SHALL VERIFY EXISTING WATER MAIN LOCATION AND ELEVATION AND NOTIFY THE ENGINEER OF ANY DIFFERENCE FROM THE DESIGN PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

NORTH

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WATER AND SEWER PLAN

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1000-1001 W. HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

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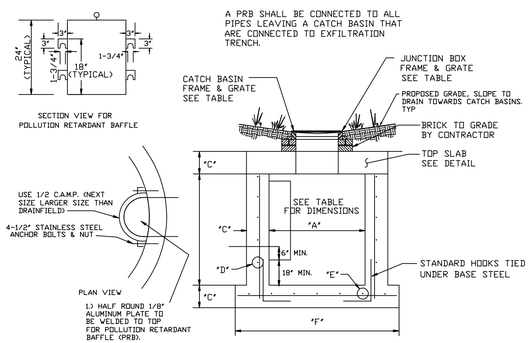
Drawn by DRS	Sheet No.
Proj. Engr. DRS	C3.0
Appr. by DRS	3 of 6

SUMMARY OF DRAINAGE STRUCTURES

STRUCTURE #	TYPE	'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	U.S.F. # OR EQUAL FRAME	U.S.F. # OR EQUAL GRATE
CB# 1,5,6,7,11	'J'	4'-0" ø	8'	8'	#4 @ 12" CCEW	#4 @ 12" CCEW	6'-4" ø	5'-4" ø	#4 @ 6" CCEW	5115	6220 CAST IRON
CB#	'J'	5'-0" ø	8'	8'	#5 @ 12" CCEW	#5 @ 12" CCEW	7'-4" ø	6'-4" ø	#5 @ 8" CCEW	4155	6209 CAST IRON
CB#	'J'	6'-0" ø	8'	8'	#5 @ 6" CCEW	#5 @ 6" CCEW	8'-4" ø	7'-4" ø	#5 @ 6" CCEW	4155	6209 CAST IRON
CB#	'J'	7'-0" ø	8'	8'	#5 @ 6" CCEW	#5 @ 6" CCEW	9'-4" ø	8'-4" ø	#5 @ 6" CCEW	4155	6209 CAST IRON
JB# 2-4, 8-11	'J'	4'-0" ø	8'	8'	#4 @ 12" CCEW	#4 @ 12" CCEW	6'-4" ø	5'-4" ø	#4 @ 6" CCEW	420	TYPE 'C'
JB#	'J'	5'-0" ø	8'	8'	#5 @ 12" CCEW	#5 @ 12" CCEW	7'-4" ø	6'-4" ø	#5 @ 8" CCEW	420	TYPE 'C'
JB#	'J'	6'-0" ø	8'	8'	#5 @ 6" CCEW	#5 @ 6" CCEW	8'-4" ø	7'-4" ø	#5 @ 6" CCEW	420	TYPE 'C'
JB#	'J'	7'-0" ø	8'	8'	#5 @ 6" CCEW	#5 @ 6" CCEW	9'-4" ø	8'-4" ø	#5 @ 6" CCEW	420	TYPE 'C'
CB#	'C'	24"	37"							4155	6209 CAST IRON

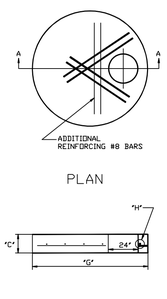
NOTE: ALL DRAINAGE STRUCTURES SHALL HAVE A 2' SUMP



NOTE:
ALL CATCH BASINS LEADING TO EXFILTRATION TRENCH SHALL HAVE POLLUTION RETARDANT BAFFLE (PRB).

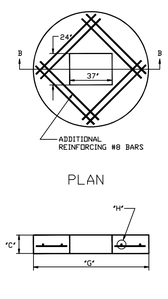
JUNCTION BOX/CATCH BASIN TYPE "J"

N.T.S.



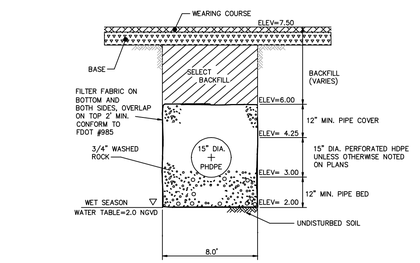
JUNCTION BOX TOP SLAB

N.T.S.



CATCH BASIN TOP SLAB

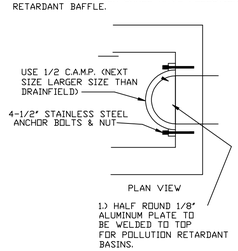
N.T.S.

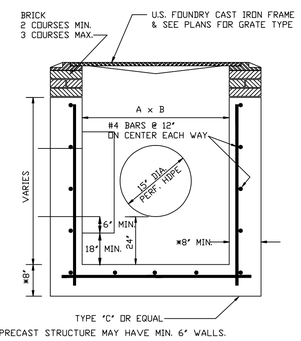


EXFILTRATION TRENCH DETAIL

N.T.S.

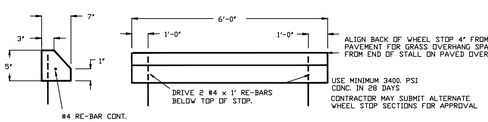
NOTE:
ALL CATCH BASIN OUTLETS LEADING TO A EXFILTRATION TRENCH SHALL HAVE POLLUTION RETARDANT BAFFLE.





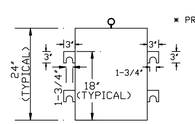
CATCH BASIN DETAIL TYPE "C"

N.T.S.



WHEEL STOP DETAIL

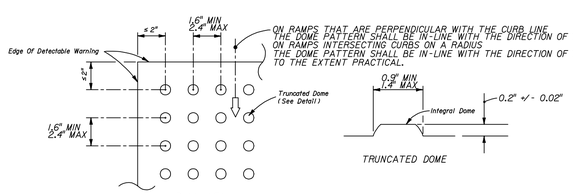
N.T.S.



SPACING OF REQUIRED ROADWAY, PARKING AREA AND UTILITY TRENCH TESTS								
	F.B.V.		DENSITY		L.B.R.		THICKNESS	
	MAX. SPACING		MAX. SPACING		MAX. SPACING		MAX. SPACING	
	LIN. FEET	SQ. FEET	LIN. FEET	SQ. FEET	LIN. FEET	SQ. FEET	LIN. FEET	SQ. FEET
COMPACTED OR STABILIZED SUBGRADE.	200	10,000	200	10,000	200	10,000	300	10,000
LIMEROCK BASE	--	--	300	10,000	--	--	300	10,000
ASPHALT	--	--	--	--	--	--	PER. INSP.	PER. INSP.
UTILITY TRENCH	--	--	200	--	--	--	--	--
ALL TESTING SHALL BE TAKEN IN A STAGGED SAMPLING PATTERN FROM A POINT 12" INSIDE THE LEFT EDGE OF THE ITEM TESTED TO THE CENTER, TO A POINT 12" INSIDE THE RIGHT EDGE.								

COMPACTION TEST SCHEDULE

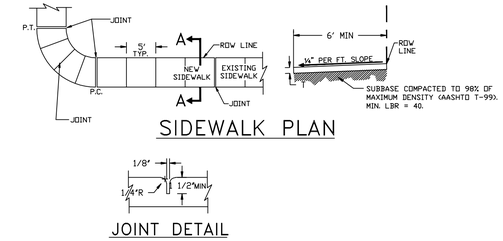
N.T.S.



BASE TO BASE SPACING SHALL BE 0.65" MINIMUM SPACING BETWEEN DOMES.

CURB RAMP DETECTABLE WARNING

NOTE: FOR PUBLIC CURB RAMP DETAILS REFERENCE F.D.O.T. INDEX NO. 0304, SHEETS 6 TO 6, REVISED: 07-01-07.



CONCRETE PAVEMENT & SIDEWALK JOINTS

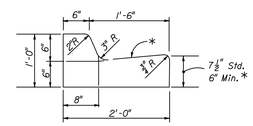
TABLE OF SIDEWALK JOINTS	
	LOCATION
	P.C. AND P.T. CURVES. JUNCTION OF EXISTING AND NEW SIDEWALKS.
	5'-0" CENTER TO CENTER ON SIDEWALKS. 15' CENTER TO CENTER MAX. FOR CONCRETE PAVEMENT UNLESS OTHERWISE INDICATED.

NOTE:
CONCRETE TO BE CLASS-1 3000 P.S.I.

1. PROVIDE 1/8" CONTRACTION JOINTS AT 5' C.C. WITH A MINIMUM DEPTH 1 1/2", EDGED WITH A 1/4" RADIUS DEEP WITHIN THE FOLLOWING TIME PERIODS:
   JOINTS AT NOT MORE THAN 30' INTERVALS - WITHIN 12 HOURS AFTER FINISHING. REMAINING JOINTS WITHIN 96 HOURS AFTER FINISHING.
2. PROVIDE 6" THICK CONCRETE FOR ALL SIDEWALKS.
3. NO REINFORCEMENTS SHALL BE USED IN THE SIDEWALKS.
4. CONCRETE TO BE 3,000 PSI IN 28 DAYS.
5. CURE ALL CONCRETE WITH CLEAN SAND, PLASTIC MEMBRANE OR OTHER APPROVED METHOD.
6. CONCRETE PAVEMENT FOUNDATION SHALL BE COMPACTED TO A FIRM, EVEN SURFACE, TRUE TO GRADE AND CROSS SECTION, AND SHALL BE MOIST AT THE TIME CONCRETE IS PLACED.
7. ALL CONSTRUCTION SHALL CONFORM TO LOCAL CONSTRUCTION CODES AND STANDARDS

CONCRETE PAVEMENT & SIDEWALK DETAIL

NTS



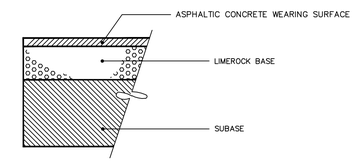
TYPE F

* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

CURB PAD : 4" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180).LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTIONS 200 & 911. MINIMUM L.B.R. = 100

CONCRETE TYPE "F" CURB AND GUTTER

N.T.S.



ASPHALTIC CONCRETE VEHICULAR SURFACE COURSE : 1.5" ASPHALTIC CONCRETE WEARING SURFACE, F.D.O.T. TYPE S-III. SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTIONS 330 & 331 TO BE PLACED IN TWO 3/4" LIFTS OF S-III.

PRIME & TACK COAT : PRIME & TACK COAT FOR THE LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 300.
APPLICATION RATES - PRIME COAT-0.25 GALLONS PER SQ. YD.
TACK COAT-0.08 GALLONS PER SQ. YD.

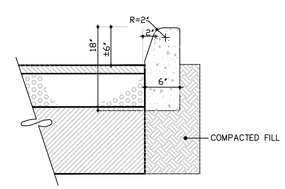
BASE : 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180).LIMEROCK BASE TO CONFORM WITH THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTIONS 200 & 911. MINIMUM L.B.R. = 100

SUBBASE : 12" SUBBASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM L.B.R. = 40

NOTE: 1. GROUND ADJACENT TO PAVEMENT HAVING RUNOFF SHALL BE GRADED TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.

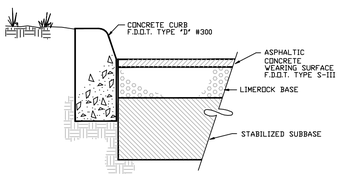
ON SITE PAVEMENT DETAIL

N.T.S.



TYPE "D" CURB DETAIL

N.T.S.



NOTES:
- ENDS OF CURBS SHALL TRANSITION FROM FULL TO ZERO HEIGHT OVER 3 FEET.
- PROVIDE 1/8 - 1/4 CONTRACTION JOINTS AT 10' CENTERS (MAX.)

PAVEMENT AND CURB DETAIL ADJACENT TO SOD

Aug 08, 2012 - 10:40pm

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EB# 6578

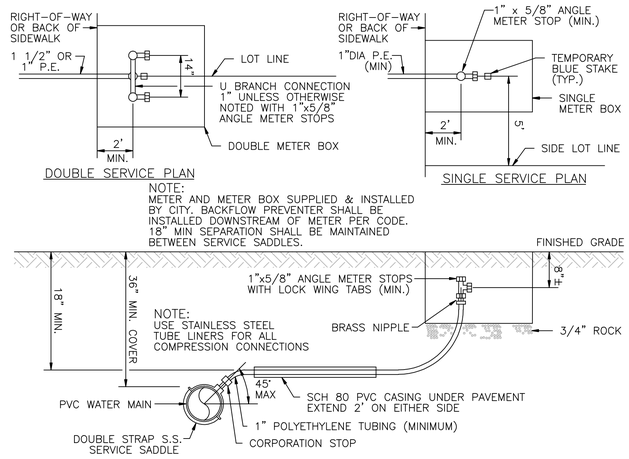
Sheet Title: PAVING, GRADING AND DRAINAGE DETAILS

Job Title: HALLANDALE BEACH SHOPS
1000-1001 W. HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

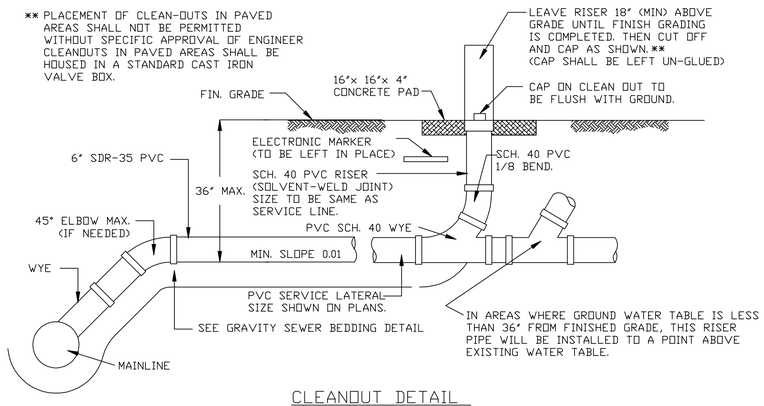
Phase: DRC DOCUMENTS

Revisions

Scale: NTS	Date 10/20/09
Job No. 09-0865.00	Plot Date 08/08/12
Drawn by DRS	Sheet No. C4.0
Proj. Engr. DRS	
Appr. by DRS	4 of 6

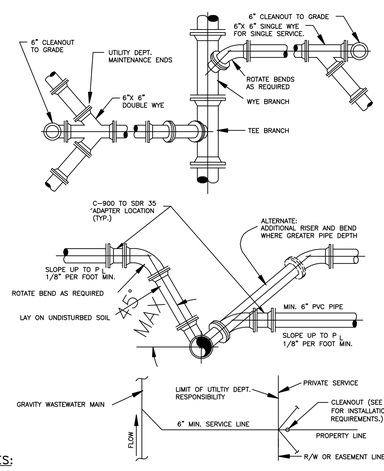


TYPICAL SINGLE & DOUBLE SERVICE CONNECTION



CLEANOUT DETAIL

N.T.S.

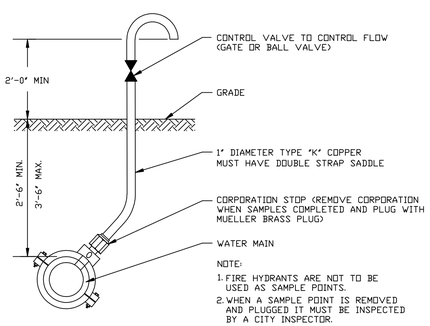


NOTES:

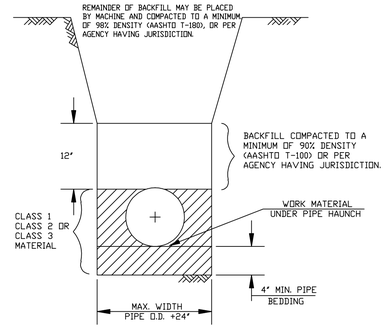
1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET.
2. CLEANOUT IS TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSTALLATION. AN INSPECTION OF CONNECTION INTO THE DEPARTMENTS LATERAL IS REQUIRED PRIOR TO WATER METER RELEASE.
3. WASTEWATER MAIN WYE BRANCH TO MATCH MAIN PIPE MATERIAL.
4. NO 90° BENDS SHALL BE USED FOR WASTEWATER SERVICE AND CLEANOUT INSTALLATION.
5. CLEANOUTS DESIGNATING THE END OF THE DEPARTMENT'S MAINTENANCE RESPONSIBILITY SHALL BE LOCATED WITHIN AN UTILITY EASEMENT OR RIGHT-OF WAY DEDICATED FOR UTILITIES.
6. THE DEVELOPER/PROPERTY OWNER OR ASSIGNEE SHALL BE RESPONSIBLE FOR CLEANOUT INSTALLATION PRIOR TO WATER METER INSTALLATION AS SPECIFIED BY THE DEPARTMENT.

TYPICAL WASTEWATER SERVICE CONNECTION

N.T.S.



SAMPLING POINT DETAIL



NOTE :

CLASS 1 MATERIAL - ANGULAR GRADED STONE SUCH AS CORAL, CRUSHED STONE, OR CRUSHED SHELLS OR BEDDING ROCK (100% PASSING 1" SIEVE)

CLASS 2 MATERIAL - COURSE SAND AND GRAVELS WITH MAXIMUM PARTICLE SIZE OF -" WITH SMALL PERCENTAGE OF FINES COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY.

CLASS 3 MATERIAL - FINE SAND AND CLAYEY GRAVELS, INCLUDING FINE SANDS, SAND-CLAY MIXTURES AND GRAVEL-CLAY MIXTURES, COMPACTED TO A MINIMUM OF 90% STANDARD PROCTOR DENSITY. INCLUDED IN CLASS 3 ARE EXISTING SOIL TYPES CLASSIFIED AS SELECT BACKFILL.

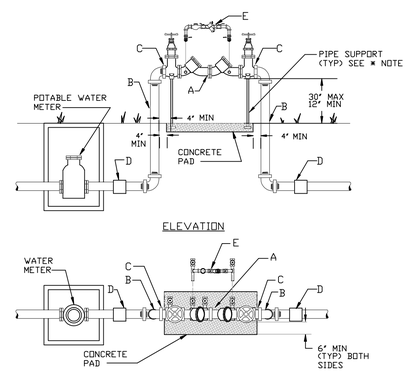
IF CLASS 1 MATERIAL IS USED FOR BEDDING, IT MUST BE USED FOR THE ENTIRE EMBEDMENT.

A DRY TRENCH SHALL BE MAINTAINED WHEN USING CLASS 2 AND CLASS 3 MATERIAL

TRENCH SECTION

N.T.S.

PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 307 FOR FLEXIBLE PAVEMENT CUT.



* NOTE:

BACK-FLOW PREVENTION ASSEMBLIES LARGER THAN 2" DIAMETER SHALL BE SUPPORTED BY PIPE SUPPORTS EMBEDDED IN A CONCRETE PAD. CONCRETE PAD WILL BE SIZED TO COVER THE GROUND AREA BETWEEN THE RISERS, FOUR (4) INCHES FROM EACH RISER, AND SIX (6) INCHES BEYOND THE VERTICAL LINE OF THE ASSEMBLY ITSELF.

PIPE SUPPORTS WILL BE MADE TO CRADLE THE VALVE ON EACH SIDE OF THE CHECK VALVES, WITHOUT INTERFERING WITH THE INSERTION OR REMOVAL OF THE BOLTS ON THE FLANGE.

A. REDUCED PRESSURE PRINCIPLE OR DETECTOR DOUBLE-CHECK VALVE OR DOUBLE-CHECK VALVE ASSEMBLY, WITH OS & Y VALVES AS PROVIDED BY MANUFACTURER.

B. RISER SHALL BE COPPER PIPE, TYPE K- HARD TEMPER, OR BLACK IRON, OF APPROPRIATE SIZE.

C. IF DISSIMILAR METALS ARE USED, THE PIPING WILL BE JOINED TO THE ASSEMBLY WITH A DIELECTRIC COUPLING OR FLANGE TO PREVENT ELECTROLYSIS.

D. RISER SHALL BE JOINED TO THE WATER LINE ON THE HORIZONTAL RUN. IF DISSIMILAR METALS ARE INVOLVED, A DIELECTRIC COUPLING WILL BE USED TO PREVENT ELECTROLYSIS.

E. METER ASSEMBLY ON THE DETECTOR DOUBLE CHECK VALVE ASSEMLY ONLY.

F. CHAIN AND LOCK OS & Y VALVES IN OPEN POSITION.

G. PAINT ALL ABOVE GROUND PIPING AND BACKFLOW PREVENTORS WITH APPROVED PAINT. SUBMIT PAINT SAMPLES TO ARCHITECT FOR APPROVAL.

DOUBLE CHECK DETECTOR ASSEMBLY AND DOUBLE CHECK BACKFLOW PREVENTER

NTS 2-1/2" AND ABOVE

POTABLE WATER-SANITARY SEWER-REUSE WATER SEPERATION NOTES:

THE FOLLOWING STATEMENTS MUST BE INCLUDED ON ALL PLANS FOR SEWAGE COLLECTION/TRANSMISSION/ SYSTEMS TO MEET REQUIREMENTS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION BROWARD COUNTY DEPT. OF NATURAL RESOURCE PROTECTION.

1. VERTICAL CROSSINGS:
   SANITARY SEWER SYSTEMS AND/OR REUSE WATER MAINS SHALL CROSS UNDER POTABLE WATER MAINS WHENEVER PHYSICALLY POSSIBLE. SANITARY SEWER SYSTEMS AND/OR REUSE WATER MAINS CROSSING BELOW POTABLE WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE.

2. HORIZONTAL SEPARATIONS:
   WHEREVER IT IS POSSIBLE:

   SANITARY SEWER SYSTEMS REQUIRE A MINIMUM OF A 10 FT. HORIZONTAL SEPERATION DISTANCE BETWEEN ANY POTABLE WATER MAIN PARALLEL INSTALLATIONS.

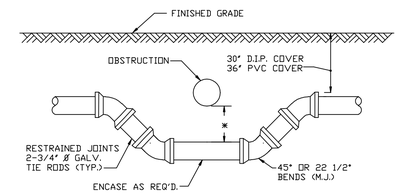
   REUSE WATER MAINS REQUIRE A MINIMUM OF A 5 FT CENTER TO CENTER (ABSOLUTE MINIMUM OF 3 FT. OUTSIDE TO OUTSIDE OF PIPE) HORIZONTAL SEPARATION DISTANCE BETWEEN ANY POTABLE WATER MAIN AND/OR A SANITARY SEWER SYSTEM PARALLEL INSTALLATIONS.

   WHEREVER EITHER ARE NOT PHYSICALLY POSSIBLE, THEN THE POTABLE WATER MAIN SHALL BE LAID AT THE MAXIMUM PHYSICAL HORIZONTAL SEPARATION DISTANCE POSSIBLE, AND EITHER LAID:

   A. IN A SEPERATE TRENCH

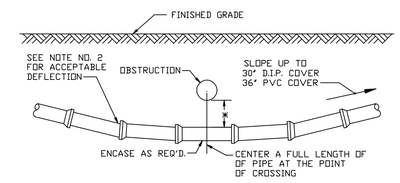
   B. ON AN UNDISTURBED EARTH SHELF
   WITH A MINIMUM VERTICAL SEPERATION DISTANCE OF 18 INCHES PROVIDED BETWEEN THE INVERT OF THE POTABLE WATER MAIN AND THE CROWN OF THE LOWER PIPE, THUS CONFORMING TO THE MINIMUM VERTICAL CROSSINGS IN PARAGRAPH 1.

3. CONFLICTS:
   WHEREVER IT IS NOT POSSIBLE TO MAINTAIN THE MINIMUM STANDARDS IN 1. AND 2. , THEN ALL PIPING MATERIAL SHALL BE DUCTILE IRON PIPE (DIP). ALL DIP SHALL BE CLASS 50 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE DESIGN AND SITE CONDITIONS. ADDITIONALLY, ALL JOINTS ON THE POTABLE WATER MAIN, WITHIN 20 FT. OF THE CONFLICT, SHALL BE MECHANICALLY RESTRAINED. AN ABSOLUTE MINIMUM VERTICAL SEPARATION DISTANCE OF 6 INCHES SHALL BE PROVIDED BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.



SPECIAL UTILITY CROSSING-FITTING TYPE

* 18" MIN. CLEARANCE REQUIRED FOR WATER AND SEWER MAIN CROSSINGS. 12" MIN. CLEARANCE REQUIRED FOR OTHER TYPE UTILITIES CROSSING. SEE ENCASEMENT DETAIL IF MIN. CLEARANCE CAN NOT BE OBTAINED.



STANDARD UTILITY CROSSING-DEFLECTION TYPE

NOTES:

1. THE DEFLECTION TYPE CROSSING SHALL BE USED WHERE EVER POSSIBLE. ONLY UNDER SPECIFIC ORDERS BY THE ENGINEER SHALL THE FITTING TYPE CROSSING BE ALLOWED.
2. CONSTRUCT STANDARD CROSSING USING 75% OF MANUFACTURERS MAXIMUM JOINT DEFLECTION (MAX.).
3. COAT TIE RODS WITH A COAL TAR ENAMEL AFTER ASSEMBLY.. (2 COATS MIN .)
4. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED METHODS OF RESTRAINING ARE UTILIZED.

UTILITY CROSSING

N.T.S.

Aug 08, 2012 - 10:41pm

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EB# 6578

Sheet Title
WATER AND SEWER DETAILS

Job Title
HALLANDALE BEACH SHOPS
1000-1001 W. HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Phase:
DRC DOCUMENTS

Revisions

Scale: NTS	Date 10/20/09
Job No. 09-0865.00	Plot Date 08/08/12
Drawn by DRS	Sheet No. C5.0
Proj. Engr. DRS	
Appr. by DRS	5 of 6

I. GENERAL NOTES

A. APPLICABLE CODES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY AND STATE.

2. CONSTRUCTION SAFETY - ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OSHA), AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

3. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT) AND OSHA STANDARD 29 C.F.R. SECTION 1926.650 SUBPART P. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

4. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL LOCAL, STATE AND FEDERAL AGENCIES.

B. PRECONSTRUCTION RESPONSIBILITIES

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND HIMSELF.

2. THE CONTRACTOR SHALL OBTAIN AN SUNSHUNE STATE ONE CALL OF FLORIDA CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO PRIOR TO BEGINNING ANY EXCAVATION.

3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

C. INSPECTIONS

1. THE OWNER, ENGINEER, AND LOCAL PERMITTING AGENCIES MAY MAKE INSPECTIONS OF THE WORK AT ANY TIME. THE CONTRACTOR SHALL COOPERATE FULLY WITH ALL INSPECTIONS.

D. SHOP DRAWINGS

1. THE CONTRACTOR SHALL SUBMIT (5) FIVE SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED BY THE CONTRACTOR TO THE COUNTY OR CITY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER, CITY, AND/OR COUNTY.
2. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

E. TEMPORARY FACILITIES

1. TEMPORARY UTILITIES - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

2. TRAFFIC REGULATION - MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND THE FDOT STRANDARD SPECIFICATIONS.

3. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC. NO HOLES SHALL BE LEFT OPEN OVERNIGHT.

F. PROJECT SITE

1. DURING CONSTRUCTION THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

2. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK, AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

3. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

G. PROJECT RECORD DOCUMENTS

1. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED. INFORMATION RELATIVE TO MANHOLES, VALVES, SERVICES, FITTINGS, LENGTH OF PIPE, INVERT ELEVATIONS, FINISHED GRADE ELEVATIONS AND THE LIKE, SHALL BE ACCURATELY RECORDED BY THE CONTRACTOR. TOP ELEVATIONS @ 100' O.C.

2. PRIOR TO THE PLACEMENT OF ANY ASPHALT OR CONCRETE PAVEMENT, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD 'AS-BUILT' PLANS SHOWING LIMEROCK BASE GRADES, ALL DRAINAGE, WATER, AND SEWER IMPROVEMENTS. PAVING OPERATIONS SHALL NOT COMMENCE UNTIL THE ENGINEER HAS REVIEWED THE 'AS-BUILTS' AND THE ENGINEER HAS APPROVED PAVING TO COMMENCE.

3. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING LIMEROCK BASE MATERIAL.

4. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR LIMEROCK SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING ASPHALT.

5. ALL 'AS-BUILT' INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER AND ANY APPLICABLE REVIEWING AGENCY THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

6. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD FIVE COMPLETE SETS OF 'AS-BUILT' CONSTRUCTION DRAWINGS (PRINTS) AND ONE MYLAR ORIGINAL. THESE DRAWINGS SHALL BE MARKED TO SHOW 'AS-BUILT' CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED BY THE CONTRACTOR.

7. ALL 'AS-BUILT' INFORMATION ON ELEVATIONS OF PAVING, DRAINAGE, WATER, AND SEWER SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR.

8. ALL AS-BUILT INFORMATION MUST BE PROVIDED IN AUTOCAD® RELEASE 2000 OR LATER FORMAT.

H. EARTHWORK

1. NONE OF THE EXISTING MATERIAL IS TO BE INCORPORATED IN THE LIMEROCK BASE.

2. ALL SUBGRADE UNDER PAVED AREAS SHALL HAVE A MINIMUM LBR VALUE OF 40 AND SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

3. ALL FILL MATERIAL IN AREAS NOT TO BE PAVED SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

4. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL WITHIN WORK LIMITS AND SWALE AREAS SHALL BE REMOVED.

I. PAVING

1. TESTING - REQUIRED, ASPHALT AND LIMEROCK TESTS SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE LOCAL GOVERNMENT AGENCY.

J. GENERAL UTILITY NOTES

1. THE LOCATION AND SIZE OF ALL 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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. 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. ANY AND ALL CONFLICTS OR DISCREPANCIES OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS OF CONSTRUCTION DRAWINGS SHALL BE RESOLVED BY THE ENGINEER 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. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.

2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES IF APPLICABLE.
   FLORIDA POWER AND LIGHT COMPANYSOUTHERN BELL-
   LOCAL GAS COMPANY-
   LOCAL WATER AND SEWER UTILITY COMPANY(S)-
   LOCAL CABLE TELEVISION COMPANY(S)-
   LOCAL CITY ENGINEERING DEPARTMENT-
   FLORIDA DEPARTMENT OF TRANSPORTATION-
   SUNSHINE STATE ONE CALL OF FLORIDA-
   (1-800-432-4770)
   FOR STREET EXCAVATION OR CLOSING:
   TRAFFIC SARGEANT-
   FIRE DISPATCH-

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY. THIS REPAIR SHALL BE DONE AT NO EXPENSE TO THE OWNER OF THE DAMAGED UTILITY OR PROPERTY.

4. COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE CITY UTILITY DEPARTMENT.

5. ALL PAVEMENT RESTORATION TO BE MADE IN ACCORDANCE WITH THE CITY, COUNTY OR STATE OF FLORIDA D.O.T. STANDARD SPECIFICATIONS, WHERE APPLICABLE.

6. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUPPLY THE ENGINEER OF RECORD WITH THE CERTIFICATION THAT ALL CONSTRUCTION AND MATERIALS MEET OR EXCEEDS THE DESIGN AND HAS BEEN INSTALLED PER THE DRAWINGS AND/OR AS-BUILT DRAWINGS.

7. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND CONDUIT REQUIRED FOR FP&L, SOUTHERN BELL, IRRIGATION SYSTEM, ETC., PRIOR TO BEGINNING SUBGRADE. THE CONTRACTOR SHALL COOR DINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

8. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN OVERNIGHT WITHOUT WRITTEN PERMISSION OF THE CITY OR OWNER.

9. THE CONTRACTOR MUST NOTIFY FLYNN ENGINEERING SERVICES, P.A. PRIOR TO STARTING EACH PHASE OF ANY UNDERGROUND UTILITY WORK OR PAVING AND GRADING OPERATIONS SO THAT THE PROPER INSPECTIONS MAY BE SCHEDULED.

K. SURVEY INFORMATION

1. SURVEY DATA - ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 NGVD).

2. SURVEY INFORMATION BASED ON SURVEY BY COUSINS SURVEYORS & ASSOC. INC. DATED 10/05/07 (PROJECT 5702-06).

II. CONSTRUCTION SPECIFICATIONS

A. GENERAL

1. IT IS THE INTENT OF THESE SPECIFICATIONS TO DESCRIBE THE MINIMUM ACCEPTABLE TECHNICAL REQUIREMENTS FOR THE MATERIALS AND WORKMANSHIP FOR CONSTRUCTION OF SITE IMPROVEMENTS FOR THIS PROJECT. SUCH IMPROVEMENTS SHALL GENERALLY INCLUDE, BUT NOT TO BE LIMITED TO, CLEARING, GRADING, PAVING, REMOVAL OF EXISTING PAVEMENT, AND STORM DRAINAGE.

2. IT IS THE INTENT THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION: DATED 2007 TOGETHER WITH 'SUPPLEMENTAL SPECIFICATIONS TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' BE USED WHERE APPLICABLE FOR THE VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THE WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY; THEREBY MAKING SUCH 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION' AS THE 'STANDARD SPECIFICATIONS' FOR THIS PROJECT. IF WITHIN A PARTICULAR SECTION, ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO. THE CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE LAWS, REGULATIONS AND BUILDING CODES WHICH HAVE JURISDICTION IN THE AREA.

3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS REQUIRED TO COMPLETE THE CONSTRUCTION OF A PAVING, DRAINAGE, WATER AND SEWER SYSTEM AS SHOWN ON THE PLANS, SPECIFIED HEREIN, OR BOTH. IT IS THE INTENT TO PROVIDE A COMPLETE AND OPERATING FACILITY IN ACCORDANCE WITH THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS. THE MATERIAL AND EQUIPMENT SHOWN OR SPECIFIED SHALL NOT BE TAKEN TO EXCLUDE ANY OTHER INCIDENTALS NECESSARY TO COMPLETE THE WORK.

4. ALL LABOR, MATERIALS, AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE PLANS AND CONSTRUCTION SPECIFICATIONS AND THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE UNIT OF GOVERNMENT WHICH HAS JURISDICTION AND RESPONSIBILITY FOR THE CONSTRUCTION. WHERE CONFLICTS OR OMISSIONS EXIST, THE JURISDICTIONAL GOVERNMENT ENGINEERING DEPARTMENT'S STANDARDS SHALL GOVERN. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.

5. GUARANTEE - ALL MATERIALS AND EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, SHALL BE GUARANTEED FOR A PERIOD OF (1) ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE THEREOF, AGAINST DEFECTIVE MATERIALS, DESIGN AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE OWNER OF FAILURE OF ANY PART OF THE GUARANTEED EQUIPMENT OR MATERIALS, DURING THE GUARANTEE PERIOD, THE AFFECTED PART OR MATERIALS SHALL BE REPLACED PROMPTLY WITH NEW PARTS OR MATERIALS BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER. IN THE EVENT THE CONTRACTOR FAILS TO MAKE NECESSARY REPLACEMENT OR REPAIRS WITHIN (7) SEVEN DAYS AFTER NOTIFICATION BY THE OWNER, THE OWNER MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

B. EARTHWORK

1. ALL AREAS WITHIN THE LIMITS OF WORK SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTIONS RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1'. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 110 OF THE STANDARD SPECIFICATIONS.

2. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, OR A-2-4 IN ACCORDANCE WITH AASHTO M--145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 10% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

3. ALL MATERIAL OF CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND TESTING TO ESTABLISH CONFORMANCE WITH THE SPECIFICATIONS AND SUITABLY FOR THE USES INTENDED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO THE TIME HE WILL BE READY FOR AN INSPECTION OR TEST. THE CONTRACTOR SHALL FOLLOW CITY AND COUNTY INSPECTION PROCEDURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY PHASE OF WORK DEPENDENT ON AN INSPECTION OR TEST OF AN EARLIER PHASE OF WORK, PRIOR TO THAT TEST OR INSPECTION PASSING. 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 ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

4. WHEN ENCOUNTERED, MUCK SHALL BE COMPLETELY REMOVED FROM THE CENTER LINE (10) TEN FEET BEYOND THE EDGE OF PAVEMENT EACH SIDE. ALL SUCH MATERIAL SHALL BE REPLACED BY APPROVED GRANULAR FILL, COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180).

5. WHEN ENCOUNTERED WITHIN DRAINAGE SWALES, HARDPAN OR MUCK SHALL BE REMOVED FOR A WIDTH OF (5) FIVE FEET AT THE INVERT AND REPLACED WITH GRANULAR MATERIALS.

6. ALL UNDERGROUND UTILITIES AND DRAINAGE INSTALLATIONS SHALL BE IN PLACE PRIOR TO SUBGRADE COMPACTION AND PAVEMENT CONSTRUCTION.

7. GROUND ADJACENT TO ROADWAY/PAVEMENT HAVING RUNOFF SHALL BE GRADED (2) TWO INCHES LOWER THAN THE EDGE OF PAVEMENT TO ALLOW FOR THE PLACEMENT OF SOD.

8. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1' OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE GRADED TO DRAIN WITHOUT PONDING.

9. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, FILL, EMBANKMENT AND GRADING TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL ROAD SECTIONS, SIDE SLOPES AND CANAL SECTIONS. ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS. IF FILL MATERIAL IS REQUIRED IN EXCESS OF THAT GENERATED BY THE EXCAVATION, THE CONTRACTOR SHALL SUPPLY THIS MATERIAL AS REQUIRED FROM OFF-SITE.

C. DRAINAGE

1. INLETS - ALL INLETS SHALL BE THE TYPE DESIGNATED ON THE PLANS, AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA D.O.T. SPECIFICATIONS, 2007, SECTION 425. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.

2. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:
   RCP = REINFORCED CONCRETE PIPE, ASTM DESIGNATION C--76, TABLE III, F.D.O.T., SECTION 941.
   CMP = CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-196.
   CMP (SMOOTH LINED) = CORRUGATED METAL ALUMINUM PIPE, (SMOOTH LINED) ASTM DESIGNATION M-196.
   SCP = SLOTTED CONCRETE PIPE, F.D.O.T. SECTIONS 941 AND 942.
   PVC = POLYVINYL CHLORIDE PIPE.
   PCMP = PERFORATED CMP, F.D.O.T. SECTION 945

3. PIPE BACKFILL - REQUIREMENTS FOR PIPE BACKFILL CROSSING ROADS OR PARKING AREAS SHALL BE AS DEFINED IN THE FLORIDA D.O.T. SPECIFICATIONS, 2007, SECTION 125-8. PIPELINE BACKFILL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T--99 SPECIFICATIONS).

4. LOCATION OF DRAINAGE STRUCTURES SHALL GOVERN, AND PIPE LENGTH MAY HAVE TO BE ADJUSTED TO ACCOMPLISH CONSTRUCTION AS SHOWN ON THESE PLANS.

5. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE F.D.O.T. STANDARD SPECIFICATIONS.

6. ALL DRAINAGE LINES SHALL BE LAMPED PRIOR TO FINAL ACCEPTANCE.

D. PAVING

1. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE.

2. INTERNAL ASPHALT PAVING CONSTRUCTED ON EXISTING SANDY SOILS SHALL BE CONSTRUCTED WITH A 12" SUBGRADE, COMPACTED TO A MINIMUM DENSITY OF 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99. THE COMPACTED SUBGRADE SHALL BE CONSTRUCTED IN THE LIMITS SHOWN ON THE PLANS. ALL SUBGRADE SHALL HAVE AN LBR OF 40 UNLESS OTHERWISE NOTED.

3. ASPHALTIC CONCRETE SURFACE COURSE SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE SURFACE COURSE SHALL CONSIST OF THE THICKNESS AND TYPE ASPHALTIC CONCRETE AS SPECIFIED IN THE PLANS. ALL ASPHALTIC CONCRETE SHALL BE IN ACCORDANCE WITH SECTIONS 320, 330, 331, 332, 333, 335, 337 AND 339 OF THE STANDARD SPECIFICATIONS.

4. LIMEROCK BASE SHALL BE PREPARED, COMPACTED AND GRADED AND SHALL BE IN ACCORDANCE WITH SECTION 200 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2007 EDITION". ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 70% OF CARBONATES OF CALCIUM AND MAGNESIUM UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED. THE ENGINEER SHALL INSPECT THE COMPLETED BASE COURSE AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES AND CLEAN THE BASE COURSE PRIOR TO THE PLACEMENT OF THE PRIME COAT. A TACK COAT WILL ALSO BE REQUIRED IF THE ENGINEER FINDS THAT THE PRIMED BASE HAS BECOME EXCESSIVELY DIRTY OR THE PRIME COAT HAS CURED TO THE EXTENT OF LOSING BOUNDING EFFECT PRIOR TO PLACEMENT OF THE ASPHALTIC CONCRETE SURFACE COURSE. THE PRIME AND TACK COATS SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

5. LIMEROCK BASE MATERIAL SHALL BE PLACED IN MAXIMUM 6" LIFTS. BASES GREATER THAN 6" SHALL BE PLACED IN TWO EQUAL LIFTS.

6. ASPHALT EDGES THAT ARE NOT CURBED SHALL BE SAWCUT TO PROVIDE A STRAIGHT EVEN LINE TO THE DIMENSIONS SHOWN ON THE HORIZONTAL CONTROL PLAN.

E. CONSTRUCTION

1. CONCRETE SIDEWALK SHALL BE 4" THICK ON COMPACTED SUBGRADE, WITH 1/2" EXPANSION JOINTS PLACED AT A MAXIMUM OF 75'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL BE 3" HIGHER THAN THE EDGE OF PAVEMENT, UNLESS OTHERWISE SPECIFIED BY LOCAL CODES, OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6" THICK AND HAVE A MINIMUM OF 3000 P.S.I. CONCRETE.

2. CONCRETE CURB SHALL BE CONSTRUCTED TO THE LIMITS SHOWN ON THE PLANS. THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS AND SHALL BE IN ACCORDANCE WITH SECTION 345 OF THE STANDARD SPECIFICATIONS.

F. SIGNAGE AND PAVEMENT MARKINGS

1. THE ROADS AND PARKING AREAS SHALL BE STRIPED IN ACCORDANCE WITH THE PLANS. NO STRIPE SHALL BE LESS THAN THE SPECIFIED WIDTH NOR SHALL IT EXCEED THE SPECIFIED WIDTH BY MORE THAN 1/2 INCH. STRIPING SHALL BE IN ACCORDANCE WITH SECTIONS 710 AND 971 OF THE STANDARD SPECIFICATIONS. ALL STRIPPING WITHIN THE PUBLIC RIGHT-OF-WAY AND AT DRIVEWAY ACCESS POINTS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

2. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL AND MAINTAIN ADEQUATE TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS FOR THE PURPOSE OF PROTECTING THE TRAVELING PUBLIC, HIS WORKMEN AND THE WORK AREA IN GENERAL. SUCH TRAFFIC CONTROL SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT PERIOD, INCLUDING ANY TEMPORARY SUSPENSIONS OF THE WORK. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH SECTION 102 OF THE STANDARD SPECIFICATIONS AND THE STATE OF FLORIDA, MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS.

3. ALL PAVEMENT MARKINGS ON-SITE SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.

4. ALL SIGNING AND MARKINGS SHALL CONFORM TO MUTCD AND BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS (LATEST EDITION).

G. SEWER SYSTEM NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY DEPARTMENT MINIMUM STANDARDS AND APPLICABLE CODES.

2. THE CONTRACTOR SHALL FIELD VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF EXISTING SEWER LINES, MANHOLES, AND STUBOUTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE FIELD INFORMATION DIFFERS FROM THAT SHOWN ON THE PLANS.

3. ALL GRAVITY SEWER PIPE 4" & LARGER SHALL BE POLYVINYL CHLORIDE (PVC) ASTM 3034, SDR 35 FOR THE ON-SITE SANITARY AWWA C-900 PVC OFF-SITE SHALL BE USED IN THE CITY R.O.W.

4. MINIMUM SLOPE SHALL BE 0.4% FOR 8" PIPE AND 1% FOR 6" SERVICE LATERALS.

5. DUCTILE IRON SEWER PIPE FOR GRAVITY MAINS SHALL BE CLASS 350 POLYLINED WITH A MINIMUM OF 30" OF COVER.

6. PVC LINES ENTERING OR LEAVING MANHOLES SHALL HAVE A NEOPREME BOOT WITH STAINLESS STEEL ACCESSORIES.

7. CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY UTILITY DEPARTMENT.

8. CLEANOUTS SHALL BE INSTALLED AT ALL SEWER SERVICES EXCEEDING 75' IN LENGTH (EVERY 75') WITH A CLEANOUT AT THE PROPERTY LINE, EASEMENT LINE, OR 5' FROM A BUILDING. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE BUILDING CLEANOUT (5' FROM THE BUILDING) AND ELEVATION OF THE END OF THE SEWER SERVICE WITH THE BUILDING PLUMBING CONTRACTOR.

9. LIMITS OF INFILTRATION OR EXFILTRATION OR LEAKAGE FOR THE ENTIRE SYSTEM, INCLUDING SERVICE LINES, SHALL NOT EXCEED A RATE OF 0.1 GALLONS PER FOOT PER 24 HOURS FOR ALL SIZES OF PIPE THROUGHOUT THE SYSTEM. THE ALLOWABLE LIMITS OF INFILTRATION OR EXFILTRATION OF MANHOLES SHALL NOT EXCEED A RATE OF 4 GALLONS PER MANHOLE PER 24 HOURS.

10. ALL SEWER MAINS AND SERVICES, UP TO AND INCLUDING THE END OF THE SERVICE, SHALL BE CONSTRUCTED WITHIN A MINIMUM OF A 15' UTILITY EASEMENT, UNLESS OTHERWISE SHOWN.

11. THE ENTIRE SYSTEM SHALL BE CLEANED PRIOR TO LAMPING OF THE LINES. 12" SANITARY SEWER MUST BE TELEVISED @ CONTRACTORS EXPENSE. ALL DEFICIENTCIES OBSERVED ON THE VIDEO TAPES SHALL BE CORRECTED PRIOR TO CITY CERTIFICATION TO ANY AGENCY.

12. PROVIDE ORANGE RPM @ CENTERLINE OF ROAD OF NEAREST DRIVING LANE FOR MANHOLES LOCATED IN GREEN AREAS.

H. WATER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LOCAL UTILITY DEPARTMENT MINIMUM STANDARDS AND APPLICABLE CODES.

2. ALL POTABLE WATER PIPE 4" AND LARGER SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE CONFORMING TO AWWA C-900-97 PVC-1120, SDR-18 OR DUCTILE IRON CONFORMING TO THE REQUIREMENTS OF ANSI/AWWA C-151/A21.51--02 AND LINED AND COATED PER ANSI/AWWA C-104/A21.4-03. 4" DIP SHALL DE CLASS 350, 6" AND 8" DIP SHALL BE CLASS 350, AND 10" DIP SHALL BE CLASS 350. MINIMUM DEPTH OF COVER IS 36" FOR PVC AND 30" FOR DIP. ALL PIPE TO HAVE 150 PSI MINIMUM PRESSURE RATING. FITTINGS 4" AND LARGER SHALL BE DUCTILE IRON MEETING ANSI/AWWA C-110/A21.10-03. FITTINGS MUST BE CEMENT LINED AND SEAL COATED PER C-104/A21.4-03 PRESSURE RATING OF ALL FITTINGS SHALL BE 350 PSI. ALL WATER MAIN PIPES WITHIN THE CITIES RIGHT-OF-WAY OR EASEMENT SHALL BE DUCTILE IRON PIPE CLASS 350. ALL FIRE MAINS SHALL BE DIP OR PVC C-900 (SDR-14) AND PRESSURE TESTED @ 200 PSI FOR 2 HRS.

3. ALL WATER PIPE SMALLER THAN 4 INCHES SHALL BE PVC MINIMUM SCHEDULE 80 WITH A MINIMUM WORKING PRESSURE OF 160 PSI. FITTINGS FOR PIPE SMALLER THAN 4" SHALL BE MINIMUM SCHEDULE 80. SOLVENT WELD SOCKET TYPE ASTM D-2464 OR MINIMUM SCHEDULE 80 THREADED TYPE ASTM D-2464.

4. THERE SHALL BE NO CONNECTION TO AN EXISTING WATER MAIN UNTIL PRESSURE AND BACTERIOLOGICAL TESTS HAVE BEEN RUN AND THE SYSTEM ACCEPTED BY THE CITY AND THE COUNTY HEALTH DEPARTMENT.

5. ALL CONNECTIONS TO EXISTING MAINS SHALL BE MADE UNDER THE DIRECTION OF THE CITY UTILITY DEPARTMENT.

6. WATER METERS 2" OR SMALLER SHALL BE INSTALLED BY THE CITY. THE CONTRACTOR SHALL COORDINATE WITH THE CITY UTILITY DEPARTMENT AND PROVIDE THE PROPER FITTINGS NECESSARY TO INSTALL THE METERS. ALL COSTS ASSOCIATED WITH THE METER INSTALLATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

7. GATE VALVES, 4" OR LARGER, SHALL MEET AWWA C-509-01 STANDARD. BUTTERFLY VALVES, 16" OR LARGER, SHALL MEET AWWA C-504-00, CLASS 150B STANDARDS.

8. FIRE HYDRANTS SHALL BE TRAFFIC BREAK AWAY TYPE CONFORMING TO AWWA C-502-94 STANDARDS. FIRE HYDRANTS SHALL BE MUELLER MODEL A-423 OR CLOW MEDALLION 2546-5B

9. ALL TRENCHING, PIPE LAYING, BACKFILLING. PRESSURE TESTING, AND DISINFECTING MUST COMPLY WITH AWWA C-600-99 AND C-651-99 STANDARDS.

10. DEFLECT WATER MAINS AS NECESSARY TO AVOID ANY CONFLICTS WITH OTHER UTILITIES. ALLOWABLE DEFLECTION SHALL NOT EXCEED AWWA STANDARDS.

11. THE CONTRACTOR SHALL COORDINATE THE LOCATION AND ELEVATION OF THE ENDS OF THE WATER SERVICES WITH THE BUILDING PLUMBING CONTRACTOR.

12. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING WATER MAINS AND PROPOSED CONNECTION POINTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE FIELD INFORMATION DIFFERS FROM THAT SHOWN ON THE PLANS.

13. ALL WATER MAINS TO BE FLUSHED VIA POLY PIG.

14. THE CONTRACTOR MUST ARRANGE AND PAY FOR ANY TEMPORARY WATER REQUIRED FOR CONSTRUCTION, CLEANING, TESTING, ETC...

15. TESTING

A. ALL PIPE SHALL BE TESTED UNDER A CONSTANT PRESSURE OF 150 PSI (200 PSI FOR FIRE MAIN) FOR A MINIMUM TEST PERIOD OF 2 HOURS AND SHALL NOT EXCEED THE LEAKAGE REQUIREMENTS AS PER ANSI/AWWA SPECIFICATIONS OF C-600-99 LEAKAGE FORMULA:

$$L = \frac{SD\sqrt{P}}{133,200}$$

L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
S = TOTAL LENGTH OF PIPE TESTED, FEET.
D = DIAMETER OF THE PIPE TESTED, INCHES.
P = AVERAGE TEST PRESSURE, PSI.

THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY AND THE ENGINEER OF RECORD.

B. DISINFECTION OF ALL WATER LINES SHALL COMPLY WITH ANSI/AWWA C-651-99. BACTERIOLOGICAL SAMPLING POINTS ARE SHOWN ON THE WATER AND SEWER PLAN A CHLORINE RESIDUAL OF .3 TO 1.5 PPM SHALL BE MAINTAINED. ALL STERILIZATION SHALL BE AT THE FULL EXPENSE OF THE CONTRACTOR. BACTERIOLOGICAL SAMPLES MUST BE APPROVED BY THE COUNTY PUBLIC HEALTH UNIT AND THE CITY PRIOR TO OPERATION OF THE SYSTEM.

16. ALL PVC PIPE SHALL BE INSTALLED WITH METALLIC LOCATOR TAPE 18' ABOVE THE TOP OF PIPE.

17. BACK FLOW PREVENTORS MUST BE APPROVED BY THE CITY AS TO TYPE AND LOCATION PRIOR TO INSTALLATION.

18. "ALL WATER MAIN PIPE, INCLUDING FITTINGS, INSTALLED ON OR AFTER AUGUST 28, 2003, EXCEPT PIPE INSTALLED UNDER A CONSTRUCTION PERMIT FOR WHICH HEALTH DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003, SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLIDWALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO WALL PIPE. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED IN ACCORDANCE WITH SUBSECTION 62-555.320(10), F.A.C., AND ALL OTHER ABOVEGROUND PIPE SHALL BE PAINTED BLUE OR SHALL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE."SUBSECTION 62-555.320(10), F.A.C. READS AS FOLLOWS: "COLOR CODING OF PIPES AT DRINKING WATER TREATMENT PLANTS: ALL NEW OR ALTERED, ABOVEGROUND PIPING AT DRINKING WATER TREATMENT PLANTS SHALL BE COLOR CODED AND LABELED AS RECOMMENDED IN SECTION 2.14 OF RECOMMENDED STANDARDS FOR WATER WORKS AS INCORPORATED INTO RULE 62-555.330, F.A.C. IN ADDITION, ALL UNDERGROUND WATER MAIN PIPE THAT IS INSTALLED AT DRINKING WATER TREATMENT PLANTS ON OR AFTER AUGUST 28, 2003, AND THAT IS CONVEYING FINISHED DRINKING WATER SHALL BE COLOR CODED AS REQUIRED UNDER SUBPARAGRAPH 62-555.320(21)(B)3., F.A.C., THIS SUBSECTION DOES NOT APPLY TO DRINKING WATER TREATMENT PLANT PIPING INSTALLED OR ALTERED UNDER A CONSTRUCTION PERMIT FOR WHICH THE DEPARTMENT RECEIVED A COMPLETE APPLICATION BEFORE AUGUST 28, 2003."

III. SPECIFIC SITE NOTES

A. GENERAL

1. "CITY" IN THESE NOTES REFERS TO THE CITY OF HALLANDALE BEACH.
2. "COUNTY" IN THESE NOTES REFERS TO BROWARD COUNTY.
3. "STATE" IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

IIII. INTENT OF DRAWINGS & SPECIFACTIONS

1. INTENT OF SPECIFICATIONS AND DRAWINGS IS TO COVER AN INSTALLATION COMPLETE IN EVERY ASPECT. IT IS NOT INTENDED TO GIVE EVERY DETAIL ON DRAWINGS AND SPECIFICATIONS. OWNER WILL NOT BE RESPONSIBLE FOR ABSENCE OF ANY DETAIL WHICH CONTRACTOR MAY REQUIRE, NOR FOR ANY SPECIAL CONSTRUCTION WHICH MAY BE FOUND NECESSARY AS WORK PROGRESSES. IF AN ITEM IS EITHER INDICATED OR SPECIFIED, IT SHALL BE CONSIDERED SUFFICIENT FOR INCLUSION OF SAID ITEM IN CONTRACT. CONTRACTOR SHALL FURNISH AND INSTALL MATERIALS AND EQUIPMENT USUALLY FURNISHED WITH SUCH SYSTEMS, AND AS NEEDED TO COMPLETE AN OPERATING INSTALLATION, WHETHER MENTIONED OR NOT, WHICH ARE CUSTOMARY TO ITS TRADE.

2. INCIDENTAL ACCESSORIES NOT USUALLY SHOWN OR SPECIFIED BUT WHICH ARE NECESSARY FOR THE PROPER INSTALLATION AND OPERATION SHALL BE INCLUDED IN WORK WITHOUT ADDITIONAL COST TO THE OWNER, THE SAME AS IF HERIN SPECIFIED.

3. ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON BUT MENTIONED IN THE SPECIFICAIONS, OR VICE-VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE AND READY FOR OPERATION, SHALL BE FURNISHED, DELIVERED, AND INSTALLED BY THE CONTRACTOR, WITHOUT ADDITIONAL COST TO THE OWNER.

4. DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INDICATED (DO NOT SCALE THE DRAWINGS). CONSULT THE ENGINEER FOR EXACT LOCATIONS OF ITEMS WHICH ARE NOT DEFINITELY LOCATED ON THE DRAWINGS.

5. ENGINEER'S INTERPRETATION OF DRAWINGS AND SPECIFICATIONS SHALL BE FINAL AND BINDING UPON CONTRACTOR.

6. CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID, AND THOROUGHLY INVESTIGATE AND VERIFY ALL CONDITIONS UNDER SHICH WORK SHALL BE PERFORMED.

7. IF A DISCREPANCY OCCURS BETWEEN A DETAIL, PLAN OR SPECIFICAITONS, THE MOST RESTRICTIVE DETAIL TAKES PRECEDENCE & SHALL BE IMPLEMENTED IN THE CONSTRUCTED PROJECT.

BROWARD COUNTY TRAFFIC ENGINEERING COMMUNICATION NOTES:

ALL PARTIES SHALL BE AWARE THAT DIRECTIONAL BORES, UTILITY CONNECTIONS, THE PLACEMENT OF MOT AND ADVANCE SIGNAGE MAY, BY THEIR PLACEMENT, DAMAGE/DESTROY THE COMMUNICATIONS CABLE/CONDUIT LOCATED INSIDE/OUTSIDE THE PROJECT AREA. ADDITIONALLY, CURB/GUTTER/SIDEWALK REMOVAL/PLACEMENT, RELOCATION OF TREES, LANDSCAPING ACTIVITIES AND IRRIGATION ACTIVITIES ARE POTENTIAL CAUSES FOR DAMAGE TO BCTED'S COMMUNICATIONS CABLE/CONDUIT. ALL PARTIES SHALL EXERCISE EXTREME CAUTION WHEN WORKING IN PROXIMITY TO THE COMMUNICATIONS CABLE/CONDUIT. ANY WORK, INCIDENTAL TO THE PROJECT WHICH DAMAGES OR IMPACTS THE COMMUNICATIONS CABLE/CONDUIT SHALL BE SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED WITHIN THE PLAN SET UNDER "COMMUNICATION NOTES" AND BCTED'S "STANDARDS AND SPECIFICATIONS – COMMUNICATION INFRASTRUCTURE" DOCUMENT.

THE AGENCY RESPONSIBLE FOR MAINTENANCE OF THE TRAFFIC SIGNALS AND RELATED EQUIPMENT IS BROWARD COUNTY TRAFFIC ENGINEERING DIVISION (BCTED). ALL SYSTEM COMMUNICATIONS EQUIPMENT, CABLING AND RELATED MATERIAL SHALL COMPLY WITH BROWARD COUNTY'S LATEST EDITION OF MINIMUM STANDARDS AS EXPRESSED IN THE "STANDARDS AND SPECIFICATIONS – COMMUNICATION INFRASTRUCTURE" DOCUMENT. BROWARD COUNTY TRAFFIC ENGINEERING DIVISION WILL NOT ACCEPT ANY PROJECTS THAT DO NOT MEET THESE STANDARDS AND SPECIFICATIONS. FOR A COPY OF THESE STANDARDS REFER TO THE BROWARD COUNTY WEB SITE AT WWW.BROWARD.ORG/TRAFFIC OR CONTACT ROBERT BLOUNT, COMMUNICATIONS MANAGER AT RBLOUNT@BROWARD.ORG.

THE CONTRACTOR SHALL MAINTAIN ONLINE COMMUNICATIONS OF EXISTING OR TEMPORARY SIGNALIZATION VIA INTERCONNECT COMMUNICATIONS CABLE OR TELCO PHONE LINES DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE TEMPORARY LINES AND CONNECTIONS AS NECESSARY. A TIME-BASED-COORDINATION (TBC) SYSTEM IS TO BE UTILIZED ONLY IF PROVISION OF THE TEMPORARY LINES AND CONNECTIONS AS NECESSARY. A TIME-BASED-COORDINATION (TBC) SYSTEM IS TO BE UTILIZED ONLY IF PROVISION OF THE TEMPORARY LINES IS NOT FEASIBLE. THE DEVELOPMENT AND IMPLEMENTATION OF THE TBC PROGRAM IS TO BE PERFORMED BY THE CONTRACTOR WITH OVERSIGHT BY A TRAFFIC ENGINEER REGISTERED IN THE STATES OF FLORIDA. COST OF MAINTAINING COMMUNICATIONS WITH THE CENTRAL SITE, INCLUDING TEMPORARY LINES AND CONNECTIONS, SHALL BE PAID FOR UNDER THE MAINTENANCE OF TRAFFIC. ALL REPORTED MALFUNCTIONS OF THE COMMUNICATIONS SYSTEM SHALL BE RESPONDED TO BY THE CONTRACTOR WITHIN TWO HOURS AND SHALL BE REPAIRED WITHIN TWENTY-FOUR HOURS.

THE CONTRACTOR SHALL BE AWARE THAT BELLSOUTH TELEPHONE DROPS AND SYSTEM COMMUNICATIONS INTERCONNECT MAY EXTEND THROUGHOUT THE PROJECT. CABLE RUNS AND/OR CONDUIT, TELEPHONE INTERFACE EQUIPMENT, PULL/JUNCTION BOXES AND ANY OTHER SIGNAL OR OTHER SYSTEMS EQUIPMENT DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. DAMAGED COMMUNICATIONS CABLE SHALL BE REPLACED AS AN ENTIRE RUN, FROM JUNCTION POINT TO JUNCTION POINT AND SHALL BE TERMINATED IN JUNCTION BOXES. THE CONTRACTOR SHALL OBTAIN SYSTEMS COMMUNICATIONS INFORMATION FROM THE APPLICABLE MAINTAINING AGENCY.

ANY MATERIAL FURNISHED FOR THE PURPOSES OF: NEW INSTALLATION, REPLACEMENT OR REPAIR OF THE EXISTING COMMUNICATIONS INFRASTRUCTURE SHALL MEET THE STANDARDS AND SPECIFICATIONS OF BCTED; ANY SUPPLIED CONTROLLER CABINET, CONTROLLER, TELEMETRY UNIT, COMMUNICATIONS CABLE, PULL BOX, CONDUIT, TERMINATION DEVICE, JUNCTION BOX AND COMMUNICATIONS INTERFACE PANEL SHALL COMPLY WITH THE LATEST REQUIREMENTS AS STATED BY BCTED AND SHALL PROVIDE FOR FULL FUNCTIONALLY WITH THE EXISTING BCTED'S UTCS OPERATION.

PROCEDURE FOR NOTIFICATION OF COMMUNICATION DISRUPTION:

WHEN COMMUNICATIONS TO AN INTERSECTION MUST BE DISRUPTED BY A CONTRACTOR TO PERFORM WORK, THE CONTRACTOR SHALL PROVIDE AN ADVANCE TWO-DAY NOTICE IN WRITING TO THE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION. THIS NOTIFICATION SHALL BE CONVEYED VIA ELECTRONIC MAIL (EMAIL) TO THE COMMUNICATION'S MANAGER AT RBLOUNT@BROWARD.ORG. NOTIFICATION SHALL INCLUDE CONTACT PERSON, TELEPHONE NUMBER, PURPOSE, LOCATION AND DURATION. THE DISRUPTION SHALL LAST FOR NO MORE THAN 3 CONSECUTIVE BUSINESS DAYS. WHERE POSSIBLE, THE DISRUPTION SHALL BE AT OFF PEAK HOURS BEGINNING AT 9:00AM AND ENDING AT 3:00PM.

ALL BCTED COMMUNICATIONS CABLE/CONDUIT SHALL BE LOCATED A MINIMUM OF 48 HOURS IN ADVANCE.

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
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EB# 6578

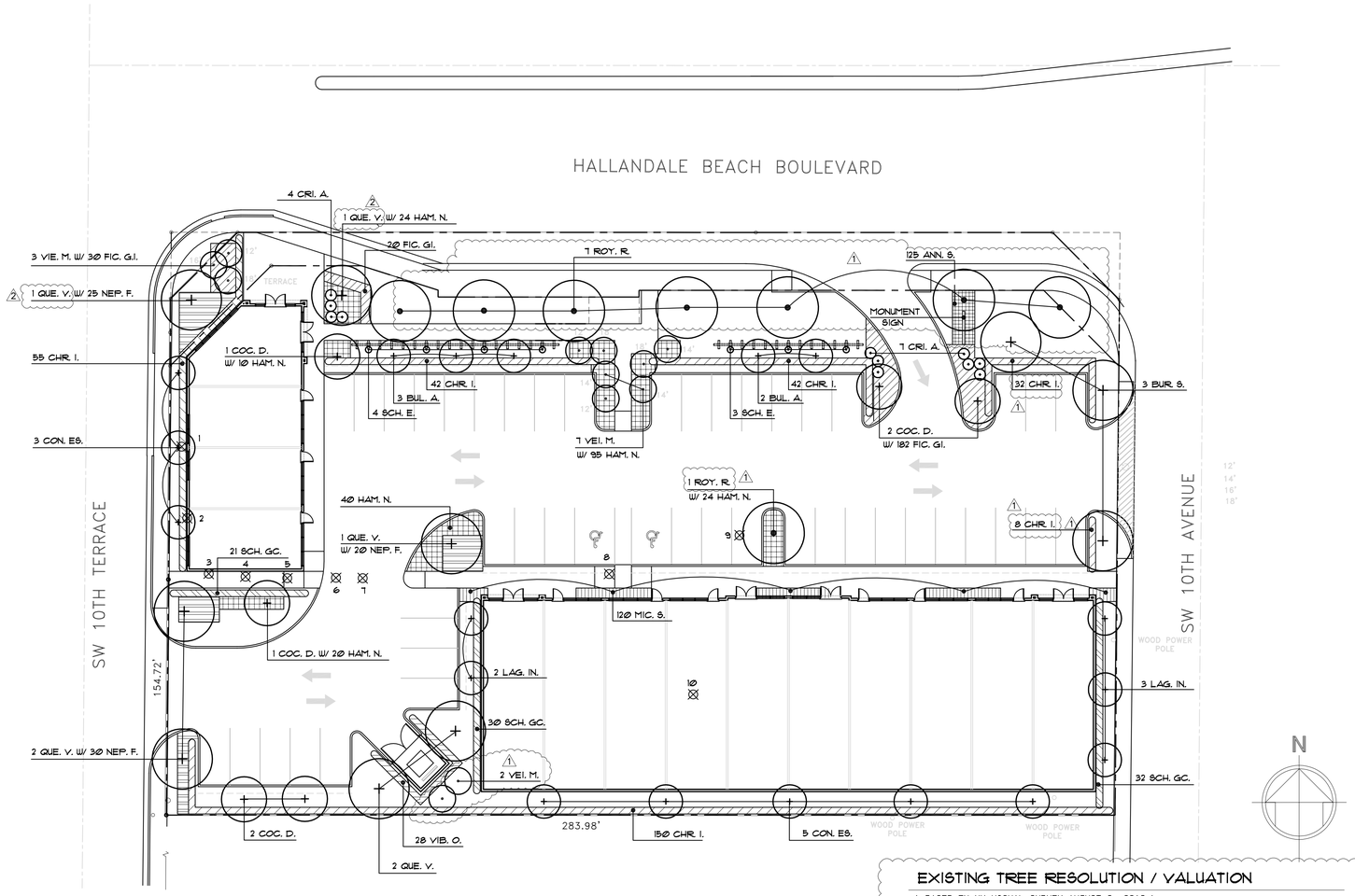
Sheet Title
GENERAL NOTES & SPECIFICATIONS

Job Title
HALLANDALE BEACH SHOPS
1000-1001 W. HALLANDALE BEACH BOULEVARD
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Phase:
DRC DOCUMENTS

Revisions

Scale: NTS	Date 10/20/09
Job No. 08-0784.00	Plot Date 08/08/12
Drawn by DRS	Sheet No.
Proj. Engr. DRS	C6.0
Appr. by DRS	6 of 6



PLANT LIST

TREES & PALMS (ALL TREES TO BE BALLED & BURLAPED AND FIELD GROWN)

	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	BUL. A.	5	BULNESIA ARBOREA	VERAWOOD	10' X 5-6' /MIN 2" DBH & 4' CT.
2 ✳	BUR. S.	3	BURSERA SIMARUBA	GUMBO LIMBO	15-16' X 7-8' /MIN 4" DBH & 6' CT.
✳	COC. D.	6	COCCOLOBA DIVERSILFOLIA	PIGEON PLUM	15-16' X 6-7' / 5' CT. /MIN 3.5" DBH
✳	CON. ES.	8	CONOCARPUS E. 'SERICEUS	SILVER BUTTONWOOD	10-11' X 4-5' /MULTISTEM & 4' CT. /MIN 2" DBH
	LAG. IN.	5	LAGER. INDICA'NATCHEZ'	CREPE MYRTLE	10-11' X 4-5' /MULTISTEM & 4' CT. /MIN 2" DBH
2 ✳	QUE. V.	6	QUERCUS VIRGINIANA	LIVE OAK	15-16' X 6-7' /MIN 4" DBH/6' CT.
2 ✳	ROY. R.	8	ROYSTOMEA REGIA	FL. ROYAL PALM	7-8' GW/28-30HT/MATCHED
	VEI. M.	12	VEITCHIA MONTGOMERYANA	MONTGOMERY PALM	16-22' HT/12-18' CT. (STAGGERED)(SEE PLAN)

SHRUBS & GROUND COVERS

	SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	ANN. S.	125	ANNUALS (TO BE SELECTED AT PLANTING TIME)		10-12"OA @ 10"OC.
1 ✳	CHR. I.	329	CHRYSOBALANUS ICACO	COCOPLUM	24"X 24"@ 24"OC.
	CRI. A.	11	CRINUM ASIATICUM	CRINUM LILY	30-36"X 30"@ 36"OC.
	FIC. GI.	232	FICUS M. 'GREEN ISLAND'	GR. ISLAND FICUS	10-12"X 13-15"@ 16"OC
✳	HAM. N.	213	HAMELIA NODOSA	DWARF FIREBUSH	18-20"OA @ 24"OC.
	MIC. S.	120	MICROSORUM SCOLOPENDRIUM	WART FERN	12-14"OA @ 18"OC.
	NEP. F.	75	NEPHOLEPIS FALCATA	MACHO FERN	24-30"OA @ 30"OC.
	SCH. GC.	83	SCHEF. 'GOLD CAPELLA'	DW. VAR. SCHEFFLERA	24"X 24" @ 24"OC.
	SCH. E.	7	SCHEFFLERA ELEGANTISSIMA	FALSE ARALIA	5-6'X 24"/5 STEM
	VIB. O.	28	VIBURNUM ODORATISSIMUM	BIG LEAF VIBURNUM	3-4'X 2'@ 24"OC

1 ✳ NATIVE MATERIALS - TREES & PALMS -32 OUT OF 54 = 59%
SHRUBS & GROUND COVERS -558 OUT OF 1112 = 50%

GENERAL LANDSCAPE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR REPAIRING FACILITIES HE DAMAGES AND IS TO COORDINATE WITH OTHER CONTRACTORS ON SITE.
2. CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES- ROUGH GRADES BY GENERAL CONTRACTOR.
3. ALL PLANT MATERIALS TO BE FLORIDA NO. 1 OR BETTER AS PER FLORIDA DEPT. OF AGRICULTURE GRADES & STANDARDS, CURRENT EDITION
4. PLANTING SOIL TO BE A WEED FREE MIXTURE OF MUCK & SAND (50/50) WITH 50 LBS OF AN ORGANIC (6-6-6) FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID AND POTASH IN AN EQUAL PERCENTAGE OF PLANT FOOD BY WEIGHT PER 6 CU. YDS..
5. TREES, PALMS, SHRUBS GUARANTEED FOR ONE (1) YEAR.
6. APPLY 3" MELALEUCA\EUCALYTUS MULCH (ARSENIC FREE) AROUND ALL PLANTS WITHIN 2 DAYS.
7. CONTRACTOR TO COMPLY WITH ALL CITY LANDSCAPE ORDINANCE REQUIREMENTS.
8. WHERE THERE IS A DISCREPENCY EITHER IN QUANTITIES, PLANT NAMES, SIZES OR SPECIFICATIONS BETWEEN THE PLAN OR PLANT LIST, THE PLAN TAKES PREFERENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY VERIFICATION NECESSARY INVOLVING THE LANDSCAPE MATERIALS SHOWN ON THE PLAN.
9. ALL AREAS NOT COVERED BY PAVING, STRUCTURES, OR LANDSCAPING TO BE SODDED ST AUGUSTINE FLORATAM SOD. SOD TO HAVE GOOD COMPACT GROWTH & ROOT SYSTEM. LAY WITH TIGHT JOINTS AND ROLL SMOOTH AS REQUIRED.
10. TREES & PALMS TO BE STAKED AS NECESSARY IN A GOOD WORKMANLIKE MANNER WITH NO NAIL STAKING PERMITTED.
11. THE IRRIGATION SYSTEM WILL HAVE 100% COVERAGE, 100% OVERLAP, NO OVER SPRAY ON WALKWAYS, PAINT PVC RISERS FLAT BLACK, RAIN SENSOR AND RUST FREE WATER.

2 RECYCLED WATER WILL BE USED SO PURPLE PIPE WILL NEED TO BE USED AS WELL

HALLANDALE LANDSCAPE CODE

	REQUIRED	PROVIDED
1. TREES FOR SITE SREA		
1 TREE/PALM MIN. 15' HT PER 1500 SF OF TOTAL SITE		
TOTAL SITE = 44291 SF	30	30

8
- 4 GUMBO LIMBO
- 6 LIVE OAK
- 6 PIGEON PLUM
- 6 FOR 12 MONTGOMERY PALMS
- 8 ROYAL PALM

TREE / PALM LEGEND

- (+) NEWLY PLANTED TREES 2
- (•) NEWLY PLANTED PALMS
- 2 ⊠ EXTG TREES TO BE REMOVED & NUMBER OF TREE/PALM (NUMBERS RELATE TO NO. IN RESOLUTION LIST)

EXISTING TREE RESOLUTION / VALUATION

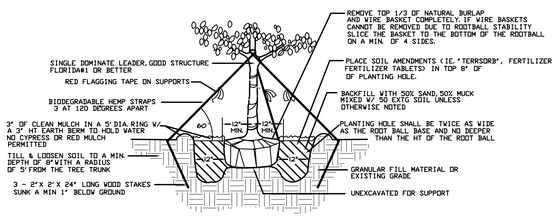
(BASED ON MY VISUAL SURVEY AUGUST 8, 2012)

	TREE NO.	TYPE & SIZE	CONDITION	RESOLUTION	VALUE ✳
	1.	ALEXANDER PALM/DBL-10' 12' CT	POOR	REMOVE	
	2.	LIVE OAK-30' X 34' /18" CAL	GOOD ● 3	REMOVE	$ 5000
1	3.	SEAGRAPE-30' X 25' /MULTISTEM	POOR	REMOVE	
	4.	CARPENTERIA PALM/DBL-20-22' CT	POOR	REMOVE	
	5.	SEAGRAPE-24' X 18' /MULTISTEM	POOR	REMOVE	
	6-7.	2 QUEEN PALM - 6-10' CT	POOR	REMOVE	
	8.	LIVE OAK-30' X 12' /7" CAL	POOR	REMOVE	
	9.	LIVE OAK-34' X 42' /14" CAL	GOOD ● 3	REMOVE	$ 4000
	10.	POND APPLE-20' X 22' /16" CAL	GOOD ● 3	REMOVE	$ 3000

3 TOTAL VALUE OF TREES IN GOOD CONDITION TO BE REMOVED = $12000

3 ✳ VALUATIONS BASED ON CITY CODE CHAPTER 29-4

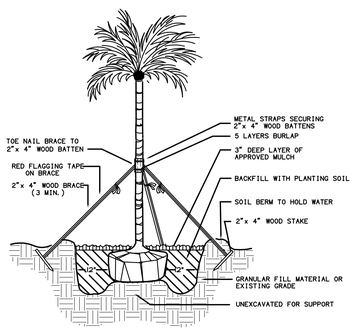
3 ● APPLICANT WILL ATTEMPT TO RELOCATE TREES IN GOOD CONDITION IF HE CAN NOT, THE VALUE OF TREES BASED ON THE ABOVE CHART TO BE PAID INTO CITY OF HALLANDALE TREE TRUST FUND



NOTE: THE PLANTING HOLE SHALL BE 10% SHALLOWER THAN THE ROOT BALL OR A MINIMUM 1", SO THAT THE TRUNK FLARE (TAPER) & FIRST ORDER ROOTS ARE VISIBLE ABOVE GRADE. MULCH MUST NOT BE PLACED AT THE TAPER AND MUST BE SET BACK 12-18" FROM THE TRUNK

TREE PLANTING DETAIL

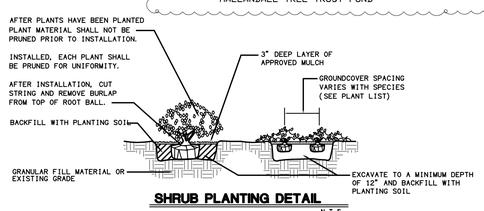
FOR TREES UP TO 16' HT. N. T. S.



MONTGOMERY PALM PLANTING DETAIL

N.T.S.

NOTE: THE PLANTING HOLE SHALL BE 10% SHALLOWER THAN THE ROOT BALL OR A MINIMUM 1", SO THAT THE TRUNK FLARE (TAPER) & FIRST ORDER ROOTS ARE VISIBLE ABOVE GRADE. MULCH MUST NOT BE PLACED AT THE TAPER AND MUST BE SET BACK 12-18" FROM THE TRUNK



SHRUB PLANTING DETAIL

N. T. S.

NOTE: THE PLANTING HOLE SHALL BE 10% SHALLOWER THAN THE ROOT BALL OR A MINIMUM 1", SO THAT THE TRUNK FLARE (TAPER) & FIRST ORDER ROOTS ARE VISIBLE ABOVE GRADE. MULCH MUST NOT BE PLACED AT THE TAPER AND MUST BE SET BACK 12-18" FROM THE TRUNK

1 SHRUBS SHALL NOT BE PRUNED PRIOR TO INSTALLATION

LANDSCAPE PLAN

SCALE 1" = 20'

BRUCE E. CUMMINGS P.A.
LANDSCAPE ARCHITECT
LAUDERDALE BY THE SEA, FLA
954/771-8184

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MANUEL SYNALOVSKI, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

HALLANDALE BEACH SHOPS

1000 - 1001 WEST HALLENDALE BEACH BOULEVARD
HALLENDALE, FLORIDA 33309

REV	DATE	DESCRIPTION
1	8/8/12	ADJUST FOR CITY COMMENTS
2	8/28/12	ADJUST FOR CITY COMMENTS
3	10/16/12	ADJUST EXISTING TREE VALUATIONS & NOTES

DESIGN DELIVERABLE: **PERMIT SUBMITTAL**
ISSUE DATE: **04/25/12**

PROJECT NUMBER:
DRAWN BY: **B.E.C.**
CHECKED BY: **B.E.C.**

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SHEET TITLE:
LANDSCAPE PLAN

1 OF 1 SHEETS

SHEET NUMBER:
L-1

PLAT BOOK _____, PAGE_____

SHEET 1 OF 2

"HALLANDALE BEACH SHOPS"

A PORTION OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.

EXHIBIT B

DESCRIPTION:

PARCEL 1:

THE NORTH 154.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; LESS THE NORTH 50.00 FEET THEREOF; LESS THE WEST 25.00 FEET THEREOF; AND LESS THE EAST 134.00 FEET THEREOF; IN SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION CONVEYED TO BROWARD COUNTY, FLORIDA IN THE DEED DATED MAY 7, 1979, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 WITH THE EAST LINE OF THE WEST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN NORTH 87°35'34" EAST ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 19.84 FEET; THENCE RUN SOUTH 42°49'05" WEST, FOR A DISTANCE OF 28.17 FEET; THENCE RUN NORTH 01°57'23" WEST ALONG THE EAST LINE OF THE WEST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28, FOR A DISTANCE OF 19.84 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 450 FEET, LESS THE WEST 25 FEET, LESS THE EAST 25 FEET AND LESS THE NORTH 154 FEET OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA;

AND INCLUDING THE WEST 109 FEET OF THE EAST 134 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 50 FEET AND LESS THE SOUTH 450 FEET AND LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 8550, PAGE 588 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 WITH THE WEST LINE OF THE EAST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28; THENCE RUN SOUTH 87°35'34" WEST ALONG THE SOUTH LINE OF THE NORTH 50.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 20.16 FEET; THENCE RUN SOUTH 47°10'22" EAST FOR A DISTANCE OF 28.40 FEET; THENCE RUN NORTH 01°56'18" WEST ALONG THE WEST LINE OF THE EAST 25.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 28 FOR A DISTANCE OF 20.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 49,257 (1.131 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD S. S.

Know all men by these presents that HB 1000-18, LLC a Florida Limited Liability Company, owner of the lands described hereon, have caused said lands to be surveyed, subdivided and platted in the manner shown hereon. Said plat to be known as "HALLANDALE BEACH SHOPS".

All rights of way shown hereon are dedicated in fee simple to the public for proper purposes.
All utility easements shown hereon are dedicated for the use of the public for proper purposes.

IN WITNESS WHEREOF, HB 1000-18, LLC, a Florida Limited Liability Company, set their hands and seal this _____ day of _____, 2012.

HB 1000-18 LLC

_____ _____
Witness
Print Name:

_____ _____
Witness
Print Name:

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S. S.

BEFORE ME personally appeared _____, as _____, and _____, as _____ of HB 1000-18, LLC, a Florida Limited Liability Company, to me well known to be the persons described in and who executed the foregoing dedication personally appeared before me and acknowledged to and before me the foregoing instrument of dedication for the purposes therein expressed. They did not take an oath.

Witness my hand and official seal this _____ day of _____, 20_2.

_____
Notary Public

MORTGAGE DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD S. S.

Know all men by these presents that: TOTALBANK, a Florida banking corporation, holder of the mortgage of the lands described hereon as recorded in Official Records Book 42215, Page 337 of the Public Records of Broward County, hereby joins in the foregoing dedication as shown hereon.

TOTALBANK

_____ _____
Witness:
Print Name:

_____
Witness:
Print Name:

MORTGAGE ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD S. S.

I hereby certify that: _____, as _____ of TOTALBANK, to me well known to be the person described in the foregoing dedication, personally appeared before me on this day and acknowledged to and before me the execution of the foregoing instrument of dedication for the purposes therein expressed. He did not take an oath.

IN WITNESS WHEREOF: I have hereunto set my hand and seal this ____ day of _____, 2012.

My commission expires: _____
Notary Public

CITY OF HALLANDALE BEACH PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: That the Planning and Zoning Board of the City of Hallandale Beach, Broward County, Florida, has approved and accepted this plat this ____ day of _____, 2012.

By: _____
Chairperson

CITY OF HALLANDALE BEACH CITY COMMISSION:

THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the City of Hallandale Beach, Broward County, Florida, by Resolution No. _____, adopted this ____ day of _____, 20____, and and that by said resolution all rights-of-ways, thoroughfares and easements shown on this plat were accepted in the name of the public and all previous plats of this land are cancelled 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 impact fees have been paid or are not due.

By: _____
Mayor, City of Hallandale Beach
Joy Cooper

By: _____
City Clerk, City of Hallandale Beach
Sheena D. James

CITY OF HALLANDALE BEACH CITY ENGINEER:

This plat has been approved and accepted for record.

Date: _____

_____
City Engineer, City of Hallandale Beach

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

This instrument was filed for record this ____ day of _____, _____, and recorded in Plat Book _____, Page _____, record verified.

Attest: Bertha Henry
County Administrator

By: _____
Deputy

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 _____, _____.

Attest: Bertha Henry
County Administrator

By: _____
Mayor - County Commission

By: _____
Deputy

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

This plat was approved and accepted for record.

By: _____
Richard Tornese Date
Director
Florida Professional Engineer
Florida Registration Number 40263

By: _____
Robert P. Legg, Jr. Date
Professional Surveyor and Mapper
Florida Registration Number LS 4030

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 _____, _____.

By: _____
Chairperson Date

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 _____, _____.

By: _____
Executive Director or Designee

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

This Plat is hereby approved and accepted for record.

By: _____
Director/Designee Date

SURVEYORS CERTIFICATE:

I hereby certify: That the attached plat is a true and correct representation of the lands 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 61G17-6, Florida Administrative Code. And further that the Permanent Reference Monuments (PRM's) were set this _____ day of _____, 20____ in accordance with section 177.091 of said Chapter 177. The Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929 and were established in conformity with standards adopted by the National Ocean Survey for third order vertical control.

Dated this ____ day of _____, 20____, in Broward County, Florida.

_____
Mikki H. Ulrich
Professional Surveyor and Mapper
No. 5853
State of Florida

DENI LAND SURVEYORS, INC.
Certificate of Authorization LB Number 7281

May, 2012

County Surveyor's seal	County seal	City seal	Surveyor seal

Prepared By:
DENI LAND SURVEYORS, INC.
1991 N.W. 35th AVENUE, COCONUT CREEK, FL 33066
PHONE (954)973-7966 FAX (954)979-0343

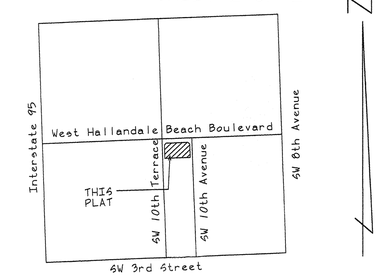
026-MP-09

PLAT BOOK _____, PAGE_____

SHEET 2 OF 2

"HALLANDALE BEACH SHOPS"

A PORTION OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA.



LOCATION SKETCH
(not to scale)

NOTES:

1. ◎ P.R.M. Indicates Permanent Reference Monument (6" round, 24" long concrete monument with aluminum disk stamped DENI LAND SURVEYORS, P.R.M., LB #7281)

2. Bearings shown hereon are relative to the Westerly line of Tract "A" HALLANDALE AMOCO (PB 149, PG 39, BCR), said line bears North 01°56'18" West.

3. B.M. elev. where indicated refers to benchmark elevation.

4. Benchmarks shown hereon are referenced to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 and are based on Broward County Benchmark No. 179; "X" cut in Northeast anchor bolt of Amoco Service Station. 73' South of centerline of asphalt Hallandale Beach Boulevard, 40' East of Southwest 10 Avenue; elevation = 7.604'

5. 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 graphic 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 this county.

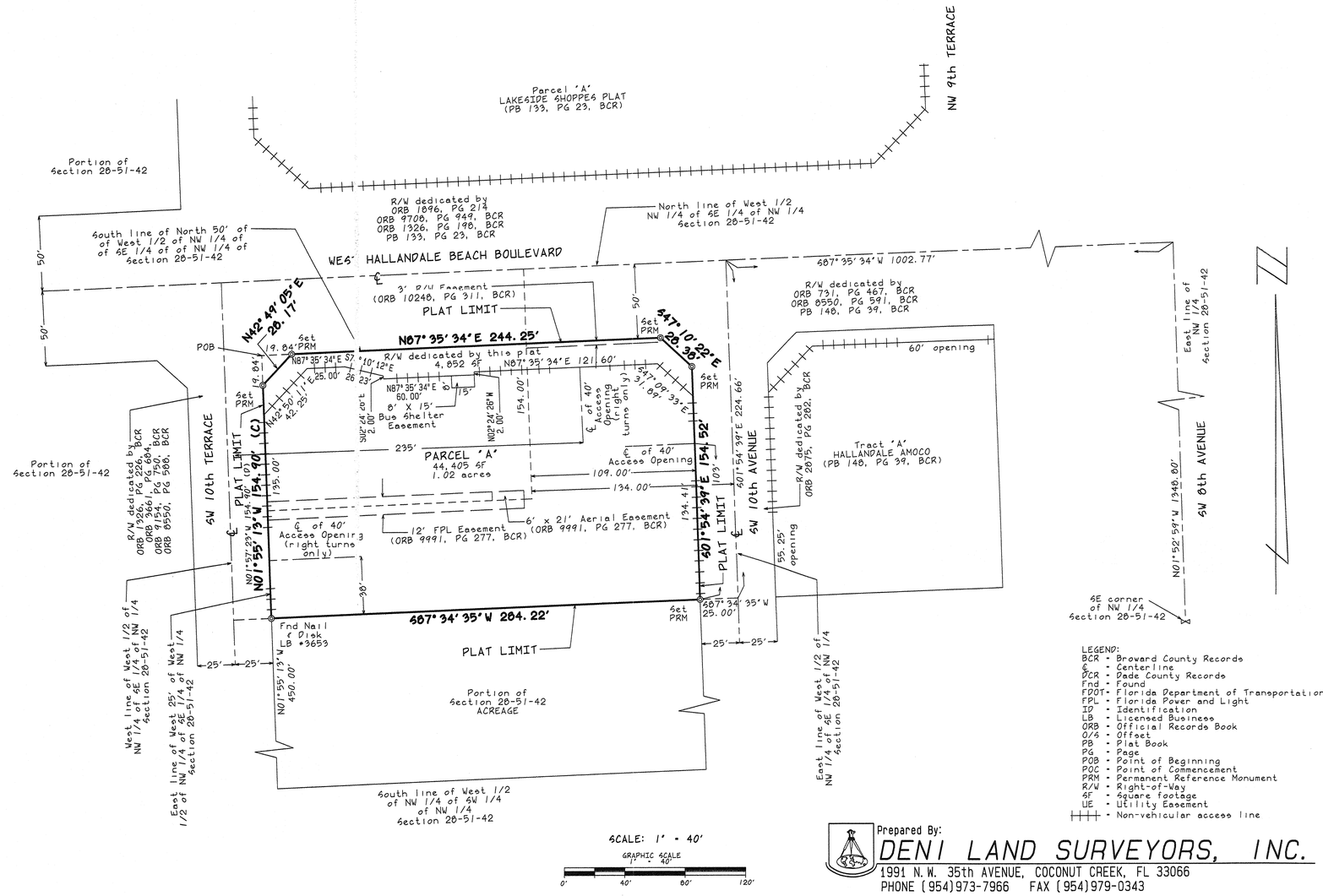
6. This plat is restricted to 15,000 square feet of commercial use. No free standing banks and/or drive-thru bank facilities are permitted without the approval of the Board og County Commissioners who shall review and address these uses for increased impacts.

   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.

7.
a) If a building permit for a pricipal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by _____, 2017, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satifies the adequecy requirements set forth within the Broward County Land Development Code. The owner of the property 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 _____, 2017, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequecy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property 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.

8. The following note is required by the Broward County Surveyor, pursuant to Chapter 177.091 subsection (28), Florida Statutes:
Platted utility easements are also 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 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 Safety Commission.



LEGEND:
BCR - Broward County Records
℄ - Centerline
DCR - Dade County Records
Fnd - Found
FDOT - Florida Department of Transportation
FPL - Florida Power and Light
ID - Identification
LB - Licensed Business
ORB - Official Records Book
O/S - Offset
PB - Plat Book
PG - Page
POB - Point of Beginning
POC - Point of Commencement
PRM - Permanent Reference Monument
R/W - Right-of-Way
SF - Square footage
UE - Utility Easement
|||| - Non-vehicular access line

Prepared By:
DENI LAND SURVEYORS, INC.
1991 N.W. 35th AVENUE, COCONUT CREEK, FL 33066
PHONE (954)973-7966 FAX (954)979-0343

FIELD BOOK: 105-36

026-MP-09

SKETCH OF BOUNDARY SURVEY

DESCRIPTION:

PARCEL 1:

THE NORTH 154.00 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; LESS THE NORTH 50.00 FEET THEREOF; LESS THE WEST 25.00 FEET THEREOF; AND LESS THE EAST 134.00 FEET THEREOF; IN SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, OF BROWARD COUNTY, FLORIDA, AND LESS THAT PORTION CONVEYED TO BROWARD COUNTY, FLORIDA IN THE DEED DATED MAY 7, 1979, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND INCLUDING THE WEST 109 FEET OF THE EAST 134 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS THE NORTH 50 FEET AND LESS THE SOUTH 450 FEET AND LESS THAT PORTION DESCRIBED IN OFFICIAL RECORDS BOOK 8550, PAGE 588 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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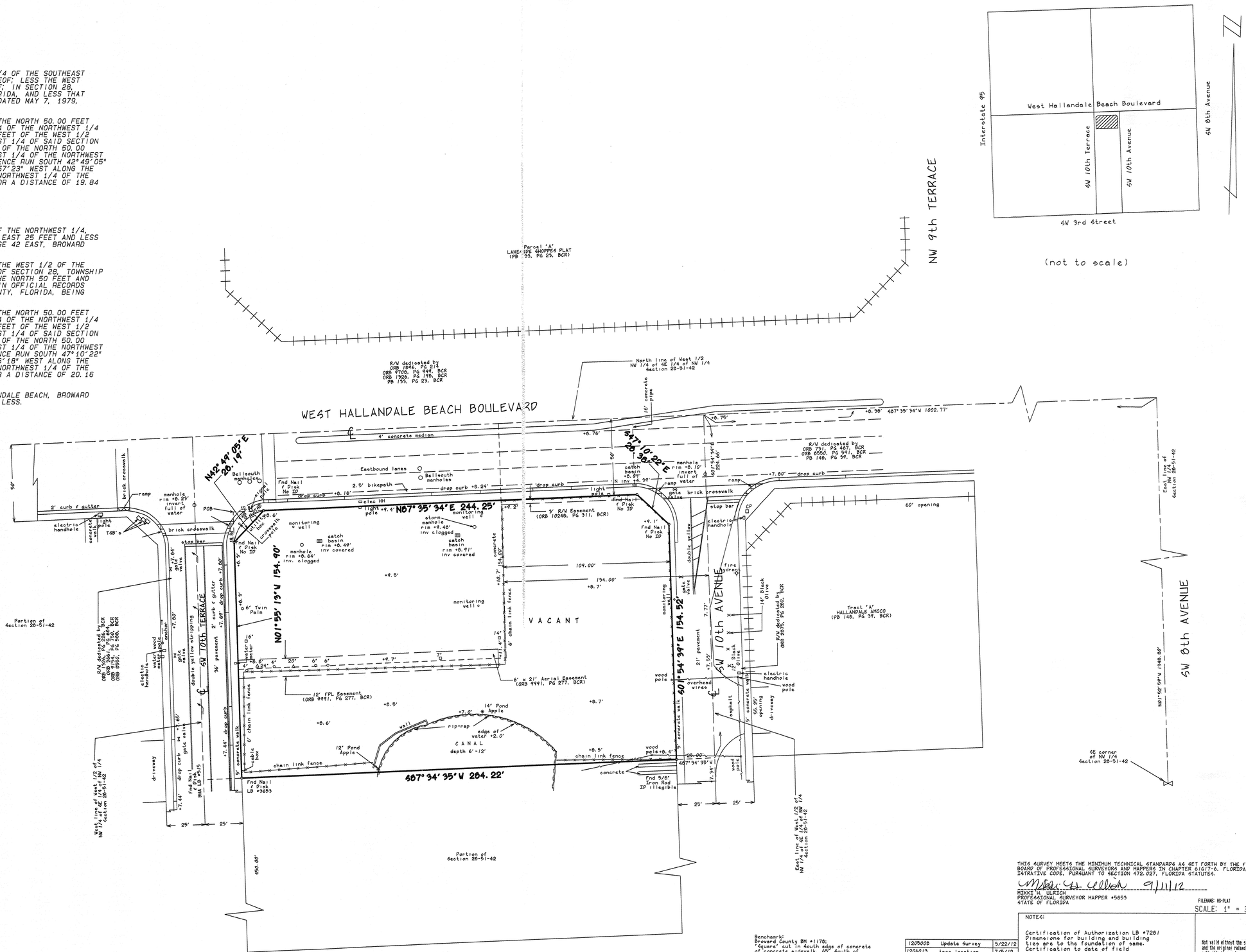
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 49,257 (1.131 ACRES) MORE OR LESS.

Folio #: 5142 28 00 0191
5142 28 00 0190



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POC - Point of Commencement
PRM - Permanent Reference Monument
R/W - Right-of-Way
SF - Square footage
UE - Utility Easement
+++ - Non-vehicular access line

Tree Legend:
X - Black Olive
O - Palm Tree
□ - Oak Tree
Δ - Seagrape

Benchmark:
Broward County BM #1178:
"Square" cut in South edge of concrete of concrete sidewalk, 65' South of centerline of Hallandale Beach Blvd., below the North bound I-95 overpass, 95' West of East end of sidewalk; elevation = +9.340'

THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT (IF SUPPLIED) UNLESS OTHERWISE STATED. NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED. TITLE COMMITMENT #:

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

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Mikki H. Ulrich 9/11/12
MIKKI H. ULRICH
PROFESSIONAL SURVEYOR MAPPER #5653
STATE OF FLORIDA

FILENAME: HS-PLAT
SCALE: 1" = 30'

REVISIONS		DATE
1205006	Update Survey	5/22/12
1206019	tree location	7/5/12
1207005	locate stripping	7/13/12
1209005	add R/W loc's & topo	9/11/12

NOTES:
Certification of Authorization LB #7261
Dimensions for building and building ties are to the foundation of same.
Certification to date of field work & not signature date.
Bearings shown are based on the Westerly line Tract A, HALLANDALE AMOCO N 01°54'39" W (per PB 146, PG 39, BCR)
Subsurface features not located.
Elevations per N.G.V.D. 1929.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

FOR: Synalovski | DATE: 10/25/09 | NO.091003 | F.B. 105-36

DENI LAND SURVEYORS, INC.
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343
LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS