TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE, DAVIE, FLORIDA 33314-3399
PHONE: 954.797.1103, WWW.DAVIE-FL.GOV

NOTICE OF MEETING
SITE PLAN COMMITTEE
MAY 27, 2020 - 4:30 PM
Location: Council Chambers, 6591 Orange Drive, Davie, Florida 33314
***** AGENDA*****

To control the spread of COVID-19, face coverings will be required for all attendees and no more than 10 persons will be permitted in the audience area at one time.

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1. January 21, 2020 Meeting Minutes

Documents:

DRAFT MINUTES 01-21-20.PDF

3. SITE PLANS (QUASI-JUDICIAL)

3.1. SP20-038 West Broward Gymnastics Academy
409 Southwest 136th Avenue

Documents:

SP20-038 PLANNING REPORT.PDF

3.2. SP19-110 Tire Kingdom
Generally located just south of the southeast corner of Stirling Road and Davie Road Extension

Documents:

SP19-110 PLANNING REPORT.PDF
SP19-110 SITE PLAN.PDF

3.3. SP19-179 Discount Tire Store
5800 South University Drive

Documents:

SP19-179 PLANNING REPORT.PDF
SP19-179 SITE PLAN.PDF

4. OLD BUSINESS

5. NEW BUSINESS

6. COMMENTS AND/OR SUGGESTIONS
7. ADJOURNMENT

Members of the Town Council may be present

Pursuant to Florida Statute § 286.0105, if a person decides to appeal any decision made by this board, agency, committee, or council with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings. For such purpose he or she will need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

Persons with disabilities requiring accommodations in order to participate should contact the Town Clerk at 797-1023 at least five business days prior to the meeting to request such accommodations. If you are hearing or speech impaired, please contact the Florida Relay Service by using the following numbers: 1-800-955-8700 (voice) or 1-800-955-8771 (TDD).

TOWN OF DAVIE
PLANNING & ZONING DIVISION

SITE PLAN COMMITTEE MEETING MINUTES
JANUARY 21, 2020
DRAFT

1. ROLL CALL

The meeting was called to order at 4:30 p.m. Committee members present were Chair Robert Breslau, Vice Chair Michael Crowley, Jimmy Aucamp, Jeff Dixon and David Donzella. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner I Lise Bazinet, Planner II Sylvia Myint, Landscape Consultant Bill Tesauro, Board Attorney Allan Weinthal and Lorraine Robinson, Secretary.

2. APPROVAL OF MINUTES

2.1 November 19, 2019 Meeting Minutes

Motion made by Vice Chair Crowley, seconded by Mr. Donzella, to approve the minutes of the November 19, 2019 meeting. In a voice vote, the motion passed 5-0.

3. SITE PLANS (Quasi-Judicial)

3.1 SP19-234 Dunkin Donuts
13190 West State Road 84

Mr. Mike Ventura, Ventura Architecture; spoke on behalf of the applicant and waived quasi-judicial.

Ms. Myint provided a brief summary of the staff report. The request is to allow the exterior remodel of an existing freestanding restaurant within the Griffiths Center-Randall Square Center. The remodel re-brands the restaurant with a new modern design. Improvements are limited to paint colors, architectural features, and replacement of missing or dead shrubs and trees.

There were no questions for staff.

Mr. Donzella asked if the dotted lines indicate where the sign would be placed. Mr. Ventura said it was. Mr. Donzella asked if it would be the standard Dunkin Donuts logo. Mr. Ventura said the new image would have Dunkin solely and DD as you turn the corner.

Vice Chair Crowley asked if the property owner owned the store or the entire center. Mr. Ventura responded it was the store only.

Chair Breslau had concerns about the black paint on the south elevation as the color washes out quickly. Mr. Ventura said it was Dunkin Black but had no problem modifying it to a darker grey and would keep the Black Iron Ore color on the east elevation by the dumpster.

Chair Breslau then opened and closed public comment as there was no one wishing to speak on this item.

Motion made by Vice Chair Crowley, seconded by Mr. Aucamp to approve SP19-234 subject to the south wall color change from black to charcoal body color.

In a roll call vote, the motion passed 5-0.

3.2 SP19-132 Everglades Lakes MHP
2900 Southwest 52nd Avenue

Mr. Christopher Holland, Kimley-Horn and Associates; spoke on behalf of the applicant and waived quasi-judicial.

Ms. Myint provided a brief summary of the staff report. The request is to allow improvements to existing amenity areas within a mobile home residential community. A centrally located clubhouse and laundry building consist of façade renovations, while a new laundry building is proposed at the south east portion of the community. The community is regulated by the 1990 Forman Settlement Agreement.

There were no questions for staff.

Mr. Dixon asked if the existing asphalt is it suitable for seal coating. Mr. Holland said there were portions that could be repaired which would be done before seal coated. Mr. Dixon wanted to know about the condition of the existing car stops. Mr. Holland most likely would be replaced during construction.

Mr. Holland disagreed with staff condition #1- remove the proposed parking spaces perpendicular to Southwest 52nd Avenue. He proposed dividing the (7) existing parking from the north/south thoroughfare with a landscaping strip to keep them separate.

Mr. Holland had no objection to staff conditions #2 or #3.

Chair Breslau then opened and closed public comment as there was no one wishing to speak on this item.

Motion made by Mr. Aucamp, seconded by Mr. Donzella to approve SP19-132 subject to staff recommendations with the modification to #1.

1. *~~Remove the proposed parking spaces perpendicular to Southwest 52nd Avenue.~~;*
   Separate the existing (7) parking spaces perpendicular to Southwest 52nd Avenue from the north/south thoroughfare with a landscape strip;
2. *Provide a backup area in front of the existing laundry building by re-striping a parking space;*
3. *Provide exterior paint color band names and numbers on the elevation sheet.*

In a roll call vote, the motion passed 5-0.

3.3 SP19-035 Arbor Reserve
Generally located on the west side of Southwest 154th Avenue, south of Southwest 36th Street

Mr. Dennis Mele, Greenspoon Marder; spoke on behalf of the applicant and waived the quasi-judicial process.

Ms. Bazinet provided a brief summary of the staff report. The request is for site plan approval of a new residential community consisting of 18 single-family detached homes. The property was previously approved for a similar development in 2015 but was never built. The petitioner has modified the layout of the lots and open space from the previously approved development and has added models (the previous site plan was to include custom homes only).

Mr. Aucamp asked if a percentage of common area of landscape had to be complete before inspections or CO's issued. Ms. Bazinet said that all permits within the site plan must be approved which includes common areas and street trees. Mr. Abramson responded that the landscape buffers shall be completed for the entire project prior to the issuance of twenty-five (25) percent of the certificates of occupancies.

Chair Breslau indicated that he had read the planning report that the applicant had received incentive points for Sec. 12-288 within the rural lifestyle development regulations and was utilizing some of the points to allow cul-de-sacs and eliminate street lighting, and that the applicant asked for a waiver from street lighting requirements. He asked for clarification if a waiver was required listed on Analysis Item #6. Ms. Bazinet said item #6 was incorrect and that a waiver wasn't required.

Chair Breslau said that Code says that all interior lighting could be eliminated. Ms. Bazinet responded that Engineering required lighting at the entrance. Chair Breslau asked if other developments had been approved without interior street lighting. Ms. Bazinet said there were. Mr. Quigley said that this would be at Councils discretion.

Mr. Mele addressed the question concerning street lighting. He said that code says if lights are eliminated, the points can be used for design features in the community. He added if determined that streetlights would be required, we don't want to have to redesign the streets.

Mr. Tony Quevado, Civic Engineer, HSQ Group Inc.; stated the Engineering Division asked for the entrance to allow for larger trucks. There is a private lift station and a turnaround which requires a 3-point turn for larger vehicles. Chair Breslau liked that addition.

Mr. Donzella said it was unclear if the new model ambulance or ladder trucks would be able to clear the 8-foot sweep. He was concerned that trucks would go over landscaping in the cul-de-sacs. He asked if a ladder truck could back up without hitting the island at the entrance if there was traffic backup. Mr. Quevado said this was taken into consideration and pointed out the sweep on the plans assuring the sweep wouldn't go over the paved surface.

Mr. Donzella asked if the entrance would allow a fire truck to clear the island should there be vehicle backup entering the development. Mr. Quevado said a detection loop was added and would open in the event cars backed up regardless if visitor or resident. He added that there is 5 car stacking.

Mr. Ryan Palonka, CC Homes; said the Town Engineer asked them to install in the visitor lane a loop that detects a car sitting there so that traffic doesn't get backed up to Shotgun Road. There is 60 seconds gate timing with a combination arm bar and metal rail. Mr. Donzella commented that a gate takes longer than 60 seconds. Mr. Palonka said there would also be a yelp system installed. Mr. Donzella said that timing is a critical issue for fire rescue.

Mr. Donzella asked if there is an issue with driveway length since there were a lot of home designs. Mr. Palonka referred to page SP-1; attention was made to assure that driveways on lots 1 and 18 didn't conflict with the entrance. There was a brief discussion concerning size of vehicles fitting in the driveways. Mr. Palonka responded that a Ford Excursion size vehicle can be accommodated.

Vice Chair Crowley asked about the conservation easement. Mr. Palonka said a modification to the easement was included. Mr. Mele said that the archeological site only required capping it to preserve.

Mr. Dixon asked if exfiltration was built into the system. Mr. Quevado said there is a combination of dry retention area which connects to the onsite lake and there is no exfiltration trench.

Mr. Aucamp asked if the plan was do all the common areas at one time. Mr. Palonka said on Shotgun Road there is a buffer in place that was part of the temple development. He said they would replace the portions of the buffer that have died. Mr. Palonka said what would remain after the berm and wall was built would be the individual housing and street trees. Mr. Aucamp asked that landscaping in the common areas on the north, south and west property lines would be completed at the same time. Mr. Palonka agreed.

Vice Chair Crowley asked where the canal fit in with the equestrian trail cross section. Mr. Quevado said it would be west of the 5-foot sidewalk between the top of the bank.

Chair Breslau commented that the access points on gated entrances are small, and the turnaround was a good solution. He questioned why there was a teardrop as you come out the exit it forces traffic to the south instead of a straight run. Mr. Palonka said the size of it was to accommodate a large vehicle and that it was added to accommodate a visitor rejection turnaround.

Chair Breslau asked what type of curbing. Mr. Quevado responded it would be a raised 4D curb.

Chair Breslau was concerned there would be no lighting on a development of this size. He understood that by adding lighting it would it affect the points that allowed for the cul-de-sac. He asked if it didn't affect the incentive and they made a recommendation to Council, would they be able to add a streetlight at either intersection at the east/west road or north/south road. Mr. Mele said he would have no objection.

Chair Breslau then opened and closed public comment as there was no one wishing to speak on this item.

Motion made by Mr. Aucamp, seconded by Mr. Donzella to approve SP19-035 subject to staff recommendations:

1. *Prior to issuance of any development permit, the curbing at the entrance shall be revised to accommodate an SU-30 vehicle as shown on the exhibit approved by the Engineering Department (see attached maneuverability exhibit). The curbing revision shall be reflected on all civil plan sheets.*
2. *Prior to issuance of any certificate of occupancy for the development. all offsite improvements, including trails along SW 154th Avenue shall be completed.*

And the following:

3. *Install landscaping in all the common areas at the same time and street trees on a house by house basis.*
4. *Addition of (1) streetlight at the intersection of the east/west road and north/south road with the understanding that it would not affect the way incentive points are calculated and the site plan and streets would not be modified.*

In a roll call vote, the motion passed 5-0.

4. OLD BUSINESS - none.

5. NEW BUSINESS - none.

6. COMMENTS AND/OR SUGGESTIONS

Mr. Donzella said he was a member of the Charter Review Board and they voted to eliminate the Site Plan Committee. He added that he abstained from voting as he was a member of the committee. Mr. Quigley said the charter has requirements which limits flexibility. He added that the vote was to make the Planning and Zoning Board a 7-member board and would handle both functions. He indicated that Town land use policy is now more stable and that the trend is toward redevelopment within designated areas such as the RAC and TOC. There would be (1) member from each Councilmember with the remaining (2) spots to be recommendations from any councilmember. Vice Chair Crowley asked what day the meeting would be held. Mr. Quigley said that it was not yet determined and that wouldn't be mandated by Charter. Mr. Aucamp asked what the timeline for the proposed change was. Mr. Quigley said this was not yet presented to Council and if approved would have to go to the voters. Mr. Donzella said it was a lengthy process.

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 5:23 p.m.

_____ _____

Date Approved Chair/Board Member

TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Type Number and Name
Site Plan SP20-038 West Broward Gymnastics Academy

Application	
Petitioner/Representative	Caitlin Gutarra, West Broward Gymnastics Academy
Owner	Silvana A. Hude & Derek J. Hude / DAGS, LLC
Project Planner	Sylvia Myint
Date of Report	March 9, 2020
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	March 17, 2020
Date of Town Council Review	N/A

Location/Site	
Folio/Identification Number	504010100021
Address (General Location)	409 SW 136th Ave
Nearest North/South Road	SW 136th Ave
Nearest East/West Road	State Road 84
Size (Approx. Acres)	+/- 1.8
Existing Use	Gymnastics Building
Future Land Use	Commercial
Zoning	B-2
Council District	4
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	113
Planning Area	3
Right-of-way Acquisition	N/A
Utilities Provider	N/A
Drainage District	N/A
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points

- The request is to allow a change to the exterior paint color of an existing single-occupant commercial building.
- This single-occupant commercial building was previously approved by the Town with specific exterior paint colors for Eckerd Drugs.
- The site is generally located on the northwest corner of Southwest 136th Avenue and Shenandoah Parkway.

- The Development Review Committee (DRC) has reviewed the request and has no objections.

History

1. Previous Request(s):
   - Site Plan (SP03-09-99) Eckerd Drugs: A plan to construct a new freestanding drug store was approved by Town Council on July 21, 1999.

Analysis

1. Architecture: The existing building exterior paint colors were the standard prototype for Eckerd Drug Stores which are out of business. This location is now occupied by a gymnastics school. The applicant proposes a bolder color palette consisting of a medium gray as the body color, a dark gray for the rough textured concrete block base and a blue trim.

2. Landscaping: The applicant is currently working with Code Compliance to restore landscaping.

3. Compatibility: The property is primarily surrounded with residential communities; however, there is a commercial building immediately to the north. The proposed colors will be compatible with this building, which is a deep saturated beige, in that both buildings will have updated, contemporary colors.

Recommendations

Staff finds the application complete and suitable for further review.

Attachments

1. Petitioner Documentation
2. Related Maps
3. Photos of Current Conditions

To whom it may concern,

We at West Broward Gymnastics Academy in Davie would like to graciously request we change the paint colors on the exterior of our building.

We have proposed the colors listed below:

(All colors are Sherwin Williams Brand Paint)

Base of the building: CyberSpace SW7076

Body of the Building: Software SW7074

Trim of the Building: Honorable Blue SW6811

Our reasoning behind painting the building a different color is due to the fact that white, which is the base color now, shows all of the grime and dirt that accrues over time. By painting the building the shade of grey chosen above, we are hoping to avoid the visibility of debris on the building. We believe this will give a fresh new look to the building and boost our buildings curb appeal.

Appreciatively,

X

Caitlin Gutarra
Manager & Petitioner of this Project

X

Silvana Hude
Owner of West Broward Gymnastics

SHERWIN WILLIAMS:
HONORABLE BLUE
SW 6811
SW7074
SOFTWARE
SW 7076
CYBERSPACE

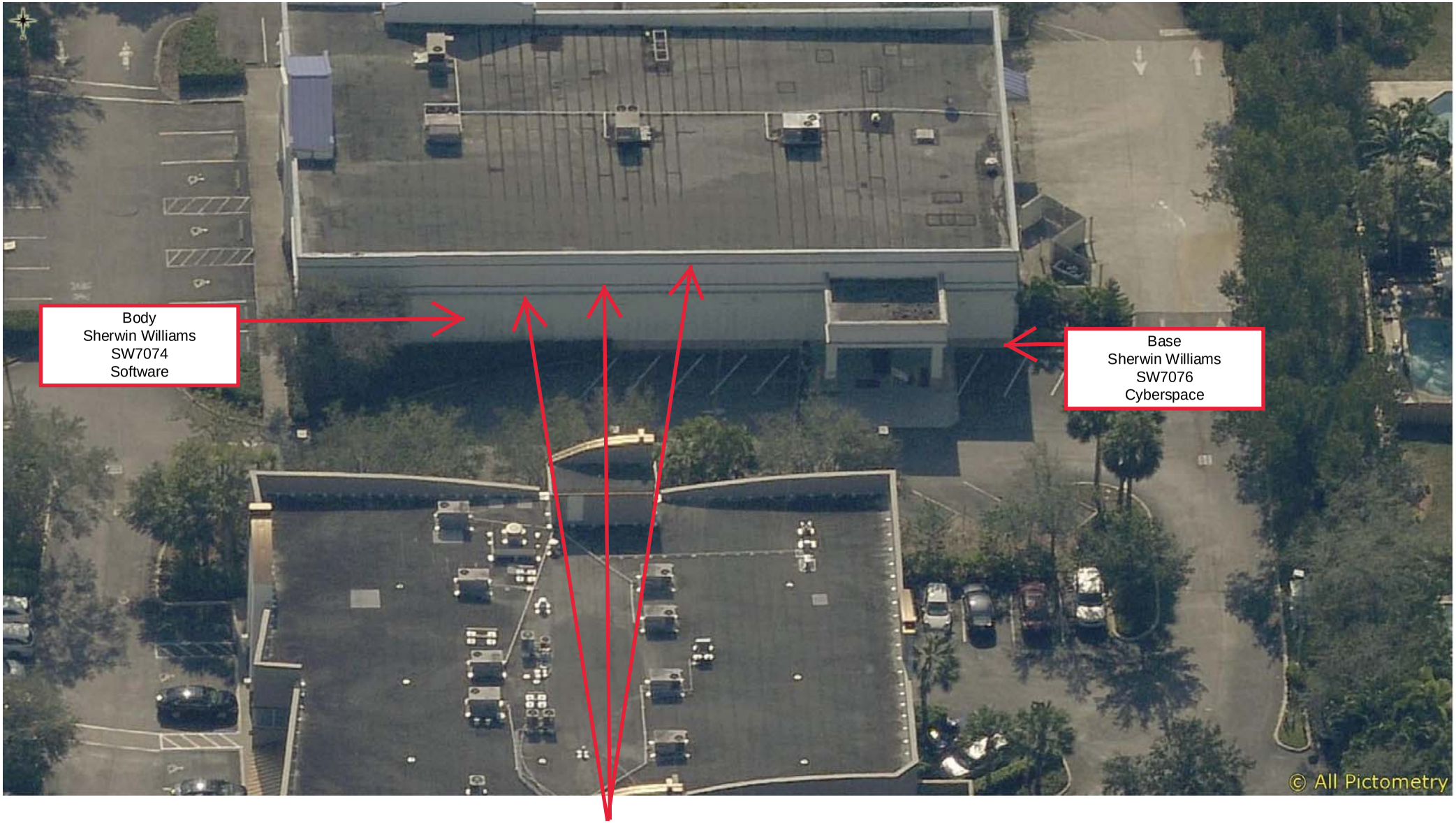
409 SW 136 Ave East Elevation

Write a description for your map.

Legend

West Broward Gymnastics Academy

409 SW 136 Ave North Elevation



Trim -- Sherwin Williams SW6811 Honorable Blue

01/15/2019

409 SW 136 Ave West Elevation

01/16/2019

409 SW 136 Ave South Elevation

Trim -- Sherwin Williams SW6811 Honorable Blue

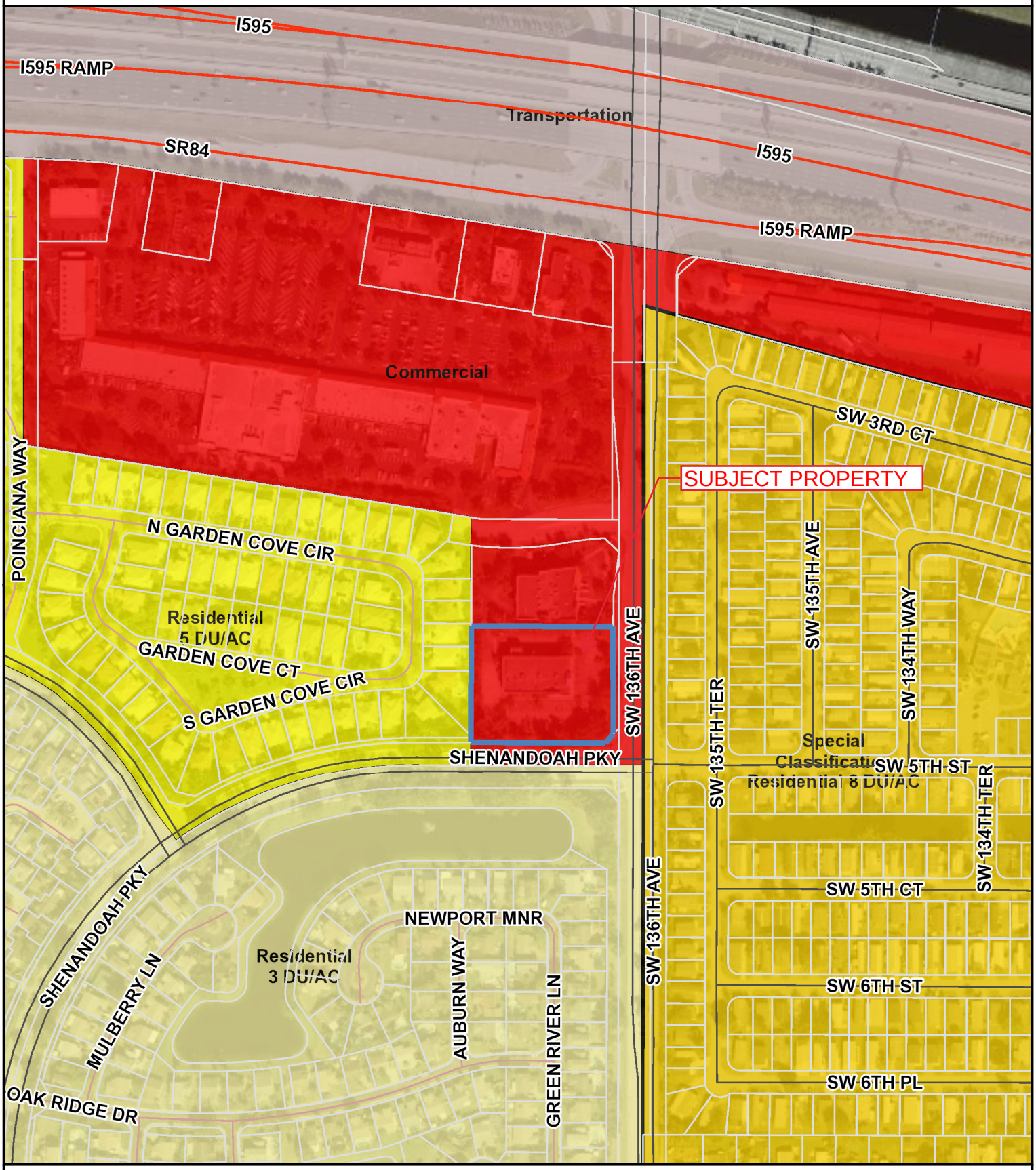
Base
Sherwin Williams
SW7076
Cyberspace

01/17/2019

Untitled Map
409 SW 136 Ave
Legend
409 SW 136th Ave
West Broward Gymnastics Academy
EXISTING CONDITIONS
Google Earth
©2020 Google
3.88 ft

CURRENT CONDITIONS
BUILDING & COLUMNS BASE

Future Land Use Map -- 409 SW 136 Ave

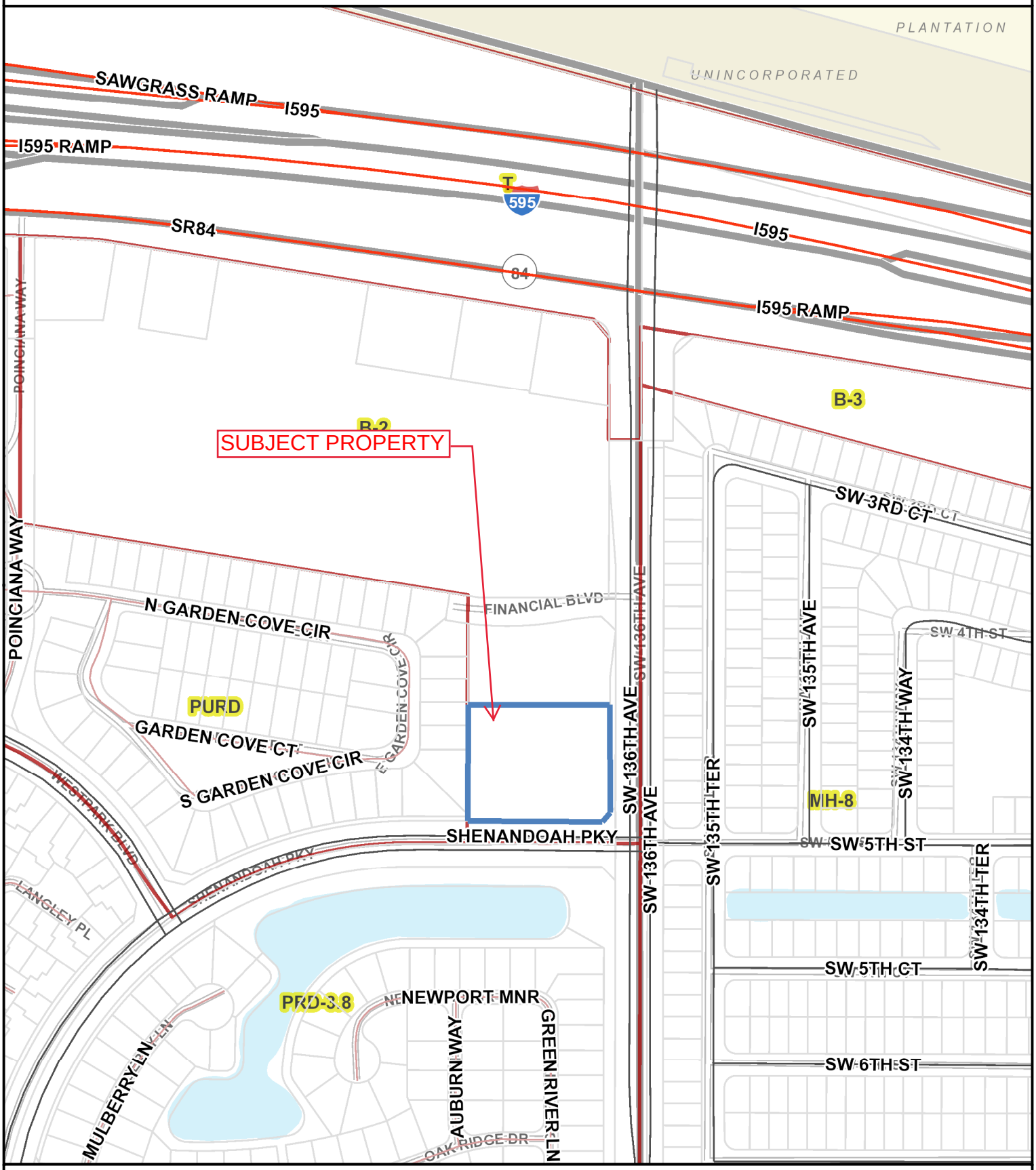


GIS MAP DISCLAIMER
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

3/9/2020 3:13:57 PM

0 175 350 700 ft
0 50 100 200 m

Zoning Map -- 409 SW 136 Ave



3/9/2020 3:12:35 PM

GIS MAP DISCLAIMER
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

0 175 350 700 ft

0 50 100 200 m

TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Type Number and Name
Site Plan SP19-110 Tire Kingdom

Application	
Petitioner/Representative	Superior Auto Property Group / Christina Bilenki, Dunay, Miskel & Backman
Owner	Benjamin Lefkowitz / Stirling Davie, LLC, Leeds Properties
Project Planner	Sylvia Myint
Date of Report	03/09/20
Date of Public Participation	07/29/19 & 08/06/19
Date of Public Notification	N/A
Date of Board Review	03/17/20
Date of Town Council Review	04/15/20

Location/Site	
Folio/Identification Number	514102350020
Address (General Location)	East Side of Davie Road Extension South of Stirling Road
Nearest North/South Road	Davie Road
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	+/- 1.3 Acres
Existing Use	Vacant
Future Land Use	Commercial
Zoning	B-2
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	102
Planning Area	9
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	Driftwood Park Trail
Nearby Park	N/A
Nearby Bus Route	Routes 9 and 12

Key Points

- Request is to allow a new 5,682 square-foot minor vehicular repair shop.
- The site is generally located on the east side of Davie Road Extension, approximately 250 feet south of Stirling Road.
- The property was formerly part of the overall +/-9.25 acre Stirling Village mixed

development which includes the Wawa property to the north and the Stirling Village apartments to the east.

- The project will be served by a master stormwater system that was developed when the property was under common ownership with the Wawa and Stirling Village properties.
- There is a special tire corral area that is immediately adjacent to the dumpster enclosed by the masonry wall and covered with a metal roof.
- The Development Review Committee (DRC) has reviewed the request and has no objections.
- The petitioner has fulfilled the public participation requirements (refer to attachments).

History

1. Previous Request(s):
   - Site Plan (SP17-234) Checkers: A plan to construct a new 1,194 square-foot fast food restaurant with a drive-thru and outdoor seating was approved by Town Council on April 4, 2018, but never developed.

Analysis

1. Site: The property is approximately 1.3 acres of undeveloped land and is generally located on the east side of Davie Road Extension, approximately 250 feet south of Stirling Road. The development includes a walkway at the north entrance to the property from the sidewalk along Davie Road for pedestrian circulation to the entrance of the building.
2. Architecture: The architecture of the building reflects a combination contemporary/traditional design and is compatible with other new or newly renovated buildings in the vicinity. The proposed one-story building will have split face faux brick walls in earth tone shades with a dark red accent. The building entry feature incorporates natural stone and branding colors. The plan also proposes neutral colored garage bay doors on the south side of the building. Roof top mechanical equipment will be screened from public view by a proposed parapet.
3. Access: The subject property has cross access and shared access agreements with the Wawa to the north and the adjacent apartments to the east. These agreements allow the property to use the driveway to the north and the private street to the south for access from Davie Rd. Ext.
4. Parking: The required off-street parking for the site is 29 spaces. There are 29 parking spaces provided, including 2 handicap parking spaces. One electric vehicle charging station is provided but additional details are required (see staff recommendation).
5. Lighting: The photometric plan meets code requirements and is consistent with the night sky ordinance as the proposed light fixtures include a full cutoff design.
6. Signage: Signage shown on the plans is for reference only and is not part of the site plan approval. A building permit will be required for the installation of signage.
7. Landscaping: The landscape plans include installation of 44 new trees of the following species: Crabwood, Crape Myrtle, Gumbo Limbo, Live Oak, Red Bay, Silver Buttonwood, and Slash Pine. The plan also includes a significant number of shrubs and ground cover.
8. Drainage: The drainage design includes drainage and flowage easements, catch basins and exfiltration trenches that are tied into an existing dry retention area on the Stirling Village property to the east. The drainage system was developed when the Wawa property, Stirling Village property and subject property were under common ownership and are reflected in

unity of control documents.

9. Compatibility: The overall design is considered compatible with existing uses surrounding the site and is consistent with Town code.

Recommendations
Staff finds the application complete and suitable for further review. Staff recommends the following condition of approval: 1. Prior to issuance of any building permit, provide a detail demonstrating how the electric vehicle charging station complies with Sec. 12-205(A)(7).

Attachments
1. Petitioner Documentation 2. Project Maps 3. Public Participation Information

Bohler Engineering FL, LLC
2255 Glades Rd., Suite 305E
Boca Raton, FL 33431
PHONE 561.571.0280

May 15, 2019

To Whom It May Concern
Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, Florida 33314

Project Name: TBC Davie Tire Kingdom

Scope of Work

Scope of work includes proposing a 5,682 SF Tire Kingdom (commercial vehicular repair shop) along Davie Road Extension just south of the new Wawa at SEC of Stirling Road and Davie Road Extension in the Town of Davie. Proposed ownership and control will be by TBC Corporation. Utilities serving the site includes water, sewer, drainage, and electric. There are currently two (2) existing catch basins and a proposed flume for drainage to direct storm water to the dry retention area east of the site. The existing private drive aisle will be utilized and maintain its exact location. However, the aisle will be raised to satisfy drainage requirements and connect with the proposed building finish floor elevation.

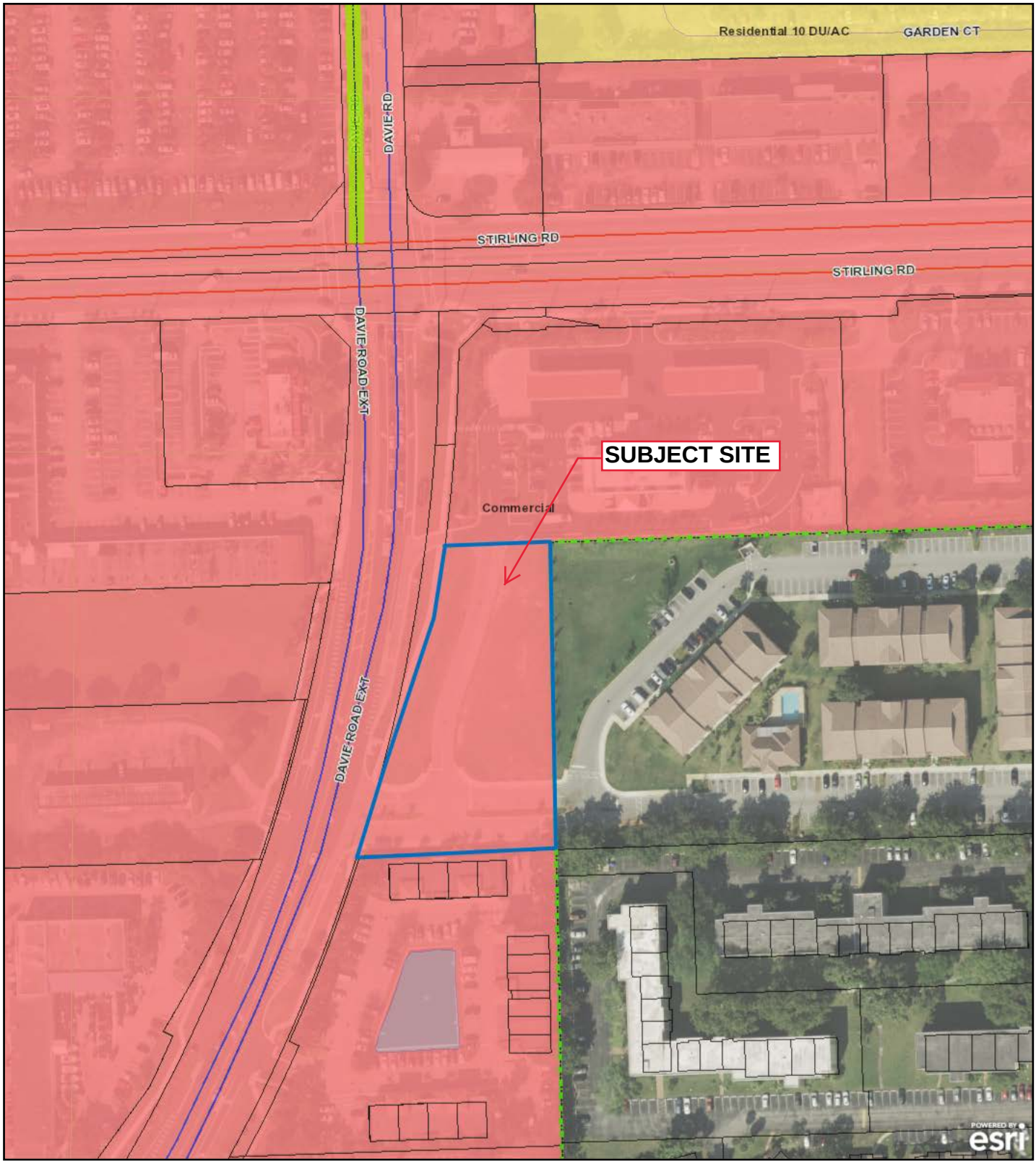
Sincerely,

BOHLER ENGINEERING

Andrew Savage, P.E.
Project Engineer
2255 Glades Road, Suite 305E
Boca Raton, FL 33431

cc: File

Future Land Use Map – 514102350020



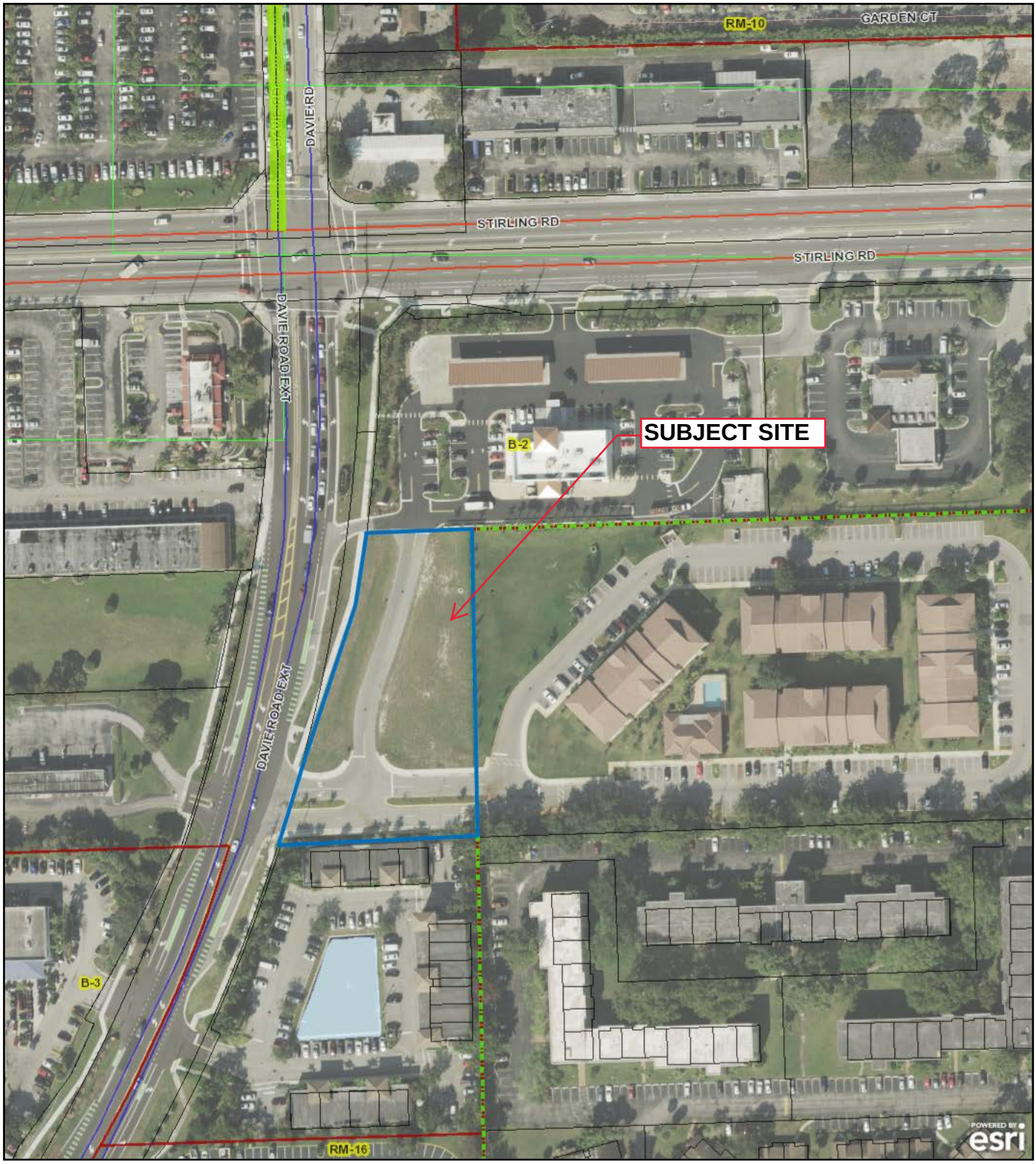
174 ft

GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

Powered by VANTAGEPOINTS

Zoning Map – 514102350020



174 ft

GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

Powered by VANTAGEPOINTS

TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PUBLIC PARTICIPATION PLAN

FOR PLANNING & ZONING OFFICE USE ONLY

Project Name	**Project Number(s)**
Tire Kingdom	SP19-110

Project Location (parcel identification numbers)

5	1	4	1	0	2	3	5	0	0	2	0		5		4									
5		4											5		4									

Project Address

Generally located just south of the SE corner of Stirling Road and Davie Road Ext

Project Description (scope of work)

Request is to allow a 5,682 s.f. Tire Kingdom (commercial vehicular repair shop).

Basis for Requirement (check one)	
✔	Site Plan, Special Permit, Rezoning or Land Use Plan Amendment
	Plat or Plat-related Amendment (involving a substantial development entitlement not accompanied by a site plan)

Required Notifications (check all that apply)			
✔	Property Owners within 1,000 ft.	X	Town Council
✔	Addresses within 1,000 ft.	X	Town Administration
	Broward County Administrator	X	Sunshine Board
✔	Adjacent Municipalities: Hollywood	X	Town of Davie Open Space and Recreation Advisory Committee Chairperson
✔	Affected Governmental Entities:	X	Town of Davie Parks and Recreation Director
✔	Affected Homeowner's Associations (HOA):		
	Other:		

Meeting Dates/Times (i.e., weekdays Monday-Thursday with a start between 5:30-7:00PM, no public holidays, meetings shall be scheduled at least 5 business days apart)		**Meeting Locations** (i.e., a location within close proximity to the project, use of a public facility is suggested)
First Meeting	Mon 7/29/19 6:30-7:30PM	PIMPPC, Oak Room
Second Meeting	Tues 8/06/19 6:30-7:30PM	PIMPPC, Oak Room

**The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.*

Deadline for Staff Approval of Notice (refer to attachments)	**Mailing Deadline** (staff to mail notice 14-days prior to first meeting)
7/10/19	7/11/19

Public Participation to Include	
✔	Sign-in Sheets
✔	Correspondences received by the Applicant
✔	Report including the actions necessary to address public comments (refer to attachments)

PUBLIC PARTICIPATION REPORT

The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.

Project Name	**Meeting Date**
Tire Kingdom (SP19-110)	July 29, 2019 & August 6, 2019

Summary of Public Participation Meetings (include the actions necessary to address all public comments)

One individual from the public attended both public participation meetings. During the first meeting, the individual stated he believed the proposed use was suitable for the area. He had asked about the appearance of the project and potential revisions to the site design. The Tire Kingdom team had a length discussion with the member of the public related to the site constraints, interior floor plan, safety measures, difficulties with existing site features and alternate building layouts for the site plan. There was also discussion about the landscape buffers that would be provided adjacent to the street and the attractive landscaping that will be added internal to the site. There was also a discussion related to building aesthetics and potential enhancements to the building to address the Town's western theme, and discussion followed that this may not be the ideal location for a western facade as the property is not in the immediate vicinity of any western theme buildings and the proposed facade is compatible with the adjacent gas station and other uses along this portion of Davie Road and Stirling Road.

At the second public participation meeting, the same member of the public attended briefly to see if anything new was being presented. We had indicated that the same presentation materials were being used and nothing more had changed at that time.

Acknowledgements	
Printed Name of Applicant:	Date:
Signature of Applicant:	

SIGN IN SHEET

Project Name	Meeting Date
Tire Kingdom (SP19-110)	

Name	Address	Phone	Email

SIGN IN SHEET

Project Name	Meeting Date
Tire Kingdom	July 29, 2019

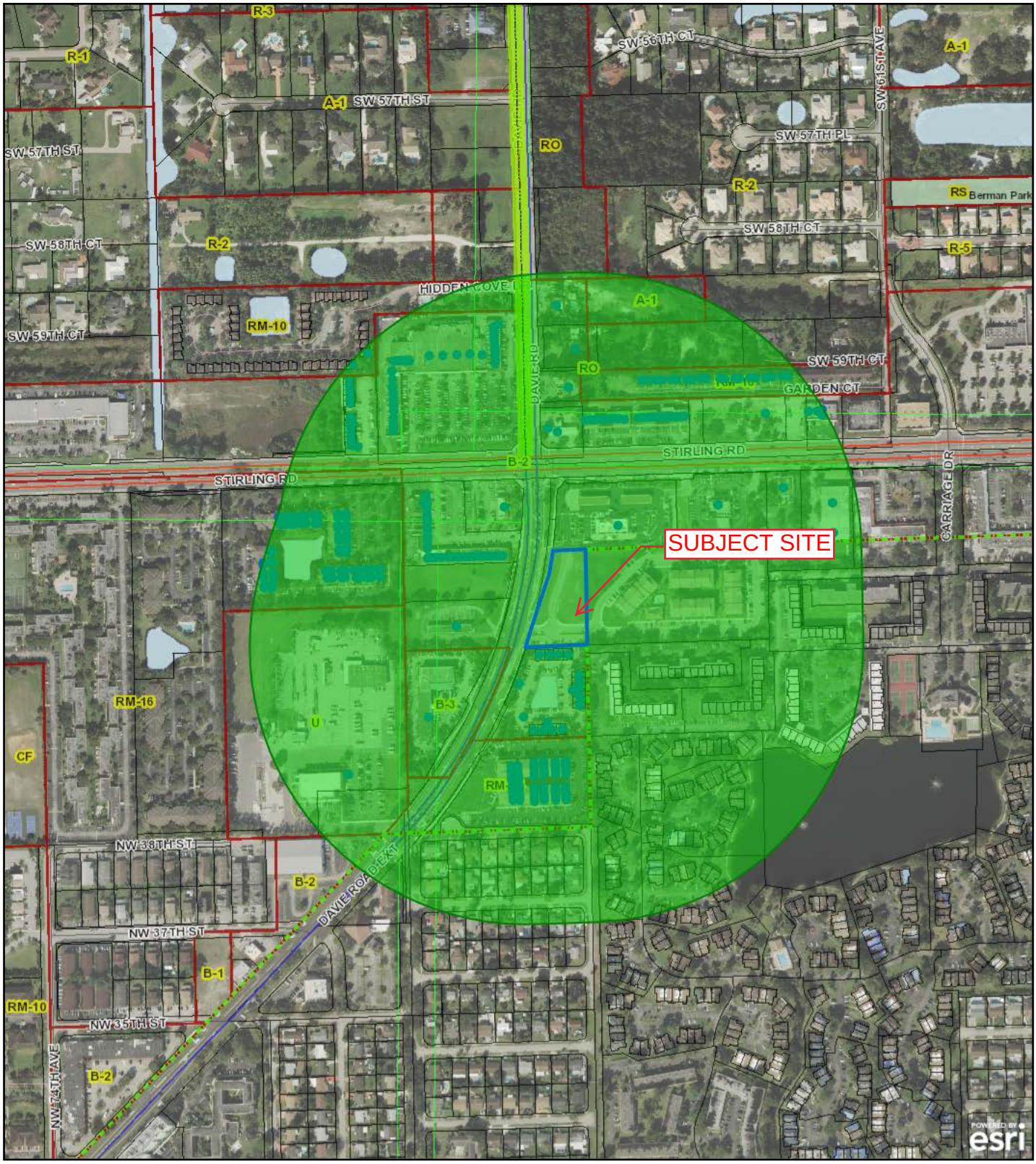
Name	Address	Phone	Email
Peter Bailey		954-639-3118	baileygdeade@yahoo.com

SIGN IN SHEET

Project Name	Meeting Date
Tire Kingdom	8/6/19

Name	Address	Phone	Email
Peter Baily		954-639-3118	baileygdead@yahoo.com

Mailout Map – 1,000 ft. Radius Around 514102350020



560 ft

GIS MAP DISCLAIMER

The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

Powered by VANTAGEPOINTS

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
FIRST NATL BANK OF HWD TR	% VILLAS OF CARRIAGE HILLS	100 CARRAIGE DR		HOLLYWOOD	FL	33024
CARRIAGE HILLS CONDO INC		100 CARRIAGE DR		HOLLYWOOD	FL	33024
BANK OF AMERICA	% CORP REAL ESTATE ASSMT	101 N TRYON ST NC 1-001-03-81		CHARLOTTE	NC	28246
GLE INVESTMENT GROUP LLC		11073 BOSTON DR	3-58	COOPER CITY	FL	33026
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP		FORT LAUDERDALE	FL	33301
POLITO,ELIZABETH EST	POLITO,TERRY A	11534 NW 10 ST		PEMBROKE PINES	FL	33026
LE,ANH	VAN,THANH	12419 77 PL N		WEST PALM BEACH	FL	33412
WISE,JENNIFER & JOHN	WISE,SUZANNE W	126 ALBEE RD	118	UXBRIDGE	MA	01569
WISE,JOHN & JENNIFER		126 ALBEE RD	104	UXBRIDGE	MA	01569
D L B REAL ESTATE INC		12721 NW 1 ST		PLANTATION	FL	33325
THOMAS,FRANK		128 ESSEX RD	1-44	HOLLYWOOD	FL	33024
LE,THANH VAN		13133 SW 47 ST	2	MIRAMAR	FL	33027
CEPEDA,JUAN	CEPEDA,GEORGINA	132 FOX RD	102	HOLLYWOOD	FL	33024
FRENT,TOMA A & IOSANA		142 ESSEX RD	105	HOLLYWOOD	FL	33024
MENDOZA,ALEJANDRO S		14335 SW 42 TER	105	MIAMI	FL	33175
MARINO,RAMON		14450 JOCKEY CIR N		DAVIE	FL	33330
DIANE R GLASS TR	GLASS,EVAN TRSTEE	15 W 72 ST #20-P	112	NEW YORK	NY	10023
BMS PARTNERS LLC		16400 NW 2 AVE STE 203		MIAMI	FL	33169
JAATINEN,VESA & NANETTE		1701 SW 5 CRT	1-53	FORT LAUDERDALE	FL	33312
VICTORIA PLAZA LLC		171 WILCOX RD		MILFORD	CT	06460
JAILLARD,ALAIN LE	**JAILLARD,DAVID ETAL**	**18 ALLEE DU GRAND CAVALIER**	**3-3**	***ST FARGEAU PONTHIERRY**	**FR**	**77310**
DUVERGLAS-MAHABIR,RACHEL	MAHABIR,JULES	18041 SW 12 CT	109	PEMBROKE PINES	FL	33029
SANJURJO,GUSTAVO R & IVONNE		1865 S OCEAN DR APT 19N	3-59	HALLANDALE BEACH	FL	33009
ALL THREE LTD	% DAVID MARGOLIS	1911 S FEDERAL HWY SUITE 800		DELRAY BEACH	FL	33483
CONSTRUCTNEL CORP		1925 BRICKELL AVE STE D-506		MIAMI	FL	33129
LAURA V MELNICK REV TR	MELNICK,LAURA V TRSTEE	19692 NE 23 CT	103	MIAMI	FL	33180
VARGAS,JO ANN		200 BERKLEY RD #104	104	HOLLYWOOD	FL	33024
FRANCOIS,MARIE M PIERRE L H/E	FRANCOIS,FREDERIC	200 BERKLEY RD #105	105	HOLLYWOOD	FL	33024
SILBERBERG,JOYCE	JOYCE SILBERBERG REV TR	200 BERKLEY RD #107	107	HOLLYWOOD	FL	33024
BUONOCORE,LEE	GLAZEWSKI,EILEEN	200 BERKLEY RD #109	109	HOLLYWOOD	FL	33024
SIMPSON,LINDA G		200 BERKLEY RD #110	110	HOLLYWOOD	FL	33024
HARRIS,MARY C		200 BERKLEY RD #114	114	HOLLYWOOD	FL	33024
CURLESS-BOALS,SANDRA K		200 BERKLEY RD #115	115	HOLLYWOOD	FL	33024
BLOCK,GILDA ISABEL		200 BERKLEY RD #117	117	HOLLYWOOD	FL	33024
REXFORD,LORAINE		200 BERKLEY ROAD #102	102	HOLLYWOOD	FL	33024
GOURDEAU,MARY ANN H/E	TARRANT,KATHLEEN ANN	200 BERKLEY ROAD #103	103	HOLLYWOOD	FL	33024
BLICK,EUNICE L H/E	CERCONE,CYNTHIA	200 BERKLEY ROAD #111	111	HOLLYWOOD	FL	33024
PINKARD,CORINA M		200 BERKLEY ROAD #116	116	HOLLYWOOD	FL	33024
JEFFREY I LEWIS REV TR	LEWIS,JEFFREY I TRSTEE	210-19 26 AVE #1K	112	BAYSIDE	NY	11360
DAVID,IRIT		2300 PARK LN #205	106	HOLLYWOOD	FL	33021
WIDLAK,LAWRENCE		251 BERKLEY RD #107	107	HOLLYWOOD	FL	33024
ZUNIGA,AIDA		251 BERKLEY RD #108	108	HOLLYWOOD	FL	33024
FERNANDEZ,JANIS		251 BERKLEY RD #109	109	HOLLYWOOD	FL	33024
ARISTIZABAL,MARIE ESLLY H/E	ARISTIZABAL,LUZ E CORRALES ETAL	251 BERKLEY RD #110	110	HOLLYWOOD	FL	33024
MEJIA,ENRIQUE ARTEMIO		251 BERKLEY RD #112	112	HOLLYWOOD	FL	33024
BONK,LISA AVIVA		251 BERKLEY RD #2-111	111	HOLLYWOOD	FL	33024
MCDANIEL,RICHARD E & MARIBETH		251 BERKLEY ROAD APT 102-2	102	HOLLYWOOD	FL	33024
BENITEZ,ELSA M	ELSA M BENITEZ REV TR	251 BERKLEY ROAD APT 103	103	HOLLYWOOD	FL	33024

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
FOREMAN,PETER		2573 LANDFILL RD		MOUNT CROGHAN	SC	29727
PUBLIC LAND % CITY OF HOLLYWOOD	OFFICE OF BUSINESS & INTL TRADE	2600 HOLLYWOOD BLVD #212		HOLLYWOOD	FL	33020
HELAINE W RASKIN REV TR	RASKIN,HELAINE W TRSTEE	279-C ROLLING WOOD LN	101	LAKE BARRINGTON	IL	60010
HELAINE W RASKIN REV TR	RASKIN,HELAINE W TRSTEE	279-C ROLLING WOOD LN	3-41	LAKE BARRINGTON	IL	60010
DAVIE CW PROPERTIES INC		3 CENTER LN		KEY LARGO	FL	33037
LIRIANO,DIVINA & VICTOR		300 BERKLEY RD #111	111	HOLLYWOOD	FL	33024
BASHIR,SHEIK RAYAD H/E	ABDOOL,ANNISA ALI	300 BERKLEY RD # 105	105	HOLLYWOOD	FL	33024
LOPEZ,SONIA		300 BERKLEY RD #106	106	HOLLYWOOD	FL	33024
DEMAS,RUTHVEN E & MELIDA		300 BERKLEY RD #108	108	HOLLYWOOD	FL	33024
PENATE,MARIA DEL CARMEN H/E	DIONISI,LUCAS MARTIN	300 BERKLEY RD #109	109	HOLLYWOOD	FL	33024
VIDAURRAZAGA,IRENE		300 BERKLEY RD #114	114	HOLLYWOOD	FL	33024
RODRIGUEZ,CARMEN		300 BERKLEY RD UNIT 110	110	HOLLYWOOD	FL	33024
KWITOWSKI,MARY & STANLEY		300 BERKLEY ROAD #103	103	HOLLYWOOD	FL	33024
LEON,MARINO		300 BERKLEY ROAD UNIT 107	107	HOLLYWOOD	FL	33024
GLADSTONE,STEVEN R		300 BERKLEY ROAD UNIT 112	112	HOLLYWOOD	FL	33024
KORN,SHEILA		300 CAMBRIDGE ROAD	1-35	HOLLYWOOD	FL	33024
HANIFF,MOHAMED & FAREDA H/E	MOHAMMED,RAFI	301 CAMBRIDGE RD # 104	104	HOLLYWOOD	FL	33024
CHANDLER,MELISSA L		301 CAMBRIDGE RD #102	102	HOLLYWOOD	FL	33024
SHELLEY,AMY ISTUETA		301 CAMBRIDGE RD #107	107	HOLLYWOOD	FL	33024
RODRIGUEZ,ROSA ELENA		301 CAMBRIDGE RD #108	108	HOLLYWOOD	FL	33024
BLUME,KATHE H/E	SARDUY,ALBERTA	301 CAMBRIDGE RD #110	110	HOLLYWOOD	FL	33024
SINGH,LATCHMEE DEVI		301 CAMBRIDGE RD #111	111	HOLLYWOOD	FL	33024
FLEMING,DIANA E & HARRY D H/E	LORENZO,DIANA	301 CAMBRIDGE RD #114	114	HOLLYWOOD	FL	33024
HULSE,DANIEL	HILL,KAREN ETAL	301 CAMBRIDGE RD APT 109	109	HOLLYWOOD	FL	33024
PALLADINO,RUTH A H/E	PALLADINO,COLLEEN	301 CAMBRIDGE ROAD UNIT 101	101	HOLLYWOOD	FL	33024
FORTNASH,LEONARD A LE	MARION,DONNA L	302 CAMBRIDGE RD	2-35	HOLLYWOOD	FL	33024
BEACH COMMERCIAL REALTY LLC		30373 SOUTHAMPTON BRIDGE RD		SALISBURY	MD	21804
JOHNSON,LOUISE		304 CAMBRIDGE RD	1-36	HOLLYWOOD	FL	33024
KRAMER,SELMA G		306 CAMBRIDGE ROAD	2-36	HOLLYWOOD	FL	33024
MARTINEZ,ROSARIO H/E	VALDES,SIXTO	306 SW 206 AVE	108	PEMBROKE PINES	FL	33029
DECOTE,BLANCA & ROBERT		308 CAMBRIDGE ROAD # 3-36	3-36	HOLLYWOOD	FL	33024
ARBINO,PATRICIA L	CASTILLO,JUAN A LOPEZ	310 CAMBRIDGE RD # 4	4-36	HOLLYWOOD	FL	33024
JOHN A LETO SR REV TR	LETO,JOHN A SR TRSTEE	3100 STIRLING RD		HOLLYWOOD	FL	33021
GARCIA,PEDRO	GARCIA,HOLLY	3118 CALLE LARGO DR	104	HOLLYWOOD	FL	33021
WOLTEMAR,RUTH ANNE		312 CAMBRIDGE RD	1-37	HOLLYWOOD	FL	33024
MENDEZ,CECILIA		314 CAMBRIDGE RD UNIT 2-37	2-37	HOLLYWOOD	FL	33024
STIRLING DAVIE LLC		3350 RIVERWOOD PKWY SE STE 450		ATLANTA	GA	30339
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD		FORT LAUDERDALE	FL	33309
105 CAMBRIDGE HOUSE LAND TR	GAIBOR,JOHNSON TRSTEE	351 CAMBRIDGE RD	105	HOLLYWOOD	FL	33024
CUTLER-MARETT,PEGGY		351 CAMBRIDGE RD #106	106	HOLLYWOOD	FL	33024
HAMILTON,VIANNEY		351 CAMBRIDGE RD #107	107	HOLLYWOOD	FL	33024
MELENDEZ,MARIO G & REBECA		351 CAMBRIDGE RD APT 110	110	HOLLYWOOD	FL	33024
112 CAMBRIDGE HOUSE WEST LAND TR	GAIBOR,JOHNSON TRSTEE	351 CAMBRIDGE RD APT 112	112	HOLLYWOOD	FL	33024
BOUZON,RAMON & TERESA		351 CAMBRIDGE ROAD UNIT 114	114	HOLLYWOOD	FL	33024
GASPARRO,CLARA & ROCCO LE	**GASPARRO,LUCIA**	**3529 MARMAC CRESCENT**	**1-42**	***MISSISSAUGA ON**	**CA**	**L5L 5**
HORNE,HELEN H/E	GOLDBERG,EILEEN A	3589 S OCEAN BLVD #506	2-49	SOUTH PALM BEACH	FL	33480
LEIVA,SUYEN M MORALES	LOPEZ,FRANCISCO J	3701 N 72 AVE		HOLLYWOOD	FL	33024
GARCIA,JUAN &	GARCIA,YOLANDA	3711 N 72 AVE		HOLLYWOOD	FL	33024

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
WILLIAMS,LONSZIE N & JULIETTE	WILLIAMS,LATOYA A	3721 N 72 AVE		HOLLYWOOD	FL	33024
C & S RISTICH LLC		3746 SW 50 ST		FORT LAUDERDALE	FL	33312
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1101	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1102	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1103	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1104	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1105	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1106	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1107	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1108	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1202	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1203	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1204	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1205	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1206	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1207	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1208	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1302	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1303	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1304	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1305	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1306	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1307	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 1308	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 2201	DAVIE	FL	33024
CURRENT OCCUPANT		3800 DAVIE ROAD EXT	UNIT 2301	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2101	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2102	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2103	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2104	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2105	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2106	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2107	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2108	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2201	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2202	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2203	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2204	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2205	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2206	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2207	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2208	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2301	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2302	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2303	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2304	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2305	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2306	DAVIE	FL	33024

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2307	DAVIE	FL	33024
CURRENT OCCUPANT		3810 DAVIE ROAD EXT	UNIT 2308	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3101	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3102	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3103	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3104	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3105	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3106	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3107	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3108	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3201	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3202	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3203	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3204	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3205	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3206	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3207	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3208	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3301	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3302	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3303	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3304	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3305	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3306	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3307	DAVIE	FL	33024
CURRENT OCCUPANT		3820 DAVIE ROAD EXT	UNIT 3308	DAVIE	FL	33024
TCRG NORTH MIAMI APARTMENTS LLC		3850 BIRD RD #8FL		MIAMI	FL	33146
TC MC DAVIE APARTMENTS LLC		3850 BIRD RD 8 FL		MIAMI	FL	33146
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	101	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	102	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	103	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	104	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	201	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	202	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	203	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	204	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	205	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	206	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	301	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	302	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	303	HOLLYWOOD	FL	33021
PARC SIXTY-FOUR PLAZA INC		3880 SHERIDAN ST	304	HOLLYWOOD	FL	33021
FEDERAL NATIONAL MORTGAGE ASSN		3900 CAPITAL CITY BLVD		LANSING	MI	48906
RAMIREZ,FABIOLA E &	RAMIREZ,JUAN G & RAMIREZ,LUCIA	400 NW 108 TER #20-1L	106	PEMBROKE PINES	FL	33026
TURKEN,GRETA		400 W 14 ST #5-A	2-48	NEW YORK	NY	10014
CURRENT OCCUPANT		4100 DAVIE ROAD EXT		DAVIE	FL	33024
CURRENT OCCUPANT		4100 DAVIE ROAD EXT	UNIT 101	DAVIE	FL	33024
CURRENT OCCUPANT		4100 DAVIE ROAD EXT	UNIT 102	DAVIE	FL	33024

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
CURRENT OCCUPANT		4100 DAVIE ROAD EXT	UNIT 103	DAVIE	FL	33024
CURRENT OCCUPANT		4100 DAVIE ROAD EXT	UNIT 104	DAVIE	FL	33024
CURRENT OCCUPANT		4101 DAVIE ROAD EXT		DAVIE	FL	33024
CURRENT OCCUPANT		4104 DAVIE ROAD EXT		DAVIE	FL	33024
CURRENT OCCUPANT		4106 DAVIE ROAD EXT		DAVIE	FL	33024
CURRENT OCCUPANT		4110 DAVIE ROAD EXT		DAVIE	FL	33024
CURRENT OCCUPANT		4110 DAVIE ROAD EXT	UNIT 201	DAVIE	FL	33024
CURRENT OCCUPANT		4110 DAVIE ROAD EXT	UNIT 202	DAVIE	FL	33024
CURRENT OCCUPANT		4110 DAVIE ROAD EXT	UNIT 203	DAVIE	FL	33024
CURRENT OCCUPANT		4110 DAVIE ROAD EXT	UNIT 204	DAVIE	FL	33024
CURRENT OCCUPANT		4110 DAVIE ROAD EXT	UNIT 205	DAVIE	FL	33024
CURRENT OCCUPANT		4110 DAVIE ROAD EXT	UNIT 206	DAVIE	FL	33024
CURRENT OCCUPANT		4120 DAVIE ROAD EXT	UNIT 301	DAVIE	FL	33024
CURRENT OCCUPANT		4120 DAVIE ROAD EXT	UNIT 302	DAVIE	FL	33024
CURRENT OCCUPANT		4120 DAVIE ROAD EXT	UNIT 303	DAVIE	FL	33024
CURRENT OCCUPANT		4120 DAVIE ROAD EXT	UNIT 304	DAVIE	FL	33024
CURRENT OCCUPANT		4201 DAVIE ROAD EXT		DAVIE	FL	33024
CURRENT OCCUPANT		4295 DAVIE ROAD EXT		DAVIE	FL	33024
VULCANO,MICHAEL L & PHYLLIS &	WINTERS,DENISE	43-70 KISSENA BLVD #4J	101	FLUSHING	NY	11355
DINNERMAN,BARBARA LE	DUBIN,LORI ANN	500 BRIARWOOD CIR	3-54	HOLLYWOOD	FL	33024
GOLDSTEIN,IRA & SUSAN		502 BRIARWOOD CIR	2-54	HOLLYWOOD	FL	33024
NICHOLSON,GEORGE E		503 BRIARWOOD CIR #1-59	1-59	HOLLYWOOD	FL	33024
FROSCH,SHELDON & LAURA		504 BRIARWOOD CIR	1-54	HOLLYWOOD	FL	33024
BORODI,ANDREEA TEODORA	BORODI,ANDREI BENJAMIN	505 BRIARWOOD CIR #2-59	2-59	HOLLYWOOD	FL	33024
INGALLS FAMILY TR	CERDEIRA,ANA MARIA TRSTEE	507 BRIARWOOD CIR	102	HOLLYWOOD	FL	33024
ANCATEU,IOAN		512 BRIARWOOD CIR	104	HOLLYWOOD	FL	33024
FOLEY,DANIEL & DIANE		516 BRIARWOOD CIR	1-51	HOLLYWOOD	FL	33024
PEREZ,BEATRICE	BEATRICE PEREZ REV LIV TR	518 BRIARWOOD CIR #2-50	2-50	HOLLYWOOD	FL	33024
SHEA,LIBBY M	LIBBY M SHEA REV LIV TR ETAL	520 BRIARWOOD CIR #1-50	1-50	HOLLYWOOD	FL	33024
AVAKIAN,ROXIE M EST		522 BRIARWOOD CIR	3-49	HOLLYWOOD	FL	33024
ORNAWKA,LUCILLE A	LUCILLE A ORNAWKA REV TR	526 BRIARWOOD CIR	1-49	HOLLYWOOD	FL	33024
KIRWAN,JOYCE H	JOYCE H KIRWAN TR	528 BRIARWOOD CIR	4-48	HOLLYWOOD	FL	33024
FEINSMITH,ALICIA	ALICIA FEINSMITH IRREV TR ETAL	530 BRIARWOOD CIR #3-48	3-48	HOLLYWOOD	FL	33024
BAMBANASTE,RAUL		5300 WASHINGTON ST #325K	103	HOLLYWOOD	FL	33021
GONZALEZ,TRINA C H/E	ANDERSON,LEILA A	531 BRIARWOOD CIR #2	2-58	HOLLYWOOD	FL	33024
GEIGER-ENGLAND,CARMELA &	ENGLAND,LAURENT	534 BRIARWOOD CIR # 1-48	1-48	HOLLYWOOD	FL	33024
LI,NIAO S	CHEN,MEI HUA	535 BRIARWOOD CIR #4-58	4-58	HOLLYWOOD	FL	33024
GREENBERG,HOWARD D		**536 CASTLEFIELD AVE**	**1-39**	***TORONTO ON**	**CA**	**M5N 1**
KINZEL,ROCHELLE		537 BRIARWOOD CIR	1-57	HOLLYWOOD	FL	33024
HERMAN,RUTH	HERMAN FAMILY TR	538 BRIARWOOD AVE	4-46	HOLLYWOOD	FL	33024
DELGADO,CHARLES		538 BRIARWOOD CIR	1-47	HOLLYWOOD	FL	33024
DOLVIN,ELSIE J		539 BRIARWOOD CIR	2-57	HOLLYWOOD	FL	33024
D&G ENTERPRISES LLC		5600 OAKVIEW TER		FORT LAUDERDALE	FL	33312
D&G ENTERPRISES LLC		5600 OAKVIEW TER		FORT LAUDERDALE	FL	33312
CLAUSS,ROBERT & CINDY		5800 SW 110 AVE		DAVIE	FL	33328
CURRENT OCCUPANT		5830 SW 64 AVE		DAVIE	FL	33314
ISLAMIC ASSN OF TRI-COUNTY INC		5870 SW 64 AVE		DAVIE	FL	33314
CURRENT OCCUPANT		5930 SW 64 AVE		DAVIE	FL	33314

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
GOLDSTEIN,MARILYN	MARILYN GOLDSTEIN REV TR	6020 VENETTO WAY	1-55	VERO BEACH	FL	32967
MASTERS,ANNE E		604 BRIARWOOD CIR	3-46	HOLLYWOOD	FL	33024
ZIMMERMANN,MARIA		606 BRIARWOOD CIR	2-46	HOLLYWOOD	FL	33024
THOMPSON,FRANCES P		608 BRIARWOOD CIR #1-46	1-46	HOLLYWOOD	FL	33024
MALTH,JEAN M		610 BRIARWOOD CIR	2-45	HOLLYWOOD	FL	33024
TRIANGLE PROFESSIONAL BUILDING	CORP III	6115 STERLING RD #101		DAVIE	FL	33314
GARDENS AT STIRLING INC		6115 STIRLING RD STE 101		DAVIE	FL	33314
FEIJOO,EMILO M		612 BRIARWOOD CIR #1-45	1-45	HOLLYWOOD	FL	33024
BEATTY,DONALD MARK & SAIYUAN		6125 SW 59 CT		DAVIE	FL	33314
CURRENT OCCUPANT		6129 STIRLING RD	UNIT 1	DAVIE	FL	33314
CURRENT OCCUPANT		6129 STIRLING RD	UNIT 2	DAVIE	FL	33314
CURRENT OCCUPANT		6131 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6133 STIRLING RD		DAVIE	FL	33314
PERDOMO,JOSE & SANDRA		614 BRIARWOOD CIR #2 44	2-44	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6161 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6167 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6173 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6179 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6185 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6191 GARDEN CT		DAVIE	FL	33314
THOMAS,MARGARET		620 BRIARWOOD CIR	1-43	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6200 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		6207 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6213 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6219 GARDEN CT		DAVIE	FL	33314
REBER,RICHARD W & LUCILLE LE	REBER,DEVON	622 BRIARWOOD CIR #2 42	2-42	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6225 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6231 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6237 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6243 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6249 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6255 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6255 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6261 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6267 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6273 GARDEN CT		DAVIE	FL	33314
CURRENT OCCUPANT		6279 GARDEN CT		DAVIE	FL	33314
RYNNING,EDGAR A & RUBY M	RYNNING FAM LIV TR	628 BRIARWOOD CIR #2 41	2-41	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6285 GARDEN CT		DAVIE	FL	33314
DUBIN,DENNIS C & LORI A		630 BRIARWOOD CIR	1-41	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6300 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		6300 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		6300 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		6301 STIRLING RD		DAVIE	FL	33314
SUNSHINE ESTATES AT DAVIE INC		6301 SW 58 CT		DAVIE	FL	33314
CURRENT OCCUPANT		6303 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6305 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6309 STIRLING RD		DAVIE	FL	33314

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
LAVOIE-SEROTA,CHERIE	SEROTA,MURRAY	631 BRIARWOOD CIR #1-56	1-56	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6311 STIRLING RD		DAVIE	FL	33314
SANTILLI,M MELBA		6312 FILLMORE STREET		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6313 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6315 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6317 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6319 STIRLING RD		DAVIE	FL	33314
ANDERSON,LEILA	LEILA A ANDERSON REV TR	632 BRIARWOOD CIR #3-40	3-40	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6321 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6323 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6325 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6327 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6329 STIRLING RD		DAVIE	FL	33314
UMANA,HECTOR D	UMANA,RAUL	633 BRIARWOOD CIR #2-56	2-56	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6331 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6333 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6335 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6337 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6339 STIRLING RD		DAVIE	FL	33314
CORBETT,GARY J	QUILES,MYRNA R	634 BRIARWOOD CIR # 2-40	2-40	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6341 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6343 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6349 STIRLING RD		DAVIE	FL	33314
MCADAMS,LORETTA		635 BRIARWOOD CIR #3-56	3-56	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6350 STIRLING RD		DAVIE	FL	33024
LUBY,BARRY & JEANNE		636 BRIARWOOD CIR #1-40	1-40	HOLLYWOOD	FL	33024
FERRANTE,PROVIDENCE R		637 BRIARWOOD CIR	4-56	HOLLYWOOD	FL	33024
CANTIN,STEPHEN H/E	CANTIN,MICHAEL & OLIVINE	638 BRIARWOOD CIR	4-39	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6391 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6391 STIRLING RD	SPRK	DAVIE	FL	33314
RIVERA,FRANCES E	GARCIA,ROBERT A	640 BRIARWOOD CIR	3-39	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6401 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6403 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6405 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6407 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6409 STIRLING RD		DAVIE	FL	33314
STAFFORD,ROSA		641 BRIARWOOD CIR #2-55	2-55	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6411 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6413 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6415 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6417 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6419 STIRLING RD		DAVIE	FL	33314
HAUGHTON,FAITH C		642 BRIARWOOD CIR	2-39	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6421 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6423 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6429 STIRLING RD		DAVIE	FL	33314
CHETRIT,ALBERT CHEN		643 BRIARWOOD CIR #1-54	1-54	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6431 STIRLING RD		DAVIE	FL	33314

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
CURRENT OCCUPANT		6433 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6437 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6439 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6441 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6447 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6449 STIRLING RD		DAVIE	FL	33314
PENA,ENRIQUE ALBERTO	GONZALEZ DE PENA,FRAXEDIS J	645 BRIARWOOD CIR #2-54	2-54	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6451 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6457 STIRLING RD		DAVIE	FL	33314
BEATTIE,ALAN G &	JACKS-BEATTIE,PATRICIA A	646 BRIARWOOD CIR	2-38	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6461 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6467 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6471 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6477 STIRLING RD		DAVIE	FL	33314
AVITABILE,FRANCIS D		648 BRIARWOOD CIR #1-38	1-38	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6481 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6487 STIRLING RD		DAVIE	FL	33314
DAVIDSON,JOEL JACK		649 BRIARWOOD CIR	2-53	HOLLYWOOD	FL	33024
CURRENT OCCUPANT		6491 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6493 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6497 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6518 HIDDEN COVE DR		DAVIE	FL	33314
TUMINELLI,LAWRENCE	VELLA,JOAN	6518 HIDDEN COVE DR UNIT 4-3	4-3	DAVIE	FL	33314
CURRENT OCCUPANT		6524 HIDDEN COVE DR		DAVIE	FL	33314
WU,JIELI		6524 HIDDEN COVE DR #1-4	1-4	DAVIE	FL	33314
SCHEFFER,JULIANA		6530 HIDDEN COVE DR #2-4	2-4	DAVIE	FL	33314
CURRENT OCCUPANT		6551 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6553 STIRLING RD		DAVIE	FL	33314
6553 REAL ESTATE ASSOC INC		6553 STIRLING ROAD	1	DAVIE	FL	33314
CURRENT OCCUPANT		6555 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6557 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6559 STIRLING RD		DAVIE	FL	33314
TON REALTY OF DAVIE LLC		6559 STIRLING ROAD	4	DAVIE	FL	33314
GALAXY SKATEWAY L C		6560 SW 96 ST		MIAMI	FL	33156
CURRENT OCCUPANT		6561 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6561 STIRLING RD	UNIT B	DAVIE	FL	33314
MNS DAVIE LLC		6563 STIRLING RD	3	DAVIE	FL	33314
MNS DAVIE LLC		6563 STIRLING RD	5	DAVIE	FL	33314
MNS DAVIE LLC		6563 STIRLING RD	6	DAVIE	FL	33314
CURRENT OCCUPANT		6563 STIRLING RD		DAVIE	FL	33314
CURRENT OCCUPANT		6565 STIRLING RD		DAVIE	FL	33314
BELIEVERS ASSEMBLY OF S FLA INC		6565 STIRLING ROAD	7	DAVIE	FL	33314
CURRENT OCCUPANT		6567 STIRLING RD		DAVIE	FL	33314
BELIEVERS ASSEMBLY OF S FLA INC		6567 STIRLING ROAD	8	DAVIE	FL	33314
CURRENT OCCUPANT		6569 STIRLING RD		DAVIE	FL	33314
BELIEVERS ASSEMBLY OF S FLA INC		6569 STIRLING ROAD	9	DAVIE	FL	33314
CURRENT OCCUPANT		6571 STIRLING RD		DAVIE	FL	33314
BELIEVERS ASSEMBLY OF S FLA INC		6571 STIRLING ROAD	10	DAVIE	FL	33314

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
CURRENT OCCUPANT		6573 STIRLING RD		DAVIE	FL	33314
BELIEVERS ASSEMBLY OF S FLA INC		6573 STIRLING ROAD	11	DAVIE	FL	33314
TOWN OF DAVIE	SYLVIA MYINT	6591 ORANGE DR		DAVIE	FL	33314
TEBAR,ARMINDA M EST		660 CAMELLIA CT	101	PLANTATION	FL	33317
CURRENT OCCUPANT		6950 STIRLING RD		DAVIE	FL	33024
FLORIDA POWER & LIGHT CO	ATTN PROPERTY TAX - PSX/JB	700 UNIVERSE BLVD		JUNO BEACH	FL	33408
DILLON,ROBIN L		7100 MEADE ST		HOLLYWOOD	FL	33024
RICE,TIM J &	RICE,LISA D	7101 MEADE ST		HOLLYWOOD	FL	33024
SAMAD,MICHAEL R		7110 ALLEN ST		HOLLYWOOD	FL	33024
AYALA,LEIDA J H/E	ALIAGA,RICARDO	7110 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7110 STIRLING RD		DAVIE	FL	33024
PHILLIPS,THOMAS & TONIA		7111 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7112 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7114 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7116 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7118 STIRLING RD		DAVIE	FL	33024
GAVIRIA,EDITH		7120 ALLEN ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7120 STIRLING RD		DAVIE	FL	33024
SEBBAG,DAVID		7121 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7122 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7124 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7126 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7128 STIRLING RD		DAVIE	FL	33024
SHEEHAN,PAULA H/E	SHEEHAN,DANIEL & KATHLEEN	7130 ALLEN ST		HOLLYWOOD	FL	33024
BARDINA,MIGDIEL GARCIA		7130 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7130 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7132 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7134 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7136 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7138 STIRLING RD		DAVIE	FL	33024
REED,MICHAEL C		7140 ALLEN ST		HOLLYWOOD	FL	33024
ELLIS,VIRGINIA		7140 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7140 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7140 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7140 STIRLING RD		DAVIE	FL	33024
ROLDAN,DAVID & FLOR		7141 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7142 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7144 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7144 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7146 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7148 STIRLING RD		DAVIE	FL	33024
ENCIO,YAMILL &	MORRIS,GLENDA	7150 ALLEN ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7150 STIRLING RD		DAVIE	FL	33024
KONAK,LIOMARES & MAKSIMUS		7151 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7152 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7154 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7156 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7158 STIRLING RD		DAVIE	FL	33024

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
ARMSTRONG,EVELYN A		7160 ALLEN ST		HOLLYWOOD	FL	33024
HENRY,PIERRE M & MARTINE		7160 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7160 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7160 STIRLING RD	UNIT I	DAVIE	FL	33024
SCHWARCK,SANDRA		7161 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7162 STIRLING RD		DAVIE	FL	33024
CURRENT OCCUPANT		7164 STIRLING RD		DAVIE	FL	33024
LACKWOOD,GUILLERMO H &	LACKWOOD,RAMONITA	7170 ALLEN ST		HOLLYWOOD	FL	33024
ROSARIO,LUZ M		7170 MEADE ST		HOLLYWOOD	FL	33024
HEVERLY,DAWN H/E	HEVERLY,RICHARD	7171 MEADE ST		HOLLYWOOD	FL	33024
CURRENT OCCUPANT		7175 DAVIE ROAD EXT		DAVIE	FL	33024
METROPOLITAN BAPTIST CHURCH	OF MIAMI FL INC	7200 DAVIE ROAD EXT		HOLLYWOOD	FL	33024
CAROL S VITERI TR	LONDONO,CLARA ETAL	7200 JACARANDA LN	1-58	MIAMI LAKES	FL	33014
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 102	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 104	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 105	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 106	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 107	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 108	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 202	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 203	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 204	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 205	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 206	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 207	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 208	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 302	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 303	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 304	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 305	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 306	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 307	DAVIE	FL	33024
CURRENT OCCUPANT		7250 STIRLING RD	UNIT 308	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 101	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 102	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 103	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 104	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 105	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 106	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 107	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 108	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 201	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 202	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 203	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 204	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 205	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 206	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 207	DAVIE	FL	33024

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 208	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 301	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 302	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 303	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 304	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 305	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 306	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 307	DAVIE	FL	33024
CURRENT OCCUPANT		7260 STIRLING RD	UNIT 308	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 101	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 102	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 103	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 104	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 105	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 106	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 107	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 108	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 201	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 202	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 203	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 204	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 205	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 206	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 207	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 208	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 301	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 302	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 303	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 304	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 305	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 306	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 307	DAVIE	FL	33024
CURRENT OCCUPANT		7270 STIRLING RD	UNIT 308	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 101	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 102	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 103	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 104	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 105	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 106	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 107	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 108	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 109	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 110	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 201	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 202	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 203	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 204	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 205	DAVIE	FL	33024

SP19-110 Tire Kingdom -- 1,000-Foot Buffer by Owner and by Site

NAME 1	NAME 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 206	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 207	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 208	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 209	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 210	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 303	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 304	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 305	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 306	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 307	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 308	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 309	DAVIE	FL	33024
CURRENT OCCUPANT		7280 STIRLING RD	UNIT 310	DAVIE	FL	33024
AMER MINING OPS SYNDICATE INC &	ELITE ENTERPRISES INC	7420 SW 39 ST		DAVIE	FL	33314
GATOR CARRIAGE PARTNERS LTD	% GATOR INVESTMENTS	7850 NW 146 ST 4 FLR		MIAMI LAKES	FL	33016
SIEGEL,ANNE	ANNE SIEGEL REV TR	8 ORCHARD DR	113	TARRYTOWN	NY	10591
ROSEN,DORIS L	DORIS L ROSEN TR	8201 STIRLING RD #8318	101	COOPER CITY	FL	33328
ROSEN,RAYMOND H/E	ROSEN,DORIS L	8201 STIRLING RD #8318	111	COOPER CITY	FL	33328
DAVIE INVESTMENTS LLC		845 NE 79 ST		MIAMI	FL	33138
OROURKE,ROSARENE O		854 SW JULIET AVE	106	PORT ST LUCIE	FL	34953
BYERS,DAVID & KAREN		9142A SW 23 ST	2-47	DAVIE	FL	33324
STERLING SERVICE STATION LLC		9701 NW 89 AVE		MEDLEY	FL	33178
PICAVET,FRED		**PO BOX 400**	**2-43**	***BRADFORD ON**	**CA**	**L3Z 2**
ARIAS,JESUS A		PO BOX 841221		HOLLYWOOD	FL	33084

SITE PLAN

FOR

TIRE KINGDOM

CONSULTANTS

CIVIL ENGINEER:
BOHLER ENGINEERING FL, LLC.
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FL 33431
(561) 571-0280

BOUNDARY & TOPOGRAPHIC/ALTA SURVEY:
PULICE LAND SURVEYORS, INC
5381 NOB HILL ROAD
SUNRISE, FL 33351
(954) 572-1777

ARCHITECT:
WILKIS ARCHITECTS
15 NINTH AVE N
HOPKINDS, MN 55353
(952) 941-2755

LANDSCAPE ARCHITECT:
SCOTT BARBER DESIGNS P.A.
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

PROPOSED OWNER

TBC CORPORATION
4300 TBC WAY
PALM BEACH GARDENS, FL 33410
(561) 383-3100

GOVERNING AGENCIES

- CITY
  TOWN OF DAVIE
  6591 ORANGE DRIVE
  DAVIE, FL 33314
  (954) 797-1000
- WATER/SEWER
  TOWN OF DAVIE
  UTILITIES DEPARTMENT
  6911 ORANGE DRIVE
  DAVIE, FL 33314
  (954) 797-1240
- FIRE DEPARTMENT
  TOWN OF DAVIE FIRE DEPARTMENT
  6501 ORANGE DRIVE
  DAVIE, FL 33314
  (954) 797-1213
- STORM DRAINAGE
  CENTRAL BROWARD DRAINAGE DISTRICT
  8020 STIRLING ROAD
  HOLLYWOOD, FL 33024
  (954) 432-5110
- ELECTRIC
  FLORIDA POWER & LIGHT
  4000 DAVIE ROAD EXTENSION
  HOLLYWOOD, FL 330024
  CONTACT: IESHA WILLIAMSON
  (954) 442-6361

LOCATION OF SITE

SE STIRLING RD & DAVIE RD EXTENSION
DAVIE, FLORIDA 33314
BROWARD COUNTY
PART OF SEC 2 & 3, TWP 51 S, RGE 41 E

FOLIO NUMBER: 5141-02-35-0020

LOCATION MAP
SCALE: 1" = 1000'

SHEET INDEX

Sheet Title	Sheet Number
COVER SHEET	C-101
PLAT	SHEET 1
PLAT	SHEET 2
SURVEY	PAGE 1 OF 1
GENERAL NOTES	C-102
GENERAL LEGENDS	C-103
DEMOLITION PLAN	C-201
SITE LAYOUT PLAN	C-301
VEHICULAR MOVEMENT PLAN	C-302
PAVING, GRADING, & DRAINAGE PLAN	C-401
CROSS SECTIONS	C-402
UTILITY PLAN	C-501
PHASE I SOIL EROSION CONTROL PLAN	C-601
PHASE II SOIL EROSION CONTROL PLAN	C-602
FIRE AND RESCUE PLAN	C-701
CONSTRUCTION DETAILS	C-901
CONSTRUCTION DETAILS	C-902
CONSTRUCTION DETAILS	C-903
ELEVATIONS, SOUTH & FLOOR PLAN	
ELEVATIONS, EAST & WEST & NORTH PLAN	
RETAINING WALL	
DUMPSTER ENCLOSURE	
RETAINING WALL WITH GATE	
LANDSCAPE PLAN	L-1
LANDSCAPE NOTES AND DETAILS	L-2
PHOTOMETRIC PLAN	C-702
LIGHT FIXTURE SPECIFICATION	PAGE 1 OF 2
LIGHT FIXTURE SPECIFICATION	PAGE 2 OF 2

LEGAL DESCRIPTION:

PARCEL "B" OF "STIRLING VILLAGE COMMERCIAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE(S) 42 AND 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPOSED TIRE KINGDOM IS A COMMERCIAL VEHICULAR REPAIR SHOP WITH PROPOSED OWNERSHIP AND CONTROL BY TBC CORPORATION. UTILITIES SERVING THE SITE INCLUDE WATER, SEWER, DRAINAGE, AND ELECTRIC.

PREPARED BY

BOHLER ENGINEERING

2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
BohlerEngineering.com

GENERAL NOTE
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

H:\2019\FLB190005\DRAWINGS\PLAN SETS\FLB190005-SDP-0.DWG PRINTED BY: MLINN 3:10:20 @ 4:19 PM LAST SAVED BY: MLINN

BOHLER™ ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DRAWING IS THE PROPERTY OF BOHLER ENGINEERING. THE REPRODUCTION, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, WAS APPROVED, SIGNED AND SEALED FOR THE PURPOSES STATED AND ANY USE, BEYOND THE STATED PURPOSE, IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	AS SHOWN
CAD I.D.:	SDP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281

FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000551

ANDREW RONALD SAVAGE
LICENSE
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
C-101

"STIRLING VILLAGE COMMERCIAL"

A REPLAT OF TRACT "A", OF FARM STORES PLAT, AS RECORDED IN PLAT BOOK 158, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF PARCEL "A", OF "BANK OF AMERICA WEST STIRLING", AS RECORDED IN PLAT BOOK 179, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST. LYING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

INSTR # 113420460,
Page 1 of 2
Recorded 12/23/2015 at 08:48 AM

DESCRIPTION

ALL THAT PART OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4), LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF DAVIE ROAD; LESS THE NORTH 200.00 FEET THEREOF, ALL IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST,

TOGETHER WITH TRACT "A" OF "FARM STORES PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

TOGETHER WITH A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST, ALSO BEING A PORTION OF PARCEL "A" OF BANK OF AMERICA, WEST STIRLING, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID PARCEL "A" OF BANK OF AMERICA, WEST STIRLING; THENCE ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL "A"; ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF STIRLING ROAD THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 80°55'57" EAST 61.19 FEET; (2) SOUTH 02°14'48" EAST 3.00 FEET; (3) NORTH 87°45'12" EAST 60.00 FEET; (4) NORTH 02°14'48" WEST 3.00 FEET; (5) NORTH 87°45'12" EAST 211.56 FEET; THENCE ALONG A NORTHERLY PROLONGATION OF THE EAST LINE OF THAT CERTAIN LIFT STATION EASEMENT AS SHOWN ON SAID PLAT AND ALONG SAID EAST LINE, SOUTH 02°14'48" EAST 241.01 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A", SOUTH 87°45'12" WEST 334.95 FEET; THENCE ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, SOUTH 01°28'42" EAST 344.70 FEET; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 2, SOUTH 87°44'45" WEST 224.54 FEET TO A POINT ON A 1960.08 FOOT RADIUS NON-TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 72°37"30" WEST, THENCE NORTHERLY ALONG SAID CURVE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF DAVIE ROAD THROUGH A CENTRAL ANGLE OF 13°45'02" AN ARC DISTANCE OF 470.41 FEET TO A POINT OF NON-TANGENCY; THENCE ALONG SAID RIGHT-OF-WAY LINE ALSO BEING A LINE PARALLEL WITH AND 200 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE AFORESAID SAID SECTION 2, NORTH 87°45'12" EAST 22.11 FEET TO A POINT ON A 1982.08 FOOT RADIUS NON-TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 86°26'27" WEST; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALSO BEING THE WEST BOUNDARY OF THE AFORESAID TRACT "A" OF SAID "FARM STORES PLAT", THROUGH A CENTRAL ANGLE OF 03°05'31" AN ARC DISTANCE OF 106.96 FEET TO POINT OF NON-TANGENCY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID WESTERLY BOUNDARY, NORTH 44°06'37" EAST 48.31 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A"; ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD, NORTH 87°45'12" EAST 64.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA AND CONTAINING 170,099 SQUARE FEET (3.905 ACRES) MORE OR LESS.

DEDICATION

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

KNOW ALL MEN BY THESE PRESENTS THAT STIRLING DAVIE, LLC, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON AND TO BE KNOWN AS "STIRLING VILLAGE COMMERCIAL", SAID PLAT BEING A REPLAT.

1. THE ADDITIONAL RIGHT OF WAY SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE PUBLIC FOR PROPER PURPOSES.

2. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, WITH THE EXCEPTION OF THE UTILITY EASEMENT AND LIFT STATION EASEMENT NOTED ARE DEDICATED TO THE OF TOWN OF DAVIE.

3. ALL DRAINAGE, **FLOWAGE AND STORAGE EASEMENTS SHOWN ARE HEREBY DEDICATED TO CENTRAL BROWARD WATER CONTROL DISTRICT.**

4. NO IMPROVEMENTS, TREES OR ENCROACHMENTS INCLUDING UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) OR LANDSCAPING ARE ALLOWED WITHIN EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT WITHOUT THE APPROVAL OF AND A PERMIT FROM THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE UTILITY SYSTEM OWNER ENTERING INTO A HOLD HARMLESS AND INDEMNIFICATION AGREEMENT WITH THE CENTRAL BROWARD WATER CONTROL DISTRICT. IT IS THE INTENT OF THIS PROVISION THAT ALL UTILITIES (EXCEPT FOR OVERHEAD POWER, CABLE OR TELEPHONE LINES WITH A MINIMUM 25 FOOT CLEARANCE) PROPOSED TO BE CONSTRUCTED WITHIN UTILITY EASEMENTS THAT CROSS OR COINCIDE WITH EASEMENTS DEDICATED TO THE CENTRAL BROWARD WATER CONTROL DISTRICT MUST BE REVIEWED AND PERMITTED BY CENTRAL BROWARD WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, SAID STIRLING DAVIE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 30TH DAY OF APRIL, 2015.

BY: Leeds Properties, Inc., Manager
NAME AND TITLE

WITNESS: Lisa Queen
PRINT NAME: LISA QUEEN

WITNESS: Darlene Brown
PRINT NAME: Darlene Brown

NAME AND TITLE: President, Leeds Properties, Inc.

ACKNOWLEDGEMENT

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF ~~BROWARD~~ Cherokee } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30TH DAY OF APRIL 2015. BY STIRLING DAVIE, LLC. A FLORIDA LIMITED LIABILITY COMPANY. HE IS PROFESSIONALLY KNOWN TO ME OR HAS PROVIDED _____ AS IDENTIFICATION

MY COMMISSION EXPIRES: 8-27-17
COMMISSION NUMBER: _____

BY: Shirley S. Sokolowski 4-30-15
NOTARY PUBLIC — DATE
STATE OF ~~FLORIDA~~ Georgia

JOINDER AND CONSENT OF MORTGAGEE

BANK OF NORTH GEORGIA, A DIVISION OF SYNOVUS BANK ("MORTGAGEE"), AS THE OWNER AND HOLDER OF: (I) THAT CERTAIN MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, AND SECURITY AGREEMENT FROM STIRLING DAVIE, LLC. RECORDED NOVEMBER 21, 2014, IN OFFICIAL RECORDS BOOK 51268, AT PAGE 1324 & 1354; AND (II) THAT CERTAIN UCC-1 FINANCING STATEMENT RECORDED _____, IN OFFICIAL RECORDS BOOK _____, AT PAGE _____), ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (COLLECTIVELY, THE LOAN DOCUMENTS), DOES HEREBY CONSENT TO THE RESTRICTION SET FORTH IN THIS DECLARATION AND SUBORDINATES THE LOAN DOCUMENTS TO SUCH DECLARATION.

WITNESSES:

Ana Ford
PRINTED NAME: Ana Ford

Marissa Chanin
PRINTED NAME: Marrissa Chanin

MORTGAGEE:

BY: Gail K. Harmeier
GAIL HARMEIER
SENIOR VICE-PRESIDENT
8025 WEST SIDE PARKWAY
ALPHARETTA, GA. 30004

ACKNOWLEDGEMENT

STATE OF Georgia
COUNTY OF Cherokee } SS

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GAIL HARMEIER, AS SENIOR VICE-PRESIDENT OF BANK OF NORTH GEORGIA, A DIVISION OF SYNOVUS BANK, FREELY AND VOLUNTARILY UNDER AUTHORITY DULY VESTED IN HIM/HER BY SAID MORTGAGEE. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 30th DAY OF April, 2015.

NOTARY PUBLIC, STATE OF ~~FLORIDA~~ Georgia AT LARGE

Shirley S. Sokolowski
TYPED, PRINTED OR STAMPED NAME OF NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-27-17

CENTRAL BROWARD WATER CONTROL DISTRICT

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT THIS 13 DAY OF MAY 2015 PRIOR TO DEVELOPMENT OF THIS PROPERTY, OWNER SHALL CONTACT THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DETERMINATION OF ADDITIONAL DRAINAGE / FLOWAGE / LAKE / CANAL EASEMENTS AND/OR OTHER DEDICATIONS WHICH MAY BE REQUIRED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT FOR DRAINAGE PURPOSES.

THIS PLAT WAS APPROVED BY THE CENTRAL BROWARD WATER CONTROL DISTRICT ON THE FOLLOWING DATES:

BY: _____ 5/13/15
CHAIR — DATE

BY: _____ 5-18-15
DISTRICT MANAGER — DATE

TOWN OF DAVIE PLANNING AND ZONING DIVISION

THIS IS TO CERTIFY THAT THIS PLAT IS HEREBY APPROVED AND ACCEPTED BY THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. THIS 19TH DAY OF MAY 2015.

BY: _____
~~MANAGER OF TOWN OF DAVIE~~ PLANNING AND ZONING DIVISION

TOWN OF DAVIE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, FLORIDA. THIS 15th DAY OF May 2015.

BY: _____
CHAIRPERSON

TOWN OF DAVIE TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE TOWN COUNCIL OF THE TOWN OF DAVIE BY RESOLUTION NO. R-2015-093 ADOPTED THIS 15TH DAY OF APRIL 2015.

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

BY: _____
MAYOR

BY: _____
Town ~~CITY~~ CLERK – [redacted]
Evelyn Roig, CMC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE PORTIONS OF CHAPTER 5J-17. FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 29TH DAY OF APRIL 2015.
THE BENCH MARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS. PERMANENT CONTROL POINTS (PCP'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5857
MILLER LEGG AND ASSOCIATES.
5747 N. ANDREWS WAY, FT. LAUDERDALE, FL 33309
PHONE: 954-436-7000, FAX: 954-436-8664
CERTIFICATE OF AUTHORIZATION NO. LB 6680

THIS PLAT

LOCATION MAP
SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST
(NOT TO SCALE)

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS-OF-WAY FOR TRAFFIC WAYS THIS 23RD DAY OF OCTOBER 2014.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 15 DAY OF DEC. 2015.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA THIS 23TH DAY OF JUNE 2015.

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BY: _____
MAYOR - COUNTY COMMISSION

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

THIS PLAT WAS FILED FOR RECORD THIS 23rd DAY OF December 2015.
AND RECORDED IN PLAT BOOK 182 PAGE 42 RECORD VERIFIED

ATTEST: BERTHA HENRY
COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING SERVICES DIVISION

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: _____ 12/15/15
BRAD TERRIER — DATE
ASSISTANT DIRECTOR
FLORIDA REGISTRATION NUMBER LS6221

THIS PLAT HAS BEEN REVIEWED AND FOUND TO CONFORM WITH CHAPTER 177, PART 1 FLORIDA STATUTES.

BY: _____ 12/15/15
ROBERT P. LEGG — DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 11TH DAY OF DECEMBER 2015.

BY: Jo Sesodia
DIRECTOR/DESIGNEE — DATE

PREPARED BY:

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida, 33309-2364
954-436-7000, Fax: 954-436-8664
www.millerlegg.com
Certificate of Authorization: LB6680

OWNER | SURVEYOR | TOWN OF DAVIE COUNCIL | COUNTY SURVEYOR | COUNTY ENGINEER | COUNTY COMMISSION

026-MP-14

"STIRLING VILLAGE COMMERCIAL"

A REPLAT OF TRACT "A", OF FARM STORES PLAT, AS RECORDED IN PLAT BOOK 158, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF PARCEL "A", OF "BANK OF AMERICA WEST STIRLING", AS RECORDED IN PLAT BOOK 179, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST. LYING WITHIN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

PLAT NOTES:

1. BENCHMARK ORIGIN – BROWARD COUNTY BENCHMARK #3580 DESCRIBED AS FOLLOWS:
NAIL AND DISC NO. 2936 IN TOP OF CURB AT NORTH EDGE OF PAVEMENT OF STIRLING ROAD, 480'± WEST OF CENTERLINE DAVIE ROAD.
ELEVATION =7.872' NGVD29 – 1.60' = 6.272' NAVD88
ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D. '29) TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, (N.A.V.D. '88) BY USING THE FOLLOWING CONVERSION: N.G.V.D. '29 VERTICAL DATUM, (IN FEET)–1.60'= N.A.V.D. '88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

2. THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 (NAD 27) COORDINATES VALUES SHOWN ON THE "KEITH & SCHNARS RESURVEY OF TOWNSHIP 51 SOUTH, RANGE 41 EAST" (MISCELLANEOUS PLAT BOOK 6, PAGE 19) AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 2-51-41 HAVING A BEARING OF NORTH 87°45'12" EAST.

3. ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCE 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.

5. TOTAL AREA DEDICATED FOR RIGHT OF WAY BY THIS PLAT IS 7,382 SQUARE FEET.

6. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY JUNE 23, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

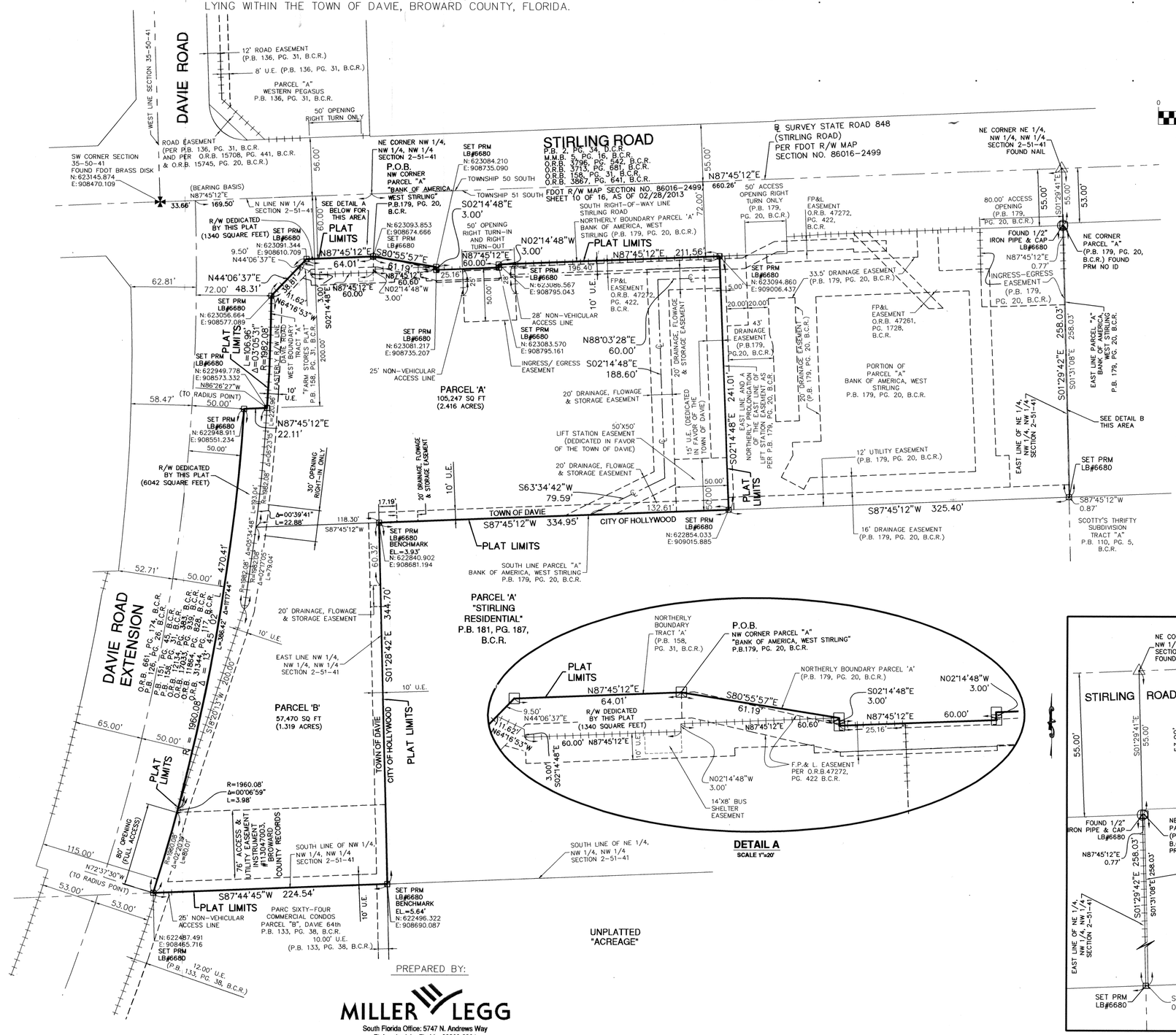
7. IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAS NOT BEEN SUBSTANTIAL COMPLETED BY JUNE 23, 2020, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

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 EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

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

10. THIS PLAT IS RESTRICTED TO 8,000 SQUARE FEET OF SERVICE STATION/CONVENIENCE STORE WITH SIXTEEN (16) FUEL POSITIONS ON PARCEL 'A' AND 7,800 SQUARE FEET OF COMMERCIAL USE ON PARCEL 'B'. NO FREE STANDING OR DRIVE-THRU BANK FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF 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 THE 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 RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

11. NON-EXCLUSIVE PERPETUAL EASEMENTS ARE IMPOSED UPON THE PARCELS OF LAND AND ALL PRESENT AND FUTURE OWNERS AND PERMITTEES OF THE PARCELS AS PER THE EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 51268, PAGES 1305 – 1323.



LEGEND

P.B. = PLAT BOOK
PG. = PAGE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
O.R.B. = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK
M.M.B. = MISCELLANEOUS MAP BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
LB = LICENCE BUSINESS
R = RADIUS
L = ARC LENGTH
Δ = CENTRAL ANGLE
℄ = CENTERLINE
R/W = RIGHT OF WAY
U.E. = UTILITY EASEMENT
SQ. FT. = SQUARE FEET
AC. = ACRES
B = BASELINE
⊡ = PERMANENT REFERENCE MONUMENT LB#6680
N:XXXXXX.XXX = NORTHING COORDINATE
E:XXXXXX.XXX = EASTING COORDINATE
PRM = PERMANENT REFERENCE MONUMENT (18" METAL ROD WITH ALUMINUM DISC IN 24" LONG (4"x4" SQUARE) CONCRETE UNLESS OTHERWISE NOTED)

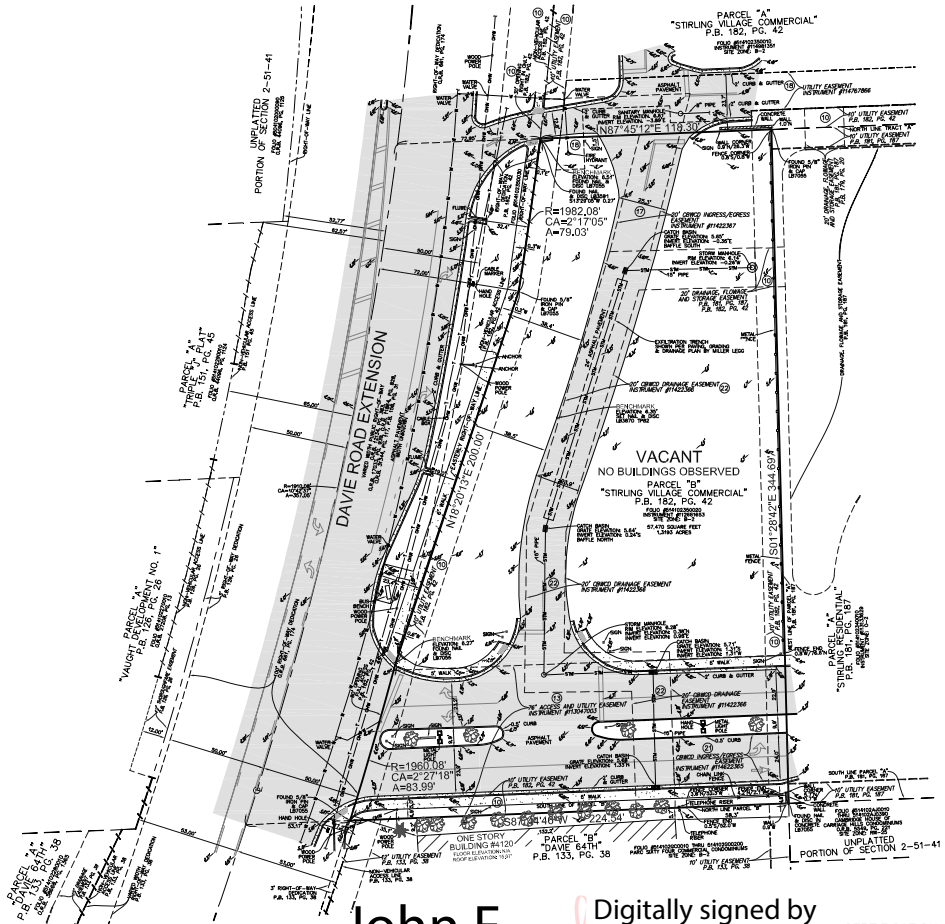
= NON-VEHICULAR ACCESS LINE
= PLAT LIMITS LINE
= UTILITY LINE
= DRAINAGE, FLOWAGE AND STORAGE EASEMENT

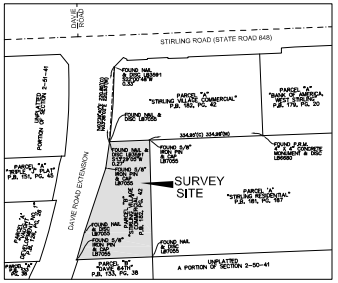
PREPARED BY:

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida, 33309-2364
954-436-7000, Fax: 954-436-8664
www.millerlegg.com
Certificate of Authorization: LB6680

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE
- ℄ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- R RADIUS
- CA CENTRAL ANGLE
- A ARC LENGTH
- (C) CALCULATED
- (M) MEASURED
- FPL FLORIDA POWER & LIGHT COMPANY
- LB LICENSED BUSINESS
- CBWCD CENTRAL BROWARD WATER CONTROL DISTRICT
- PALM TREE
- UNIDENTIFIED TREE





VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCEL "B" OF "STIRLING VILLAGE COMMERICAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE(S) 42 AND 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:
1) THIS SITE CONTAINS 57,470 SQUARE FEET (1.3193 ACRES) MORE OR LESS.
2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 1072; ELEVATION: 5.471'.
3) FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #120035 0561H; MAP DATE: 08/18/14.
4) THIS SITE LIES IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
5) BEARINGS ARE BASED ON THE SOUTH LINE OF PARCEL "B" BEING S87°44'46"W.
6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
8) THIS SITE CONTAINS NO PARKING SPACES.
9) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FILE NO: 1062-4271437, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT DATE: MARCH 12, 2019 @ 8:00 AM. THE FOLLOWING ITEMS ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:

ITEMS 1, 2, 3, 4, 5, 6, 7, & 8-STANDARD EXCEPTIONS NOT ADDRESSED.
ITEM 9-MORTGAGE IN O.R.B. 51268, PG. 1324 AND RELEASE IN INSTRUMENT NO. 115010548, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 10-RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN P.B. 182, PG. 42 AND 43, APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 11-COVENANTS, CONDITIONS AND RESTRICTIONS IN SPECIAL WARRANTY DEED IN O.R.B. 51268, PG. 1298, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 12-TERMS AND CONDITIONS OF EASEMENT AGREEMENT IN O.R.B. 51268, PG. 1305, AS AMENDED IN INSTRUMENT NO. 113462890, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 13-TERMS AND CONDITIONS IN INSTRUMENT NO. 113044667 AND INSTRUMENT NO. 113047003, APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 14-TERMS AND CONDITIONS OF RESTRICTIVE COVENANTS AND EASEMENTS IN INSTRUMENT NO. 113123285, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 15-NOTICE TO PURCHASERS IN INSTRUMENT NO. 113420461, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 16-MAINTENANCE AGREEMENT IN INSTRUMENT NO. 114054626, DOES NOT APPLY TO THIS SITE.
ITEM 17-EASEMENT FOR INGRESS AND EGRESS IN INSTRUMENT NO. 114622367, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 18-UTILITY EASEMENT AGREEMENT IN INSTRUMENT NO. 114767866, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 19-RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN P.B. 179, PG 20 AND 21, AS AFFECTED BY AMENDMENT OF NOTATION ON PLAT IN O.R.B. 51131, PG. 1532, AND AFFECTED BY NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY IN O.R.B. 46715, PG. 960, DO NOT APPLY TO T HIS SITE.
ITEM 20-COVENANTS, CONDITIONS AND RESTRICTIONS IN O.R.B. 4087, PG. 100, DO NOT APPLY TO THIS SITE.
ITEM 21-INGRESS/EGRESS EASEMENT IN INSTRUMENT NO. 114622365, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 22-DRAINAGE EASEMENT AGREEMENT IN INSTRUMENT NO. 114622366, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 23-CENTRAL BROWARD WATER CONTROL DISTRICT AGREEMENT IN INSTRUMENT NO. 113833261, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 24-NOT ADDRESSED.
10) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.

John F Pulice

Digitally signed by John F Pulice
Date: 2019.10.23 12:24:00 -04'00'

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

CERTIFICATION:
TO BOHLER ENGINEERING FLORIDA, INC.; FIRST AMERICAN TITLE INSURANCE COMPANY; DAVIE HOLLYWOOD TK LLC, A FLORIDA LIMITED LIABILITY COMPANY; PHILLIPS, CANTOR & SHALEK, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, & 11 OF TABLE A THEREOF.

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA

NO.	REVISIONS	BY
5		
4		
3		
2		
1		

TBC DAVIE SITE
DAVIE ROAD EXTENSION SOUTH OF STIRLING ROAD
DAVIE, BROWARD COUNTY
FLORIDA 33024

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

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

DRAWN BY: B.E.	SCALE: 1" = 30'	FILE: DAVIE HOLLYWOOD TK LLC
CHECKED BY: J.F.P.	SURVEY DATE: 04/18/19	ORDER NO.: 66070

COPYRIGHT 2019 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

GENERAL NOTES

(Rev. 1/2019)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, FLORIDA, LLC (HEREIN "BOHLER ENGINEERING") PRIOR TO THE DATE ON WHICH ENGINEER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER ENGINEERING, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND ALL CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND REVISIONS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE) THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH THE GENERAL CONSTRUCTION OF SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST MAKE CONTRACTORS OWN MEASUREMENTS OF IMPROVEMENTS TO ENSURE PROPER FITS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS, PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS, INFECTIOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROJECT PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL ADDITIONAL MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE STORED ON SITE UNLESS IT IS PART OF THE CONSTRUCTION WASTES. UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONSTRUCTION SITE.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL NECESSARY STEPS TO ENSURE NO DAMAGE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECT CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY OR JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER ENGINEERING HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER ENGINEERING SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER ENGINEERING, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEYS FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER ENGINEERING HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER ENGINEERING SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER ENGINEERING INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND PROJECT COST RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER ENGINEERING PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS EMPLOYEES, PERSONNEL, AGENTS, SUBCONTRACTORS AND SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER ENGINEERING FOR AND FROM ANY LIABILITY TO BOHLER ENGINEERING RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIVES OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER ENGINEERING AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND UNMISTAKABLY DECLARED AND AGREED TO BY CONTRACT WITH THE OWNER/DEVELOPER, BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER ENGINEERING HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER ENGINEERING WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS, AS CONDITIONS PERMIT. ANY DOCUMENT, DOCUMENTING BOHLER ENGINEERING'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER ENGINEERING IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER ENGINEERING'S ATTENTION. BOHLER ENGINEERING IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR A MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN; AND, FURTHER, THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER ENGINEERING PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND/OR BOHLER ENGINEERING MAY SUFFER AND ANY AND ALL COSTS THAT ENGINEER OF RECORD AND BOHLER ENGINEERING INCUR.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF OSHA, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH ALL CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER ENGINEERING HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THE CONTRACTOR AND OWNER AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND/OR BOHLER ENGINEERING PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF THE PROJECT WHICH PERTAIN TO, OR MAY AFFECT THE COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR ANY FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF RECORD, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH ACCEPTED PROFESSIONAL ENGINEERING PRINCIPLES AND PRACTICES. THIS DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

SITE LAYOUT NOTES

(Rev. 1/2019)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOADED WATER FROM LEAVING THE SITE AND/OR FLOWING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF THESE ITEMS WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY OWNER.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES

(Rev.1/2019)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THEN GRADING MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE PROCUREMENT OF ALL PERMITS AND APPROVALS, AND ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER SPILL CURB TRANSITION CURB DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	TEST PIT	
	HEAVY DUTY ASPHALT PAVEMENT	
	STANDARD CONCRETE	
X X	METAL FENCE	
	MASONRY WALL	

GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
15 15	CONTOUR LINE	15 15
+15.20	SPOT ELEVATIONS	+15.00 HME ±15.0 TC 15.00 BC 14.50
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
	STORM SEWER	
	STORM STRUCTURE	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

EROSION CONTROL LEGEND

TYPICAL NOTE TEXT	PROPOSED NOTE
INLET PROTECTION	
SOIL TRACKING PREVENTION MAT	
SILT FENCE	SF SF
CONSTRUCTION FENCE	

DEMOLITION/REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
(TBR)	TO BE REMOVED
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
+15.20	SPOT ELEVATIONS
SAN #	SANITARY LABEL
STM #	STORM LABEL
SL	SANITARY SEWER LATERAL
W	UNDERGROUND WATER LINE
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
OH	OVERHEAD WIRE
T	UNDERGROUND TELEPHONE LINE
C	UNDERGROUND CABLE LINE
	STORM SEWER
S	SANITARY SEWER MAIN
	HYDRANT
S	SANITARY MANHOLE
D	STORM STRUCTURE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER
	EX SURFACE TO BE REMOVED
	EX TREES TO BE REMOVED

UTILITY LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
	STORM STRUCTURES	
WM	WATER METER	METER
WV	WATER VALVE	WV
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
R/W	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
S/W	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
W/L	WATER LINE
W/M	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER™ ENGINEERING
SITE CIVIL LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. THIS DOCUMENT OR ANY PART THEREOF MAY NOT BE REPRODUCED OR DISTRIBUTED TO OTHERS WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. FINAL PLANS, SPECIFICATIONS AND ESTIMATES SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES ONLY.

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	
CAD I.D.:	SDP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

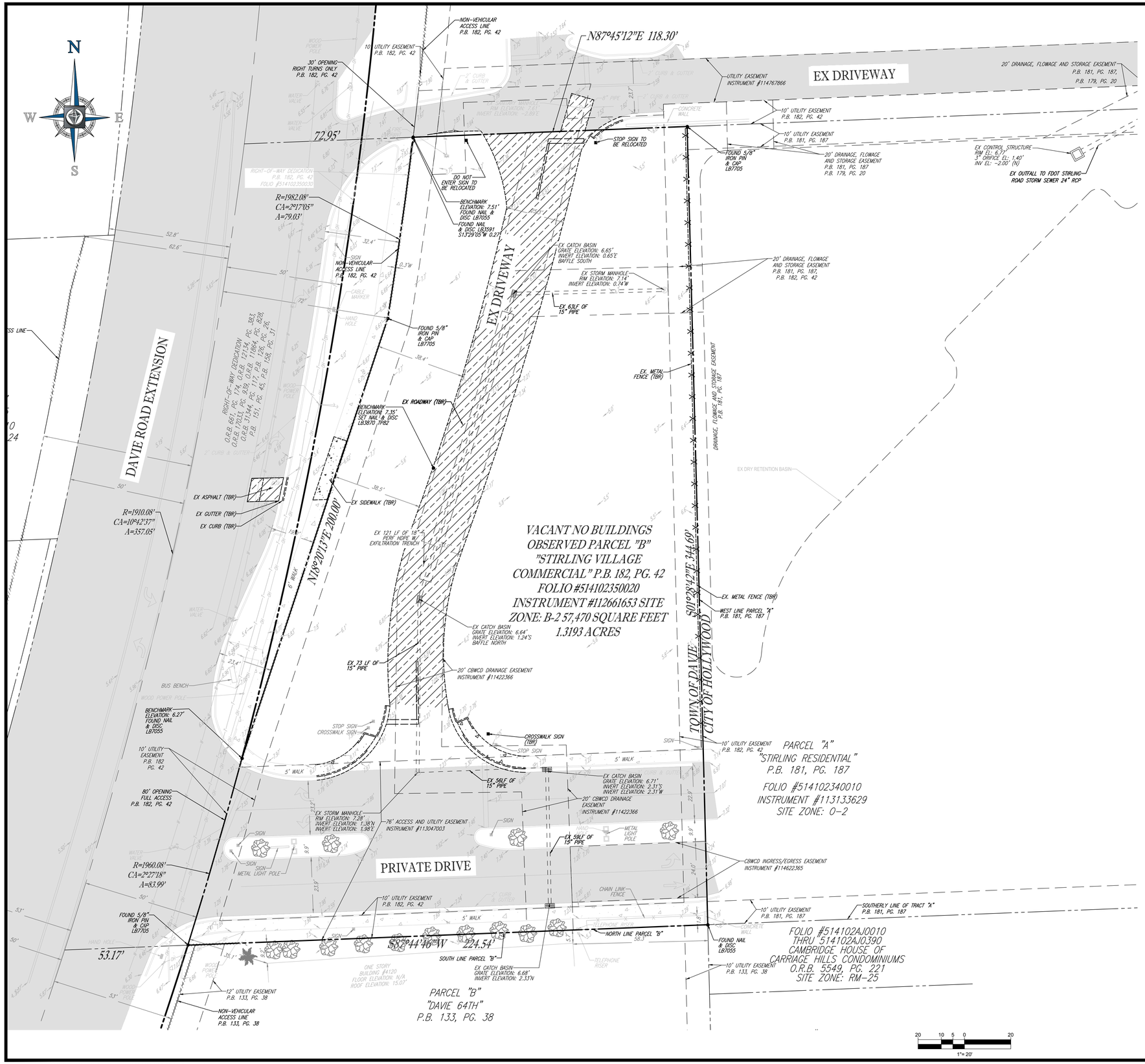
BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000551

ANDREW MICHAEL SAVAGE
LICENSE
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E76000005685, cn=Andrew Savage
Date: 2020.01.31 16:09:42 -05'00'

SHEET TITLE:
GENERAL LEGENDS

SHEET NUMBER:
C-103



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- EX EASEMENT LINES
- (TBR) TO BE REMOVED
- EX AREA TO BE REMOVED

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE REPRODUCED OR DISTRIBUTED TO OTHERS WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS, BEARING THE SEAL OF THE LICENSED PROFESSIONAL ENGINEER, SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	
CAD I.D.:	DMP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

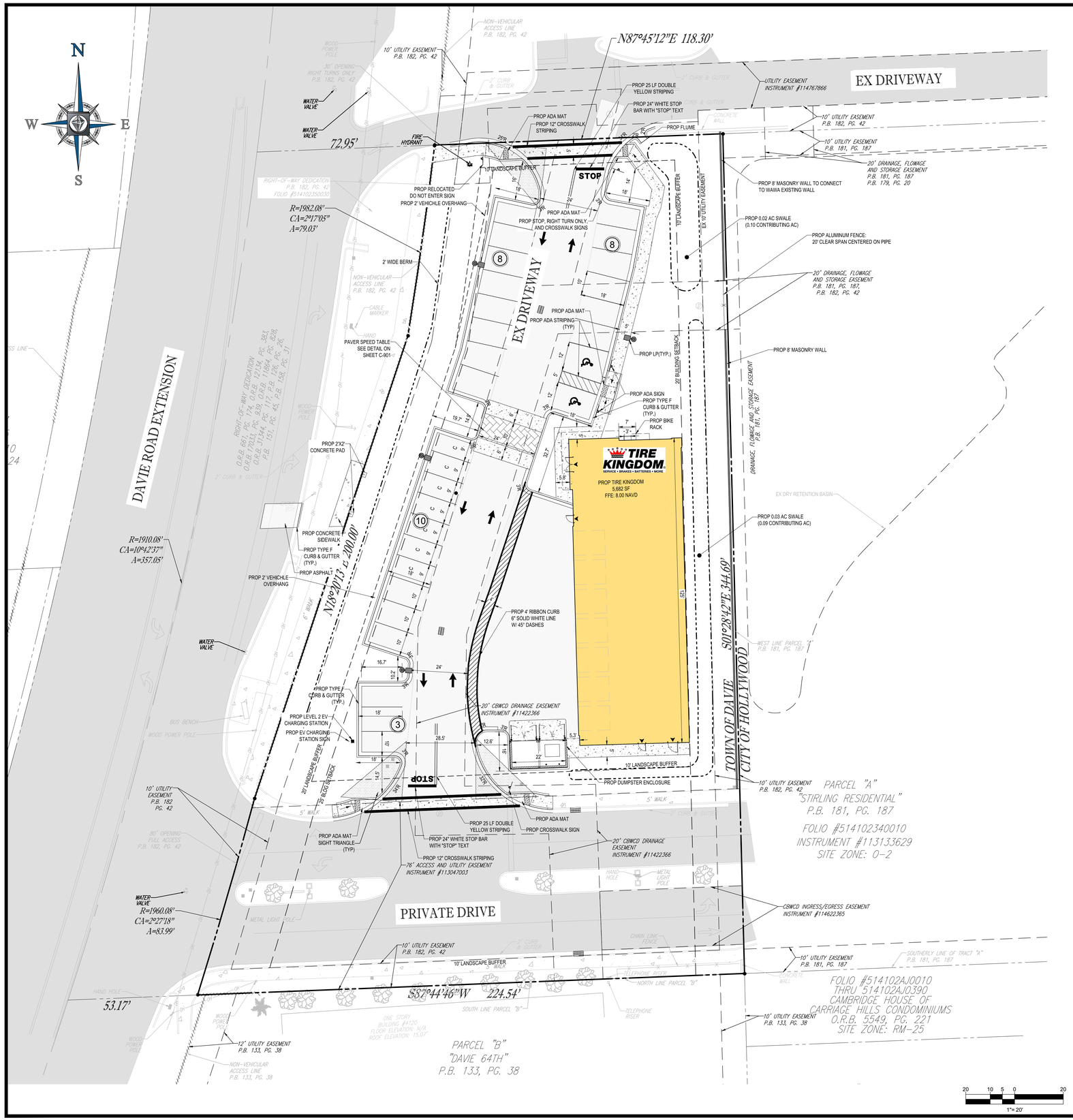
BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000564

ANDREW RONALD SAVAGE LICENSE No. 82408 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D000001681909E7600000568, cn=Andrew Savage
Date: 2020.01.31 16:10:20 -05'00'

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
C-201



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP LANDSCAPE BUFFER
- PROP TYPE F CURB
- PROP SIGN
- PROP BOLLARD
- PROP CONCRETE PAVEMENT AND WALKWAY
- PROP ASPHALT PAVEMENT
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE
- PROPOSED COMPACT PARKING SPACE
- PROPOSED LIGHTPOLE

SITE DATA TABLE

JURISDICTION	TOWN OF DAVIE
GROSS SITE AREA	57,470 SF (1.32 AC) = 100%
BUILDING AREA	5,682 SF (0.13 AC) = 9.8%
SIDEWALK	2,393 SF (0.05 AC) = 4.2%
PAVEMENT	15,326 SF (0.35 AC) = 26.7% (NOT INCLUDING PRIVATE DRIVE TO THE SOUTH AND EX DRIVE TO THE NORTH)
GREEN SPACE	22,157 SF (0.51 AC) = 38.6%
CURRENT ZONING	COMMUNITY BUSINESS (B-2)
PROPOSED USE	COMMERCIAL
FUTURE LAND USE	COMMERCIAL
MAX. ALLOWED BUILDING HEIGHT	35'
REQUIRED FRONT SETBACK	25'
REQUIRED SIDE SETBACK	N:10', S: 10'
REQUIRED REAR SETBACK	20'
FRONT/SIDE/REAR YARD BUFFER	25'/10'/10'
REQUIRED PARKING	29 SPACES (1 SPACE/200 SF)
PARKING PROVIDED	STANDARD: 19 SPACES HANDICAP: 2 SPACES COMPACT: 8 SPACES TOTAL: 29 SPACES
WATER AND WASTEWATER PROVIDER	TOWN OF DAVIE
STORMWATER PROVIDER	TOWN OF DAVIE
FEMA FLOOD ZONE	FLOOD ZONE: X
SITE PHASING	1 PHASE

LEGAL DESCRIPTION:

PARCEL "B" OF "STIRLING VILLAGE COMMERCIAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE(S) 42 AND 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND IS PROVIDED SOLELY FOR THE USE OF THE PERSONS OR ENTITIES TO WHOM IT IS ADDRESSED. ANY REPRODUCTION, PUBLICATION OR ADAPTATION WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, FINAL APPROVED SIGNED AND SEALED PLANS, BEARING ORIGINAL SIGNATURE AND SEAL, IS ITS INTENDED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 20'
CAD I.D.:	SSP-0

PROJECT:

TIRE KINGDOM

FOR

TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000551

ANDREW RONALD SAVAGE
LICENSE
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

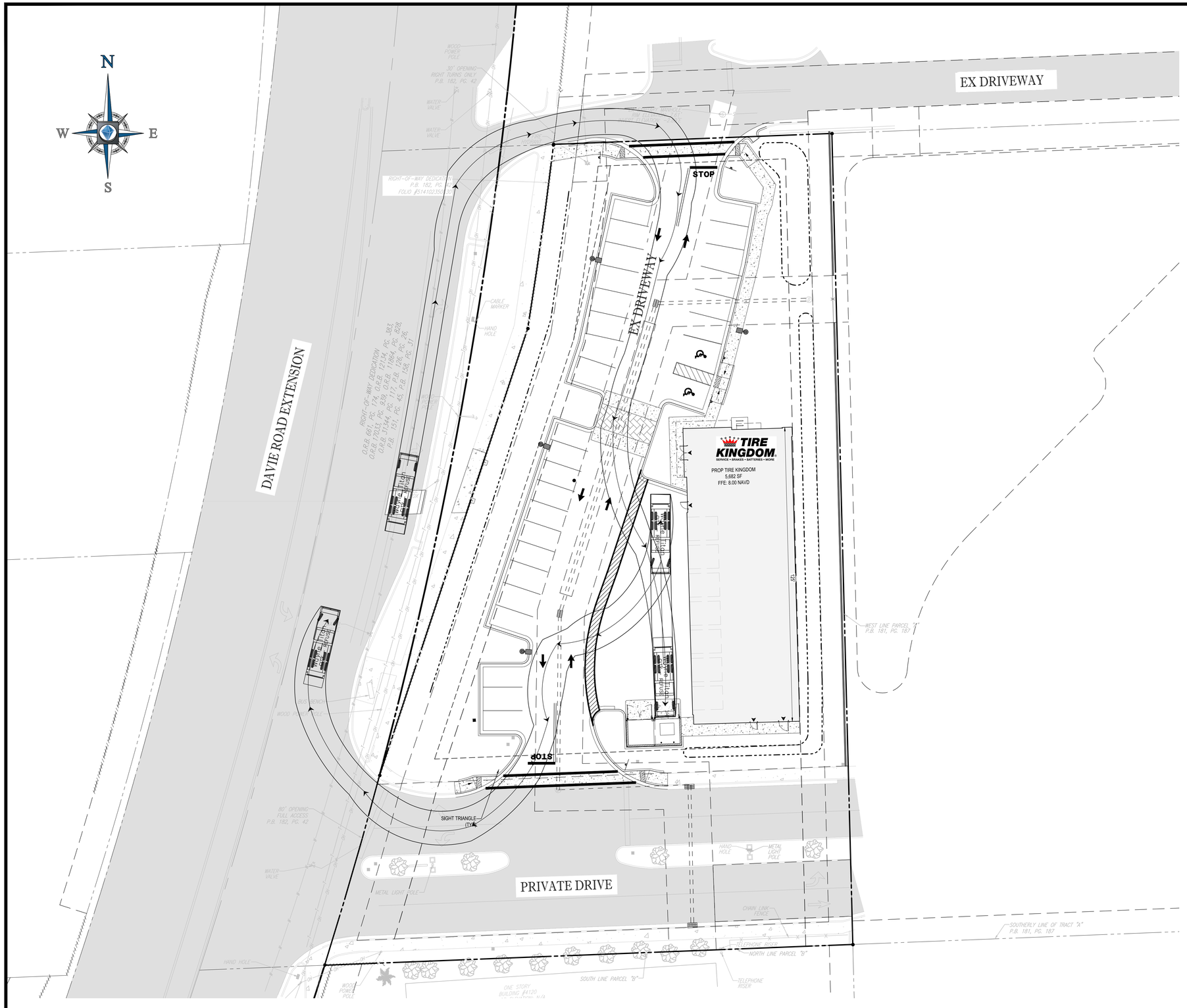
Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D000001681909E7600000568 5, cn=Andrew Savage
Date: 2020.01.31 16:11:43 -05'00'

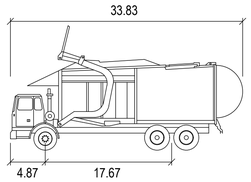
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

C-301





Wayne Titan

	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

DUMPSTER TRUCK CIRCULATION PLAN

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DRAWING IS THE SOLE PROPERTY OF BOHLER ENGINEERING. ANY USE OR DISCLOSURE WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, CAN APPROVED, SIGNED AND SEALED AND BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 40'
CAD I.D.:	VMP-0

PROJECT:

TIRE KINGDOM

FOR

TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No LC26000551

ANDREW DONALD SAVAGE
LICENSE
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

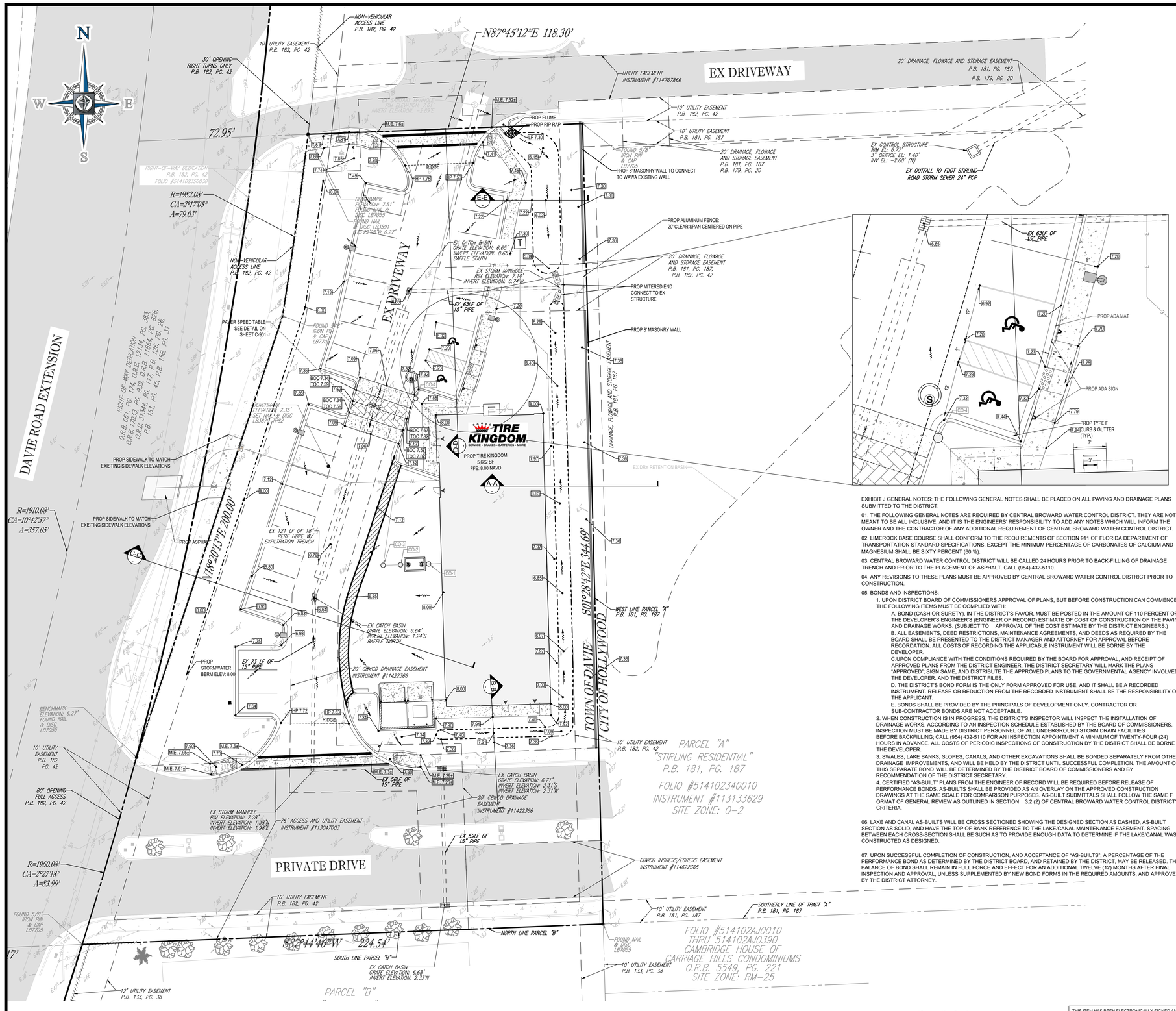
Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D000001681909E7600000568, cn=Andrew Savage
Date: 2020.01.31 16:12:38 -05'00'

SHEET TITLE:

VEHICULAR MOVEMENT PLAN

SHEET NUMBER:

C-302



LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX STORM SEWER
- EX SPOT GRADE
- PROP SPOT GRADE
- PROP MILL AND RESURFACE
- PROP ASPHALT PAVEMENT
- PROP DRAINAGE ARROW
- PROP MITERED END
- EX ASPHALT PAVEMENT

GENERAL NOTES:

1. CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
3. COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
4. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
5. ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.
6. ANY SIDEWALK THAT IS DAMAGED OR BROKEN DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
7. CONTRACTOR TO COORDINATE WITH MIAMI-DADE COUNTY FOR PROPOSED ROADWORK, INCLUDING MOT.
8. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR EXISTING UTILITY RELOCATIONS.
9. PROOF OF THE CLEANING OF EXISTING DRAINAGE STRUCTURES WILL BE PROVIDED WITH AS-BUILT DRAWINGS. THE LIMITS OF CLEANING INCLUDE THE MANHOLE AND CATCH BASIN AT THE SOUTHERN ENTRANCE OF THE SITE UP TO THE OUTFALL INTO THE DRY RETENTION AREA.
10. COMPLETE SURVEY DATA (INCLUDES INVERTS OF ALL PIPES AND STRUCTURES INCLUDING BAFFLES) OF EXISTING AND PROPOSED DRAINAGE STRUCTURES WILL BE PROVIDED IN THE AS-BUILT DRAWINGS.

PAVING AND GRADING NOTES:

1. GENERAL:
   - A. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO GROUNDBREAK.
   - B. ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; T/W = TOP OF RETAINING WALL ELEVATION; B/W = BOTTOM OF RETAINING WALL ELEVATION.
   - C. THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
   - D. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
   - E. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
   - F. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
   - G. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
   - H. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
   - I. THE EXISTING DRIVEWAY NORTH OF THE PROPERTY WILL BE REEVALUATED POST CONSTRUCTION TO DETERMINE IF MILL AND RESURFACE IS NEEDED.
   - J. CONTRACTOR TO SAFEGUARD THE INTEGRITY OF THE EXFILTRATION TRENCH DURING EXCAVATION AND INSTALLATION OF GRAVITY SEWER MANHOLE AND WATER MAIN.
2. MATERIALS:
   - K. BASE COURSE SHALL BE COMPLIANT WITH LATEST F.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL AND DESIGN STANDARDS.
   - L. ASPHALT SURFACES SHALL BE TYPE SUPER PAVE (SP), UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO MINIMUM 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
   - M. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
3. INSTALLATION:
   - A. SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
   - B. BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
   - C. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
   - D. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
4. TESTING
   - A. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
   - B. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
   - C. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
   - D. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
   - E. DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

NAVD TO NGVD CONVERSION:

NGVD 29 (IN FEET) - 1.60' = NAVD 88'

STORMWATER PEAK STAGES

	ELEVATION
MINIMUM HGL EL. (BASED ON 12TH HOUR 3YR , 1 DAY)	5.17' NAVD
MINIMUM ROADWAY CROWN (BASED ON 10YR , 1 DAY)	6.67' NAVD
MIN. TOP OF BERM EL. (FLOOD PLAIN ENCROACHMENT CALC.)	7.74' NAVD
MINIMUM FINISHED FLOOR EL. (BASED ON 100YR , 3DAY, ZERO DISCHARGE)	7.89' NAVD
FEMA BASE FLOOD ELEVATION	6.00' NAVD

EXHIBIT J GENERAL NOTES: THE FOLLOWING GENERAL NOTES SHALL BE PLACED ON ALL PAVING AND DRAINAGE PLANS SUBMITTED TO THE DISTRICT.

01. THE FOLLOWING GENERAL NOTES ARE REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT. THEY ARE NOT MEANT TO BE ALL INCLUSIVE, AND IT IS THE ENGINEERS' RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENT OF CENTRAL BROWARD WATER CONTROL DISTRICT.

02. LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 911 OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THE MINIMUM PERCENTAGE OF CARBONATES OF CALCIUM AND MAGNESIUM SHALL BE SIXTY PERCENT (60 %).

03. CENTRAL BROWARD WATER CONTROL DISTRICT WILL BE CALLED 24 HOURS PRIOR TO BACK-FILLING OF DRAINAGE TRENCH AND PRIOR TO THE PLACEMENT OF ASPHALT. CALL (954) 432-5110.

04. ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO CONSTRUCTION.

05. BONDS AND INSPECTIONS:
   1. UPON DISTRICT BOARD OF COMMISSIONERS APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE, THE FOLLOWING ITEMS MUST BE COMPLIED WITH:
      - A. BOND (CASH OR SURETY), IN THE DISTRICT'S FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER'S (ENGINEER OF RECORD) ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS. (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT ENGINEERS.)
      - B. ALL EASEMENTS, DEED RESTRICTIONS, MAINTENANCE AGREEMENTS, AND DEEDS AS REQUIRED BY THE BOARD SHALL BE PRESENTED TO THE DISTRICT MANAGER AND ATTORNEY FOR APPROVAL BEFORE RECORDATION. ALL COSTS OF RECORDING THE APPLICABLE INSTRUMENT WILL BE BORNE BY THE DEVELOPER.
      - C.UPON COMPLIANCE WITH THE CONDITIONS REQUIRED BY THE BOARD FOR APPROVAL, AND RECEIPT OF APPROVED PLANS FROM THE DISTRICT ENGINEER, THE DISTRICT SECRETARY WILL MARK THE PLANS "APPROVED"; SIGN SAME, AND DISTRIBUTE THE APPROVED PLANS TO THE GOVERNMENTAL AGENCY INVOLVED, THE DEVELOPER, AND THE DISTRICT FILES.
      - D. THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A RECORDED INSTRUMENT, RELEASE OR REDUCTION FROM THE RECORDED INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE APPLICANT.
      - E. BONDS SHALL BE PROVIDED BY THE PRINCIPALS OF DEVELOPMENT ONLY. CONTRACTOR OR SUB-CONTRACTOR BONDS ARE NOT ACCEPTABLE.
   2. WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICT'S INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS, ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTION MUST BE MADE BY DISTRICT PERSONNEL OF ALL UNDERGROUND STORM DRAIN FACILITIES BEFORE BACKFILLING; CALL (954) 432-5110 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION BY THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.
   3. SWALES, LAKE BANKS, SLOPES, CANALS, AND OTHER EXCAVATIONS SHALL BE BONDED SEPARATELY FROM OTHER DRAINAGE IMPROVEMENTS, AND WILL BE HELD BY THE DISTRICT UNTIL SUCCESSFUL COMPLETION. THE AMOUNT OF THIS SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY RECOMMENDATION OF THE DISTRICT SECRETARY.
   4. CERTIFIED "AS-BUILT" PLANS FROM THE ENGINEER OF RECORD WILL BE REQUIRED BEFORE RELEASE OF PERFORMANCE BONDS. AS-BUILTS SHALL BE PROVIDED AS AN OVERLAY ON THE APPROVED CONSTRUCTION DRAWINGS AT THE SAME SCALE FOR COMPARISON PURPOSES. AS-BUILT SUBMITTALS SHALL FOLLOW THE SAME F ORMAT OF GENERAL REVIEW AS OUTLINED IN SECTION 3.2 (2) OF CENTRAL BROWARD WATER CONTROL DISTRICT'S CRITERIA.

06. LAKE AND CANAL AS-BUILTS WILL BE CROSS SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS-BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REFERENCE TO THE LAKE/CANAL MAINTENANCE EASEMENT. SPACING BETWEEN EACH CROSS-SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE/CANAL WAS CONSTRUCTED AS DESIGNED.

07. UPON SUCCESSFUL COMPLETION OF CONSTRUCTION, AND ACCEPTANCE OF "AS-BUILTS", A PERCENTAGE OF THE PERFORMANCE BOND AS DETERMINED BY THE DISTRICT BOARD, AND RETAINED BY THE DISTRICT, MAY BE RELEASED. THE BALANCE OF BOND SHALL REMAIN IN FULL FORCE AND EFFECT FOR AN ADDITIONAL TWELVE (12) MONTHS AFTER FINAL INSPECTION AND APPROVAL, UNLESS SUPPLEMENTED BY NEW BOND FORMS IN THE REQUIRED AMOUNTS, AND APPROVED BY THE DISTRICT ATTORNEY.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. THIS DOCUMENT MAY NOT BE REPRODUCED OR DISTRIBUTED WITHOUT PRIOR WRITTEN AUTHORIZATION. PROFESSIONAL ENGINEERS, SEALS, APPROVED SIGNATURE AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG** It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 20'
CAD I.D.:	GDP-0

PROJECT:

TIRE KINGDOM

FOR

TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000561

ANDREW RONALD SAVAGE LICENSE No. 82408 STATE OF FLORIDA PROFESSIONAL ENGINEER

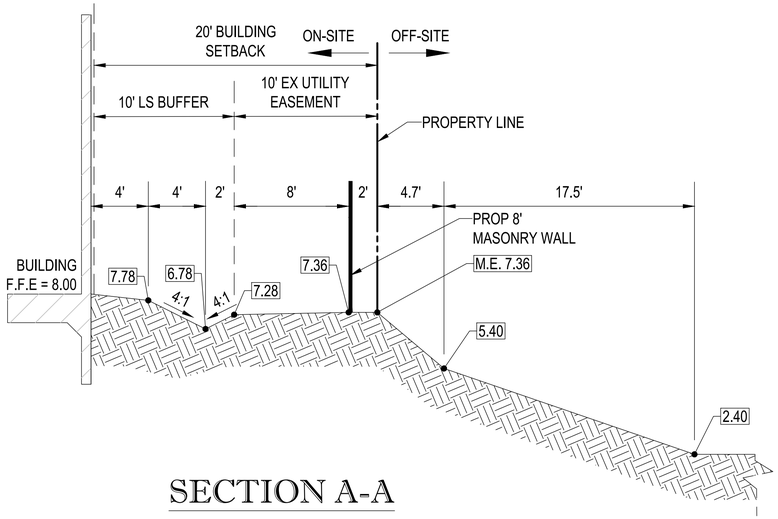
Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E76000005685, cn=Andrew Savage
Date: 2020.01.31 16:13:39 -05'00'

SHEET TITLE:

PAVING, GRADING, & DRAINAGE PLAN

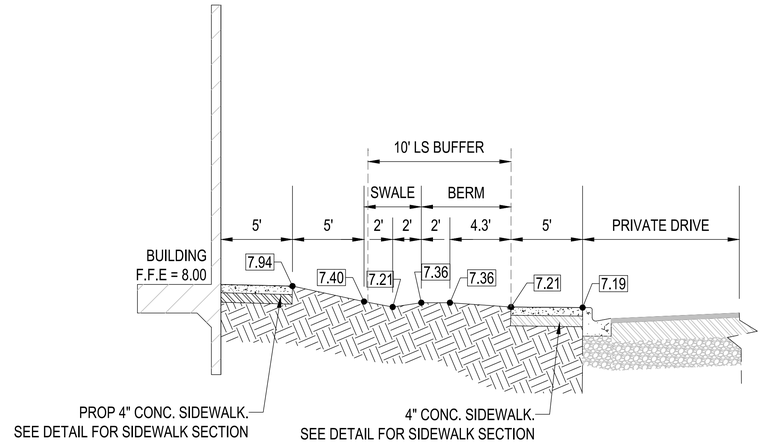
SHEET NUMBER:

C-401



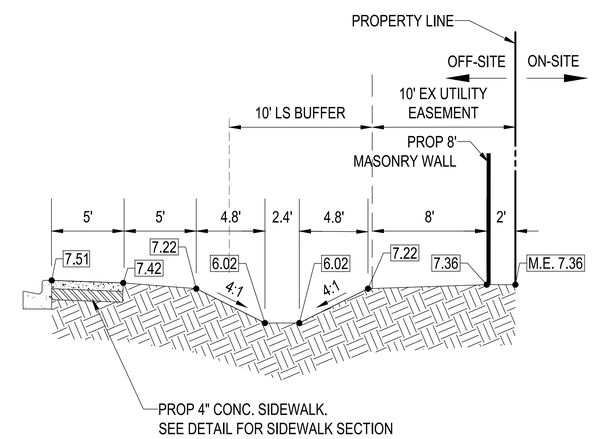
SECTION A-A

SCALE H: 1" = 10', V: 1" = 5'



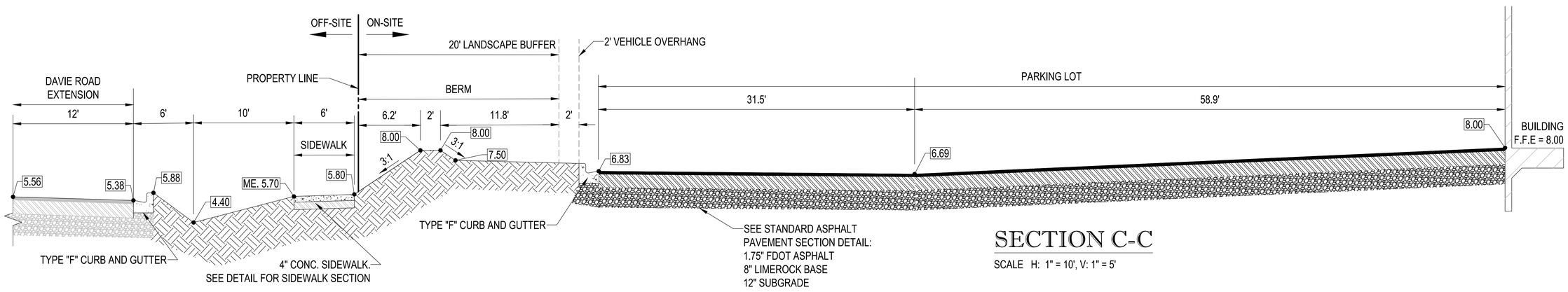
SECTION B-B

SCALE H: 1" = 10', V: 1" = 5'



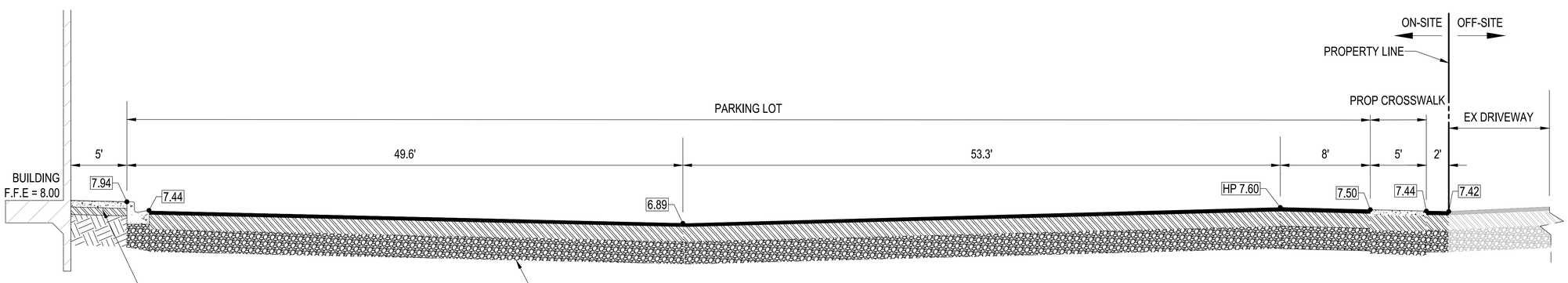
SECTION E-E

SCALE H: 1" = 10', V: 1" = 5'



SECTION C-C

SCALE H: 1" = 10', V: 1" = 5'



SECTION D-D

SCALE H: 1" = 10', V: 1" = 5'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. THIS APPROVED SIGNED AND SEALED SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 20'
CAD I.D.:	GDP-0

PROJECT:

TIRE KINGDOM

FOR

TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000561

ANDREW RONALD SAVAGE
LICENSE
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

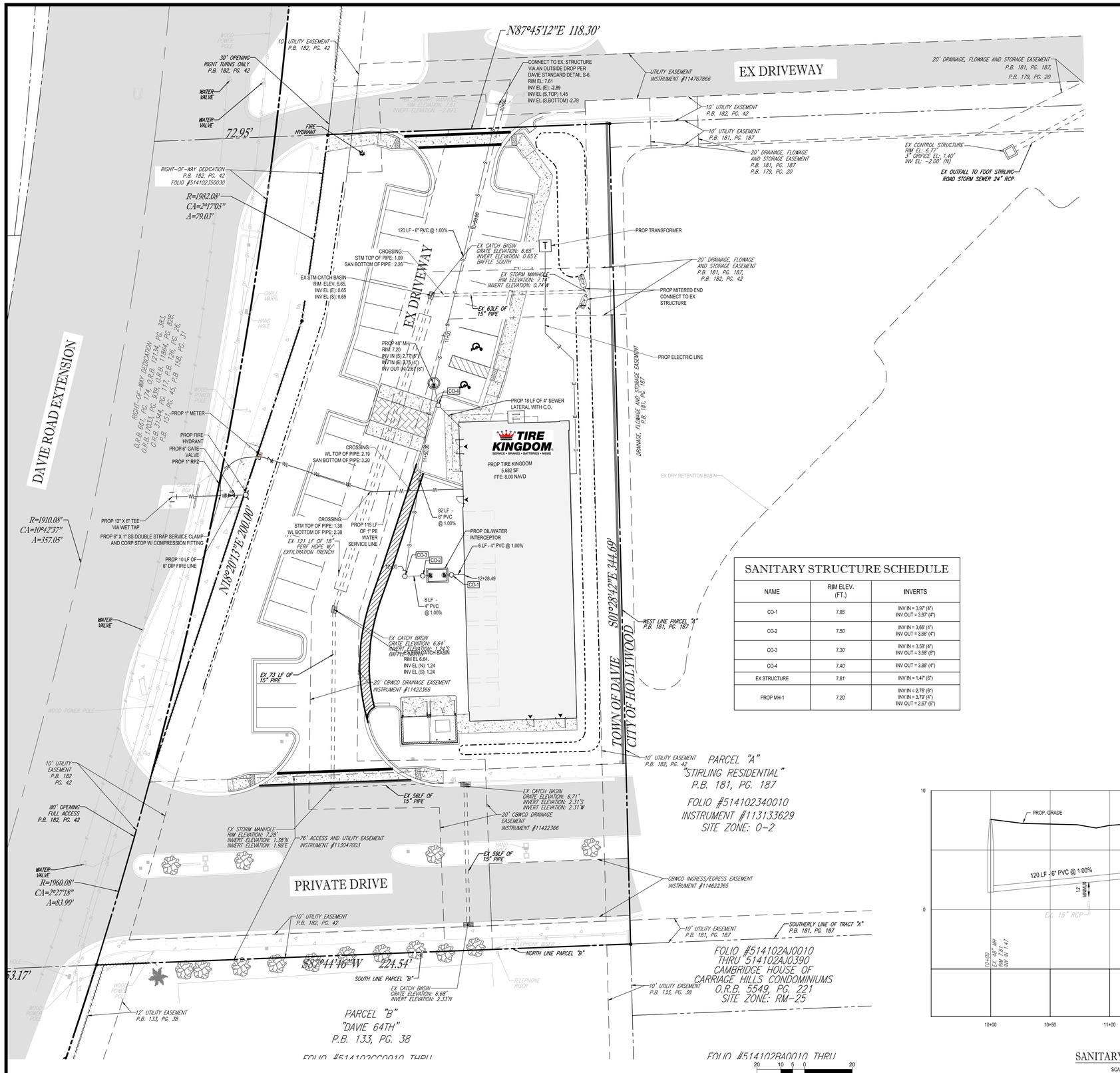
Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E76000005685, cn=Andrew Savage
Date: 2020.01.31 16:14:30 -05'00'

SHEET TITLE:

CROSS SECTIONS

SHEET NUMBER:

C-402



LEGEND:

- EX PROPERTY BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX STORM SEWER PIPE
- EX SANITARY SEWER LINE
- PROP UTILITY EASEMENT
- PROP SANITARY LINE
- PROP SANITARY LATERAL
- PROP WATER SERVICE
- PROP WATER METER
- PROP BACK FLOW PREVENTER
- PROP TRANSFORMER
- PROP SEWER MANHOLE
- PROP OIL/WATER INTERCEPTOR
- PROP CLEANOUT
- PROP TEE

WATER DISTRIBUTION NOTES:

1. CONTRACTOR SHALL FOLLOW GUIDELINES AND PROCEDURES OUTLINED BY UTILITY PROVIDER, AND HAVE UTILITY PROVIDER'S MANUAL ON-SITE AT ALL TIMES. THIS POLICY MANUAL SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AS IT PERTAINS TO APPROVED MATERIALS, INSTALLATION METHODS, INSPECTION NOTIFICATION AND AS-BUILT/PROJECT CLOSEOUT REQUIREMENTS.

UTILITY CROSSING NOTE:

1. UTILITY CROSSINGS SHALL MAINTAIN 12" VERTICAL CLEARANCE UNLESS OTHERWISE NOTED.

SANITARY SEWER NOTES:

1. GENERAL:
   A. DISTANCE AND LENGTHS SHOWN ON PLANS AND PROFILE DRAWINGS ARE REFERENCED TO THE CENTER OF STRUCTURES.
   B. PRIOR TO COMMENCING CONSTRUCTION, CONTRACTOR TO TELEVISE EXISTING SANITARY SEWER LINE FROM POINT OF CONNECTION THROUGH THE NEXT SEQUENTIAL DOWNSTREAM RUN OF PIPE. ADDITIONALLY, PRIOR TO COMPLETION OF CONSTRUCTION, CONTRACTOR SHALL TELEVISE THE NEWLY INSTALLED SANITARY SEWER MAIN TO ENSURE NO DIPS OR DEBRIS WITHIN LINE.
   C. CONTRACTOR TO SAFEGUARD THE INTEGRITY OF THE EXFILTRATION TRENCH DURING EXCAVATION AND INSTALLATION OF GRAVITY SEWER MANHOLE AND GRAVITY MAIN.

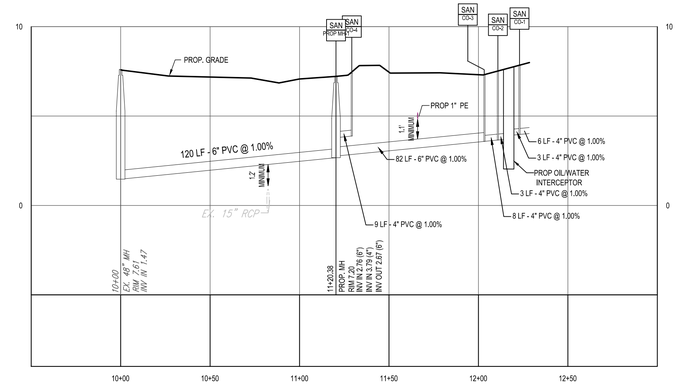
2. MATERIALS:
   A. ALL PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, SDR 26 WITH PUSH-ON RUBBER GASKET JOINTS.
   B. ALL FITTINGS SHALL BE SDR 35 AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR APPROVED EQUAL.
   C. ALL SANITARY CLEANOUTS WITHIN PAVEMENT SHALL HAVE A LID THAT IS H20 LOADING.

3. INSTALLATION:
   A. PIPE AND FITTINGS:
      1) SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, AND THE UNI-BELL PLASTICS PIPE ASSOCIATION'S "RECOMMENDED PRACTICE FOR THE INSTALLATION OF PVC SEWER PIPE".
      2) BEDDING AND INITIAL BACKFILL (12 INCHES) OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEA ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
   B. CLEANOUTS:
      1) CLEANOUTS SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
      2) ALL OPENINGS AND JOINTS SHALL BE SEALED WATER-TIGHT.
   C. SERVICE:
      1) MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE 1.00%.
      2) EACH SERVICE CONNECTION SHALL BE PLUGGED WATER-TIGHT WITH AN APPROVED PLUG.
      3) CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

4. TESTING:
   A. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENGINEER MAY REQUIRE A VISUAL INFILTRATION AND/OR EXFILTRATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.
   B. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
   C. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. NO VISIBLE LEAKAGE SHALL BE ALLOWED.
   D. CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CERTIFICATION TO ANY AGENCY.
   E. GENERAL CONTRACTOR SHALL EMPLOY AN INDEPENDENT INSPECTOR FOR 100% CONTINUOUS INSPECTION OF THE BEDDING AND BACKFILL OPERATION. COMPACTION TESTS SHALL BE TAKEN AT THE BOTTOM OF TRENCH AND AT EACH LIFT OF BACKFILL.
   F. GENERAL CONTRACTOR SHALL EMPLOY A LICENSED SURVEYOR AS0BUILT TOP OF PIPE ELEVATIONS TAKEN WHEN BEDDING OPERATION IS 75% COMPLETE. THESE ELEVATIONS SHALL BE TAKEN AT POINTS OF CONNECTION, CHANGES IN DIRECTION AND AT MINIMUM 20' INTERVALS ALONG THE LENGTH OF THE PIPE. THESE ELEVATIONS SHALL BE RECORDED AS AS-BUILT DIMENSIONS ON SITE PLAN REVIEW BY PROJECT ENGINEER.
   G. ALL SANITARY LINES ARE TO BE FLUSHED PRIOR TO CONTRACTOR TURNOVER OF THE FACILITY.

SANITARY STRUCTURE SCHEDULE

NAME	RIM ELEV. (FT.)	INVERTS
CO-1	7.85'	INV IN = 3.97' (4") INV OUT = 3.97' (4")
CO-2	7.50'	INV IN = 3.66' (4") INV OUT = 3.66' (4")
CO-3	7.30'	INV IN = 3.58' (4") INV OUT = 3.58' (6")
CO-4	7.40'	INV OUT = 3.88' (4")
EX STRUCTURE	7.61'	INV IN = 1.47' (6")
PROP MH-1	7.20'	INV IN = 2.76' (6") INV IN = 3.79' (4") INV OUT = 2.67' (6")



SANITARY SEWER PROFILE

SCALE 1" = 40' HORIZONTAL
1" = 4' VERTICAL

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. THIS DOCUMENT SHALL NOT BE REPRODUCED, DISTRIBUTED OR DISCLOSED TO THIRD PARTIES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 20'
CAD I.D.:	UTP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

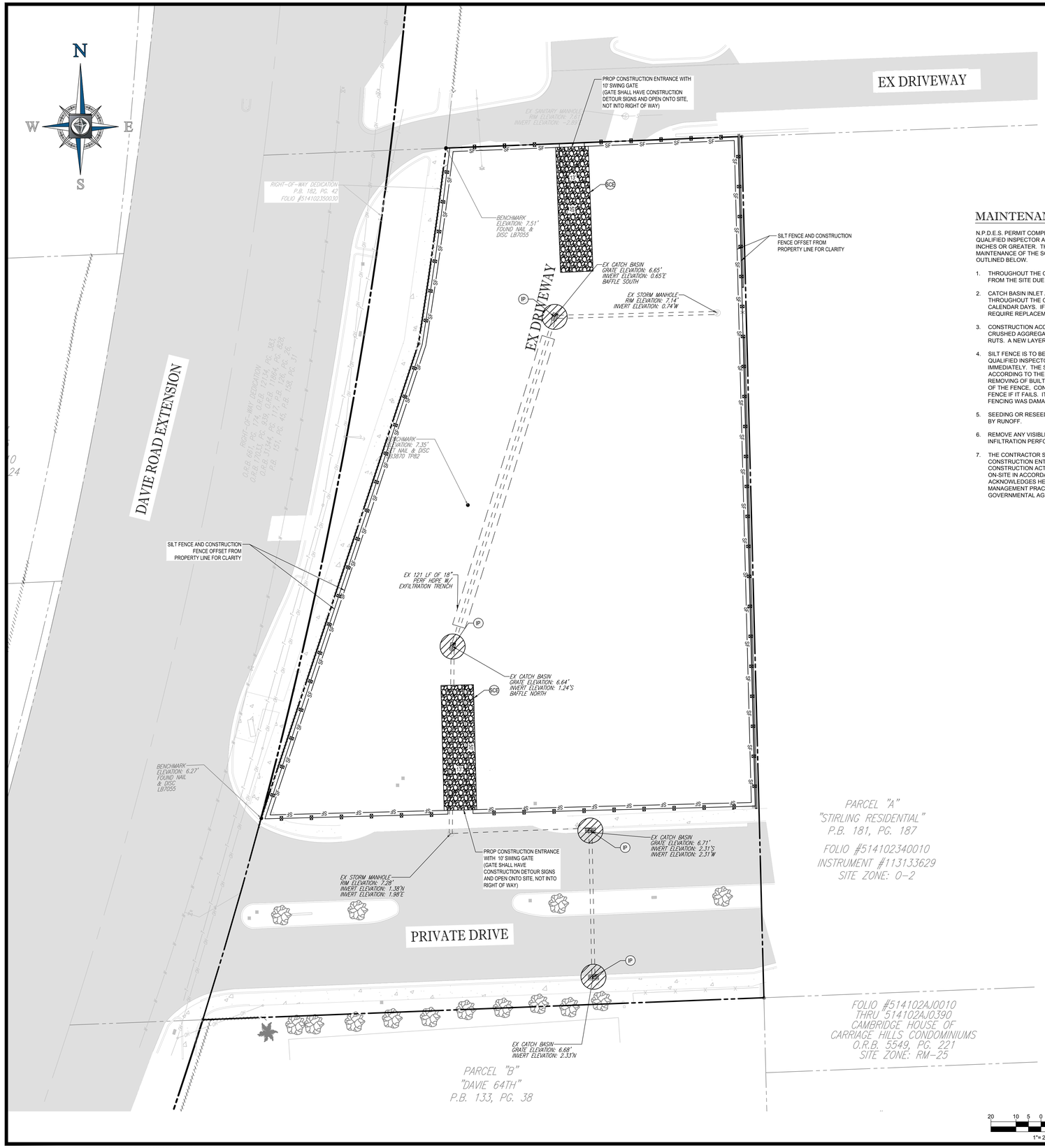
BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000564

ANDREW RONALD SAVAGE LICENSE No. 82408 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D000001 68190 9E7600000568 5, cn=Andrew Savage
Date: 2020.01.31 16:15:33 -05'00'

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-501



LEGEND:

- PROPERTY LINE
- EXIST. DRAINAGE STRUCTURES
- EXIST. STORM SEWER
- PROP SILT FENCE
- PROP CONSTRUCTION FENCE
- PROP SOIL TRACKING PREVENTION MAT
- PROP INLET PROTECTION

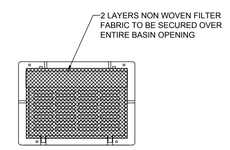
MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

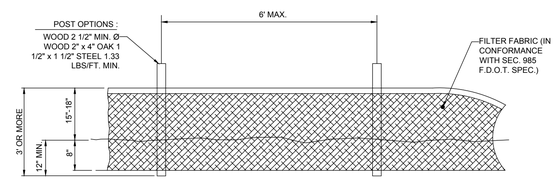
1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

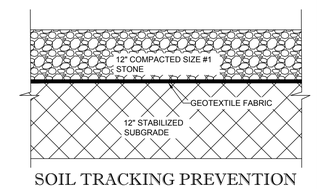


CURB INLET PROTECTION
DETAIL NOT TO SCALE



SILT FENCE DETAIL NOT TO
SCALE (PER FDOT INDEX #102)

SILT FENCE PROTECTION
AROUND DITCH BOTTOM INLETS



SOIL TRACKING PREVENTION
MAT DETAIL NOT TO SCALE
(PER FDOT INDEX #106)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN, REPORT OR DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT WRITTEN AUTHORIZATION.
PROPRIETARY INFORMATION, DESIGN AND CONTENT SHALL NOT BE REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN PERMISSION.

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 20'
CAD I.D.:	OAP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

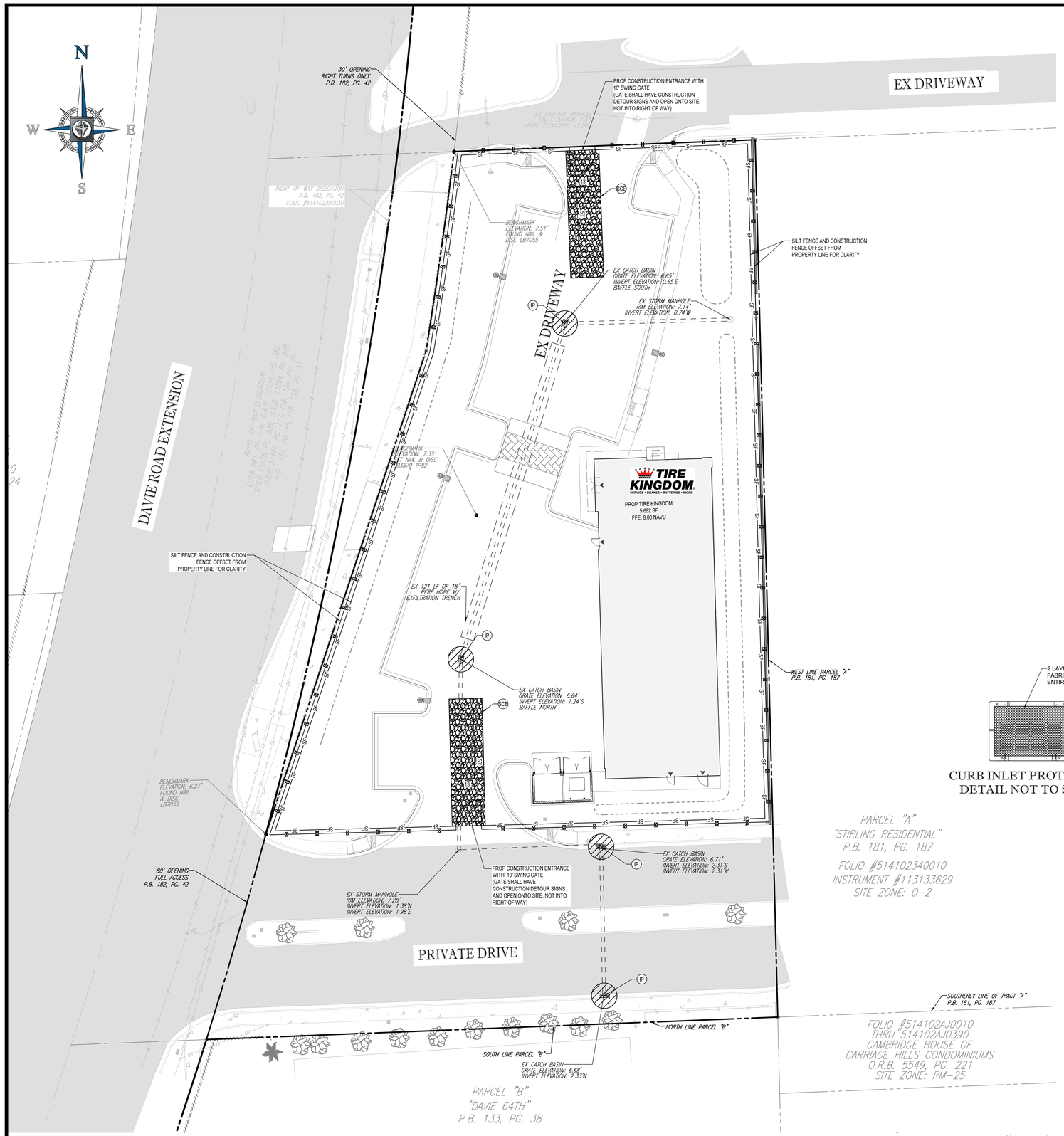
BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000551

ANDREW RONALD SAVAGE LICENSE No. 52408 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D000001681909E7600000568, cn=Andrew Savage
Date: 2020.01.31 16:16:40 -05'00'

SHEET TITLE:
PHASE I SOIL EROSION CONTROL PLAN

SHEET NUMBER:
C-601



20 10 5 0 20

1"= 20'

LEGEND:

- PROPERTY LINE
- EXIST. DRAINAGE STRUCTURES
- EXIST. STORM SEWER
- SF — SF — PROP SILT FENCE
- PROP CONSTRUCTION FENCE
- PROP SOIL TRACKING PREVENTION MAT
- PROP INLET PROTECTION

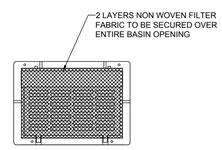
POLLUTION PREVENTION NOTES:

1. EROSION AND SEDIMENT CONTROL BMP'S IN ADDITION TO THOSE PRESENTED ON THESE PLANS SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORMWATER CONVEYANCES OR RECEIVING WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMP'S SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.]
2. OFF SITE SURFACE WATER DISCHARGES, OR DISCHARGES TO ONSITE WETLANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTU'S) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO WATER RESOURCES WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
3. THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62-296.320(4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
4. FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORMWATER DRAINS OR WATERBODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO WATER RESOURCES. SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL.
5. IF CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND WATER RESOURCES SHALL BE CONTACTED.
6. PRIOR TO DEMOLITION OF EXISTING ON SITE STRUCTURES AN ASBESTOS SURVEY AND/OR ASBESTOS NOTIFICATION MAY BE REQUIRED.
7. NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
   - A. NPDES CONSTRUCTION GENERIC PERMIT COVERAGE SHALL BE OBTAINED AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION COMMENCEMENT IN ACCORDANCE WITH RULE 62-621.300(4)(a), F.A.C.
   - B. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE IN ACCORDANCE WITH RULE 62-621.300(4)(A) PART III.C.2, F.A.C.
   - C. A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE PROVIDED TO WATER RESOURCES IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART III.D.1, F.A.C.
   - D. THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(a)PART V.D.6, F.A.C.
   - E. A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS.
8. THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING.

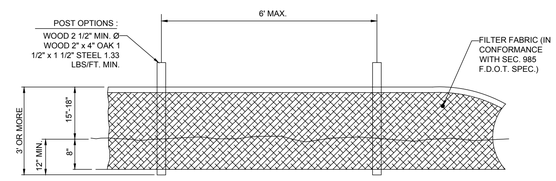
MAINTENANCE NOTES:

N.P.D.E.S. PERMIT COMPLIANCE REQUIRES INSPECTIONS EVERY 7 CALENDAR DAYS BY A NPDES QUALIFIED INSPECTOR AND PERIODIC INSPECTIONS WITHIN 24 HOURS OF ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER. THESE INSPECTIONS MAY RESULT IN RECOMMENDATIONS FOR ROUTINE MAINTENANCE OF THE SOIL EROSION CONTROL DEVICES, AS WELL AS FURTHER MAINTENANCE AS OUTLINED BELOW.

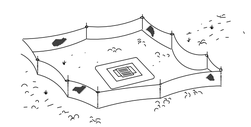
1. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING FDOT ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
2. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT.
3. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED AS NECESSARY. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW LAYER MAY BE ADDED IF OLD LAYERS BECOME COMPACTED.
4. SILT FENCE IS TO BE INSPECTED DAILY BY CONTRACTOR AND EVERY 7 CALENDAR DAYS BY NPDES QUALIFIED INSPECTOR. IF REPAIRS OR REPLACEMENT IS NECESSARY, IT SHALL BE PERFORMED IMMEDIATELY. THE SILT FENCE SHOULD BE TRENCHED IN, BACK-FILLED, AND STAPLED OR STAKED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVING OF BUILT-UP SEDIMENT. WHEN THE SEDIMENT ACCUMULATES TO 1/3 OF THE HEIGHT OF THE FENCE, CONTRACTOR MAY HAVE TO REMOVE, REPLACE, RETRENCH, OR RE-BACKFILL THE FENCE IF IT FAILS. IT WOULD ALSO BE NECESSARY TO REINSTALL IF ANY PORTION OF THE FENCING WAS DAMAGED BY CONSTRUCTION MACHINERY.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH HAVE BEEN DAMAGED BY RUNOFF.
6. REMOVE ANY VISIBLE SEDIMENT FROM THE POND BOTTOM TO KEEP THE BASIN DESIGNED INFILTRATION PERFORMANCE
7. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.



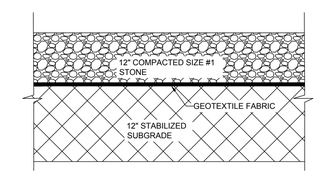
CURB INLET PROTECTION
DETAIL NOT TO SCALE



SILT FENCE DETAIL NOT TO
SCALE (PER FDOT INDEX #102)



SILT FENCE PROTECTION
AROUND DITCH BOTTOM INLETS



SOIL TRACKING PREVENTION
MAT DETAIL NOT TO SCALE
(PER FDOT INDEX #106)

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER™ ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. THIS DOCUMENT MAY NOT BE REPRODUCED OR TRANSMITTED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. THIS DOCUMENT, INCLUDING ANY DRAWINGS AND SPECIFICATIONS, SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES ONLY IF SIGNED AND SEALED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 20'
CAD I.D.:	OBP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

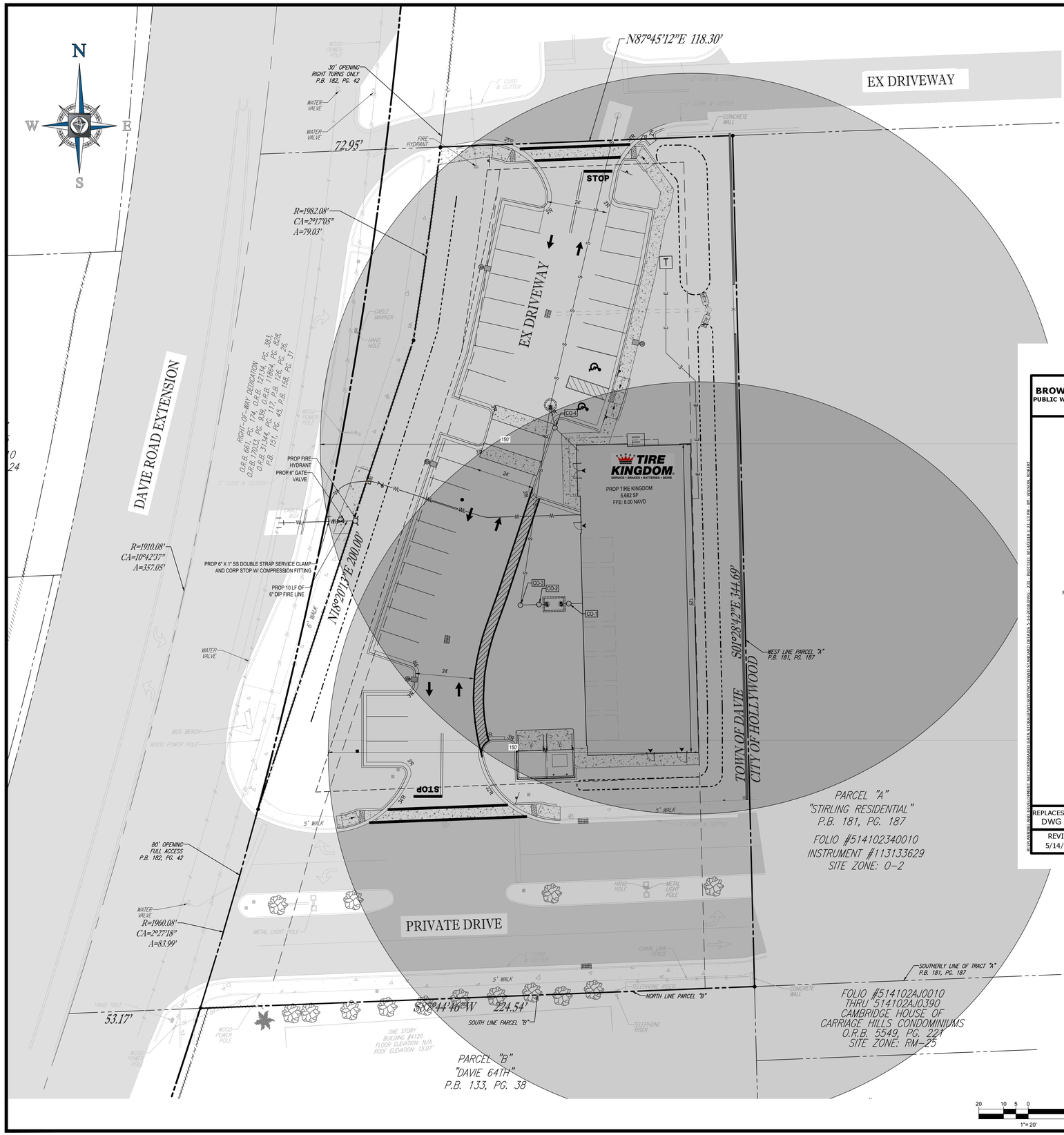
BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000551

ANDREW RONALD SAVAGE
LICENSED
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E76000005685, cn=Andrew Savage
Date: 2020.01.31 16:17:55 -05'00'

SHEET TITLE:
PHASE II SOIL EROSION CONTROL PLAN

SHEET NUMBER:
C-602



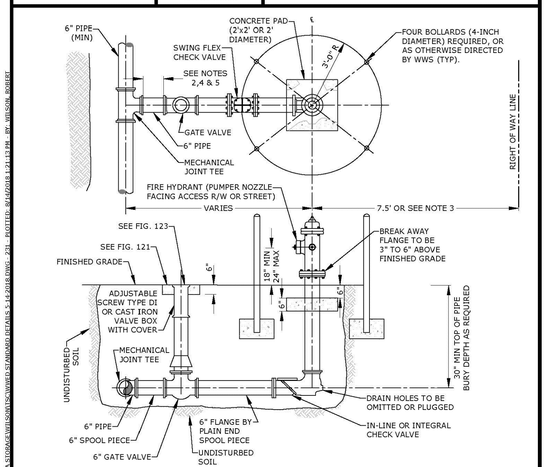
LEGEND:

- EX PROPERTY BOUNDARY LINES
- EX ADJACENT BOUNDARY LINES
- PROP PROPERTY BOUNDARY LINES
- EX EASEMENT LINES
- PROP BUILDING SETBACK
- PROP LANDSCAPE BUFFER
- PROP TYPE F CURB
- PROP SIGN
- PROP BOLLARD
- PROP CONCRETE PAVEMENT AND WALKWAY
- PROP PARKING SPACE COUNT
- PROPOSED ADA PARKING SPACE
- 150' RADIUS FROM EXTERIOR WALL FURTHEST FROM FIRE DEPARTMENT ACCESS ROADS. FIRE DEPARTMENT HAS ACCESS WITHIN 150' OF ANY EXTERIOR WALL.

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0925

STANDARD DETAIL



1. HYDRANT COATED WITH OSHA SAFETY YELLOW REFLECTIVE PAINT.
2. USE RESTRAINED JOINTS FOR THE ENTIRE ASSEMBLY SHOWN.
3. HYDRANT SET BACK SHALL CONFORM TO FDOT AND BCHCED REQUIREMENTS, WHERE APPLICABLE.
4. GATE VALVE IS NORMALLY LOCATED NEXT TO TEE.
5. IF DISTANCE FROM MAIN LINE TO FIRE HYDRANT IS GREATER THAN 20 FEET ANOTHER GATE VALVE WILL BE PROVIDED CLOSE TO THE HYDRANT. THIS SECOND VALVE SHALL BE INSTALLED WITHIN 5' OF THE FIRE HYDRANT. CHECK VALVE SHALL BE WITHIN 3' OF FIRE HYDRANT UNLESS CHECK VALVE INTEGRAL TO HYDRANT ASSEMBLY.
6. HYDRANT FEED PIPE MAY BE TAPPED FOR A SERVICE LINE UPSTREAM OF THE ISOLATION GATE VALVE.
7. A BLUE RAISED REFLECTIVE PAVEMENT MARKER SHALL BE PLACED AT THE CENTER LINE OF THE OUTSIDE ROADWAY LANE TO IDENTIFY THE FIRE HYDRANT LOCATION.

REPLACES FORMER DWG NO.8	FIRE HYDRANT INSTALLATION	FIGURE 231
REVISED 5/14/2018		

LEGAL DESCRIPTION:

PARCEL "B" OF "STIRLING VILLAGE COMMERCIAL", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 182, PAGE(S) 42 AND 43, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND SHALL NOT BE USED FOR OTHER PURPOSES WITHOUT PRIOR WRITTEN AUTHORIZATION.
PROFESSIONAL ENGINEERING, SURVEYING, LANDSCAPE ARCHITECTURE AND LAND SERVICES ARE LIMITED TO THE SCOPES AND SPECIFICATIONS SPECIFIED IN THE DOCUMENT.

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	1" = 20'
CAD I.D.:	FRP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

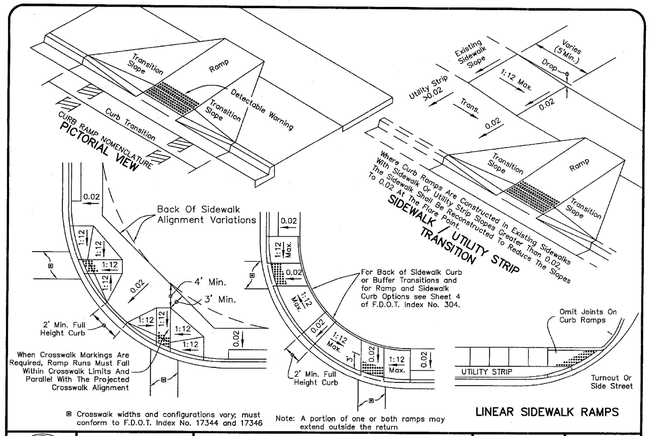
BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000561

ANDREW RONALD SAVAGE
LICENSE
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E76000005685, cn=Andrew Savage
Date: 2020.01.31 16:19:04 -05'00'

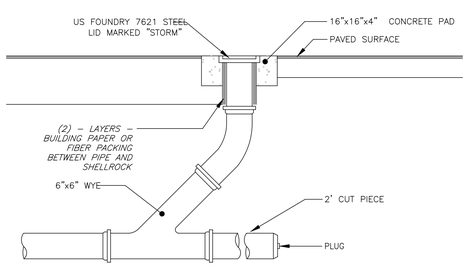
SHEET TITLE:
FIRE AND RESCUE PLAN

SHEET NUMBER:
C-701

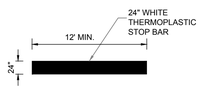


⊠ Crosswalk widths and configurations vary; must conform to F.D.O.T. Index No. 17344 and 17346

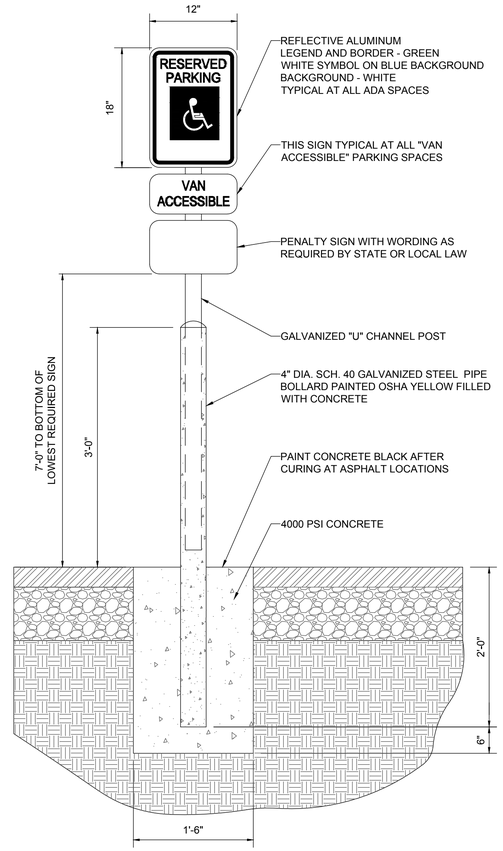
TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES	CONCRETE SIDEWALK LANDING DETAIL N.T.S.	ISSUE DATE: REVISED:	R-8



STORM SEWER CLEANOUT DETAIL
NOT TO SCALE

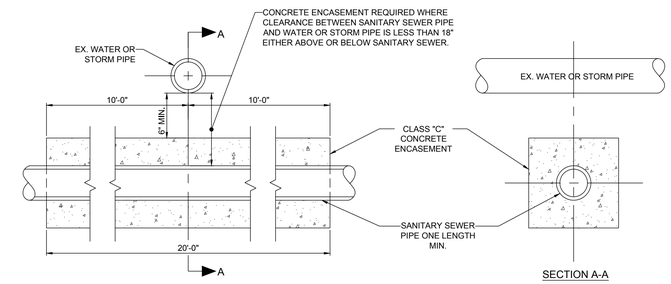


STOP BAR DETAIL
NOT TO SCALE

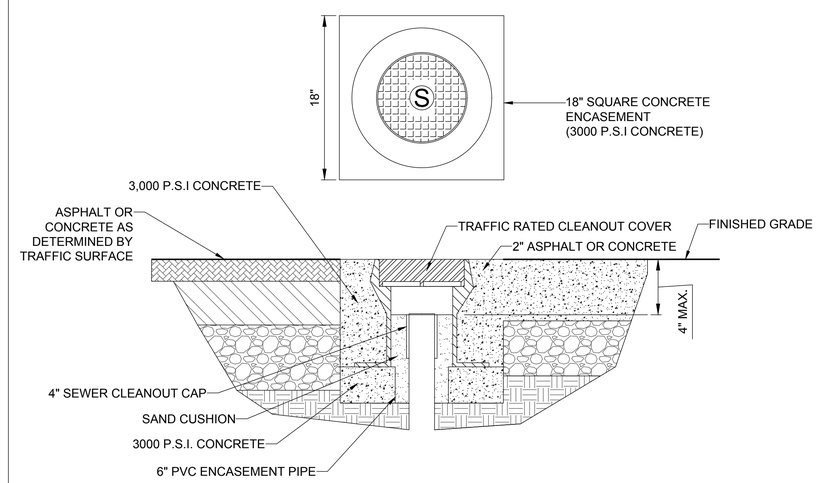


NOTE:
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

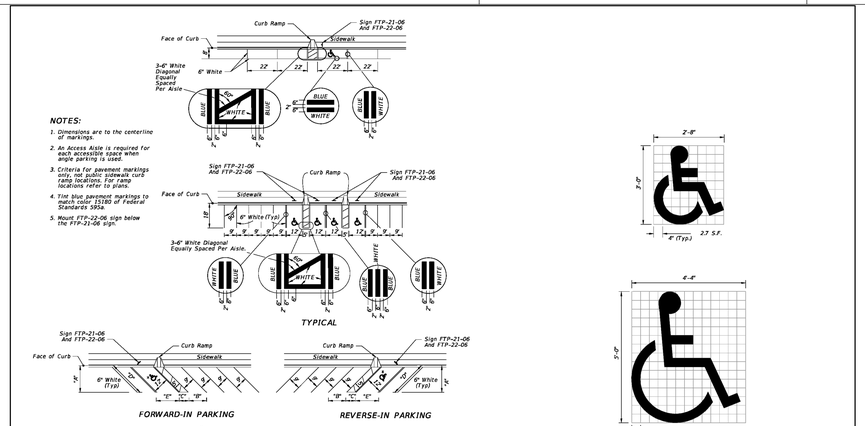
BOLLARD MOUNTED ADA PARKING SIGN DETAIL
NOT TO SCALE



CONCRETE ENCASEMENT DETAIL
NOT TO SCALE



TRAFFIC RATED CLEANOUT DETAIL
NOT TO SCALE



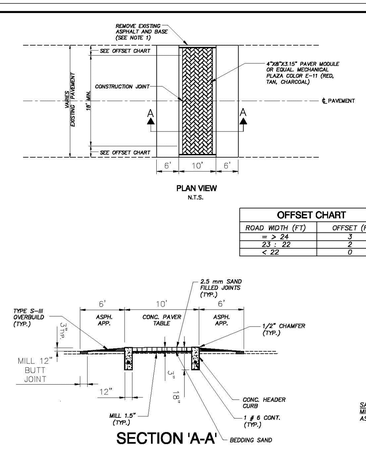
	"DIMENSIONS"				
∠ θ	"A"	"B"	"C"	"D"	"E"
45°	19'-1"	12'-9"	7'-0"	22'-0"	17'-0"
60°	20'-1"	10'-5"	5'-9"	22'-2"	13'-10"

PAVEMENT MARKING FOR PARKING

Use of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 2' or 5' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY

LAST REVISION 11/01/18	REVISION DESCRIPTION:	FDOT FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	INDEX 711-001	SHEET 12 of 13



OFFSET CHART	
ROAD WIDTH (FT)	OFFSET (FT)
= > 24	3
23 - 22	2
< 22	0

TOWN OF DAVIE STANDARD SIGNING AND MARKING DETAILS AND NOTES	TRAFFIC CALMING SPEED HUMP N.T.S.	ISSUE DATE: REVISED:	R-15

BOHLER ENGINEERING
SITE CIVIL, LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN AUTHORIZATION. PROPRIETARY INFORMATION, CONFIDENTIAL AND PROTECTED BY COPYRIGHT LAW.

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	
CAD I.D.:	SDP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000551

STATE OF FLORIDA PROFESSIONAL ENGINEER No. 82408

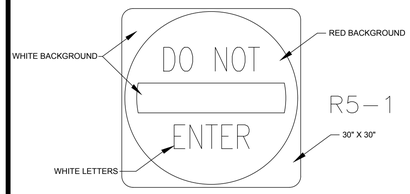
Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D000001681909E7600000568 5, cn=Andrew Savage
Date: 2020.01.31 16:20:31 -05'00'

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-901

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

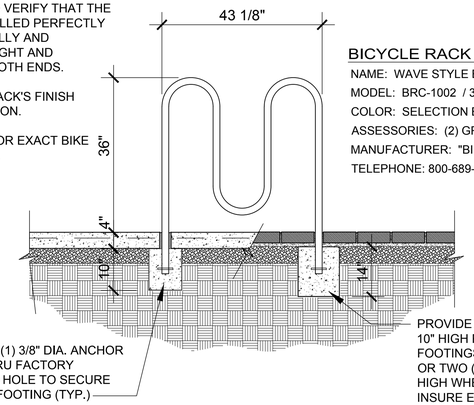
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



TYPICAL DO NOT ENTER SIGN DETAIL (R5-1)
NOT TO SCALE

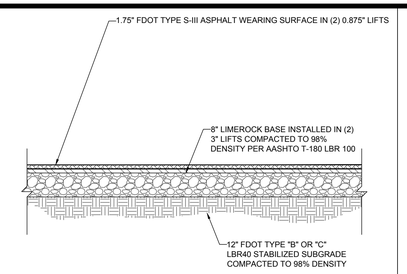
NOTES:

1. INSTALL BIKE RACK AS PER MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR TO VERIFY THAT THE BIKE RACK IS INSTALLED PERFECTLY STRAIGHT VERTICALLY AND CONSISTENT IN HEIGHT AND APPEARANCE ON BOTH ENDS.
3. PROTECT BIKE RACK'S FINISH DURING INSTALLATION.
4. SEE SITE PLAN FOR EXACT BIKE RACK LOCATION(S).

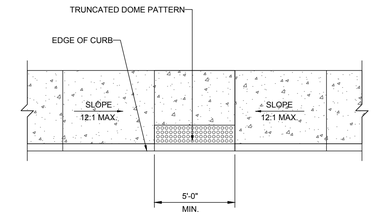


BICYCLE RACK SPECIFICATIONS

NAME: WAVE STYLE BIKE RACK (IN-GROUND)
MODEL: BRC-1002 / 3 LOOP (5 BIKES), 2-3/8" OD STEEL PIPE
COLOR: SELECTION BY OWNER (POWDER COAT FINISH)
ASSESSORIES: (2) GROUT COVER PLATES
MANUFACTURER: "BIKE RACK CO.", WEST PALM BEACH, FL
TELEPHONE: 800-689-9078 E-MAIL: BicycleParkingRacks.com

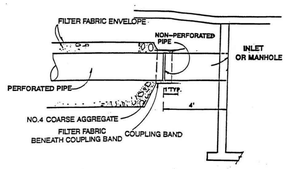


STANDARD DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE

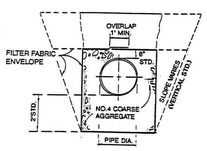


NOTE:
ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE



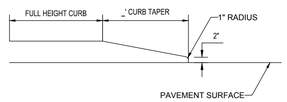
LONGITUDINAL SECTION
NTS



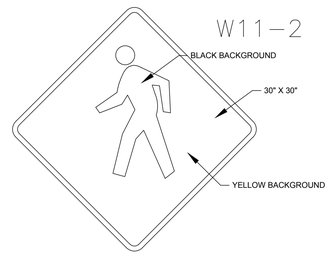
STANDARD CROSS SECTION
NTS

EXFILTRATION TRENCH

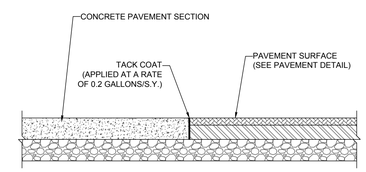
EXHIBIT G
EXFILTRATION TRENCH DETAIL
(CENTRAL BROWARD WATER CONTROL DISTRICT)



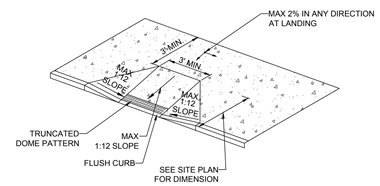
CURB TAPER DETAIL
NOT TO SCALE



TYPICAL PEDESTRIAN TRAFFIC DETAIL (W11-2)
NOT TO SCALE



CONCRETE-TO-ASPHALT DETAIL
NOT TO SCALE



NOTE:
1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL
NOT TO SCALE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

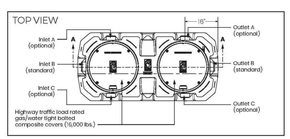
SPECIFICATIONS

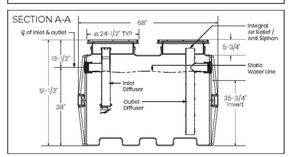
NOTES
1. 4" plain end inlet/outlet
2. Unit weight - w/composite covers: 230 lbs; w/cast iron covers: 340 lbs. (For wet weight add 2,290 lbs.)
3. Maximum operating temperature: 150°F continuous
4. Capacities - liquid: 275 gal; @100 GPM - Grease: 1,751 lbs. @200 GPM - Grease: 1,198 lbs. Solids: 2 gal.
5. Built-in flow control. For series installations, only install flow control on the first unit in the series if necessary.
6. For gravity drainage applications only.
7. Do not use for pressure applications.
8. Cover placement allows full access to tank for proper maintenance.
9. Vent not required unless per local code.
10. Engineered inlet and outlet diffusers with inspection ports are removable to inspect / clean piping. For series installations, the top of the inlet diffuser on the first unit in the series must be sealed.
11. Integral air relief / Anti-siphon / Sampling access.
12. Fixed outlet models (-FO) have inlet and outlet permanently welded at the factory in the straight-through (S) positions.

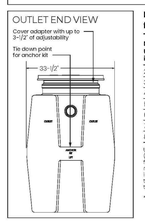
DIFFUSION FLOW TECHNOLOGY
The inlet diffuser splits influent into three paths, creating laminar flow and utilizing the entire liquid volume of the tank for efficient grease separation. The calibrated openings greatly reduce effluent turbulence. The effluent enters the main chamber without disturbing the existing grease or sediment layers. The integral air relief / anti-siphon in the top of the outlet diffuser allows pressure stabilization within the unit during operation. The bottom of the outlet diffuser allows any effluent which is free of grease to exit the tank. It can easily be attached to any of the three outlets provided to ease job site piping layouts.

ENGINEER SPECIFICATION GUIDE
Schier Great Basin™ grease interceptor model # GB-250 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene. Interceptor shall be furnished for above or below grade installation. Interceptor shall be certified to ASME A112.14.3 (type C) and CSA B481, with field adjustable-flow system, built-in flow control, three inlet options and three outlet options. Interceptor flow rate shall be 100 or 200 GPM. Interceptor grease capacity shall be 1,751 lbs. @ 100 GPM or 1,198 @ 200 GPM. Cover shall provide water/gas-tight seal and have minimum 15,000 lbs. load capacity.

CERTIFIED PERFORMANCE
Great Basin hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME A112.14.3 and CSA B481 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.







Rated Grease Capacites for Units Piped in Series

No. of Units in Series	Removal Efficiency 100 GPM 97.5%	Removal Efficiency 100 GPM 99%*	Removal Efficiency 200 GPM 93.5%
2	3,813 lbs.	2,593 lbs.	2,392 lbs.
3	5,364 lbs.	N/A	3,588 lbs.
4	7,226 lbs.	5,189 lbs.	4,784 lbs.
5	8,977 lbs.	N/A	5,980 lbs.
6	10,839 lbs.	7,779 lbs.	7,176 lbs.
7	12,590 lbs.	N/A	8,372 lbs.
8	14,452 lbs.	10,372 lbs.	9,568 lbs.

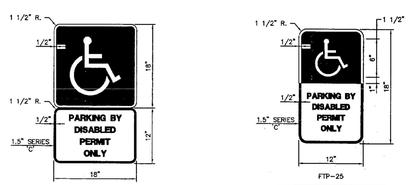
Units piped in series are certified to ASME A112.14.3 (Type C) and CSA B481 and include an internal flow control. Internal flow control with vent not required. Testing was performed on a series installation of 2 GB-250 units. capacities for more than 2 units piped in series were calculated using the results of the 2-series test.

* Satisfies Miami DERM 99% efficiency requirements

SCHIER LIFETIME GUARANTEED GREASE INTERCEPTORS

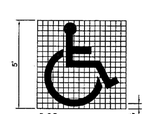
MODEL NUMBER:	DESCRIPTION: 100/200 GPM Polyethylene Grease Interceptor		
GB-250	PART #: 4065-001-02	DWG RV: R. Karrer	DATE: 5/3/2019	REV:	FCO:

9500 Woodland Road | Edwardsville, KS 66111 | Tel: 913-559-3300 | www.schierproducts.com
© Copyright 2015 Schier, All Rights Reserved
Page 4 of 4



NOTE:
ALL LETTERS ARE 1.5" SERIES AT 1.5" SPACING.

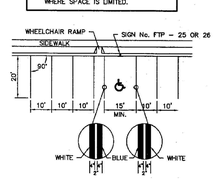
NOTE:
ALL LETTERS ARE 1" SERIES AT 1" SPACING.



NOTE:
PROVIDE PAVEMENT SYMBOL IN HANDICAPPED PARKING SPACES. THE SYMBOL SHALL BE BLUE IN COLOR.

RE: FDOT INDEX NO. 17355

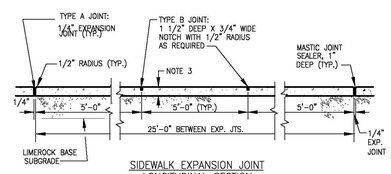
NOTE:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



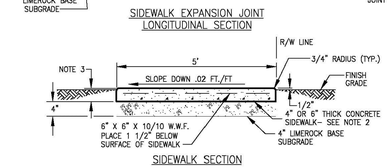
TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES | HANDICAP PARKING DETAIL N.T.S. | ISSUE DATE: | REVISED: | R-14

NOTES:
1. CONCRETE TO BE CLASS 1, 3,000 P.S.I.
2. 4" THK. MIN. (TYP.); 6" THK. AT DRIVEWAYS, EXTENDED TWO-FEET BEYOND DRIVE, ON BOTH SIDES.
3. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.
4. CONSTRUCT EXPANSION JOINTS AT SPACINGS SHOWN ABOVE; AT POINT OF CURVATURE; AT ADJOINING STRUCTURES; AND, AT THE END OF DAYS WORK.

SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. P.T. OF CURVES
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS

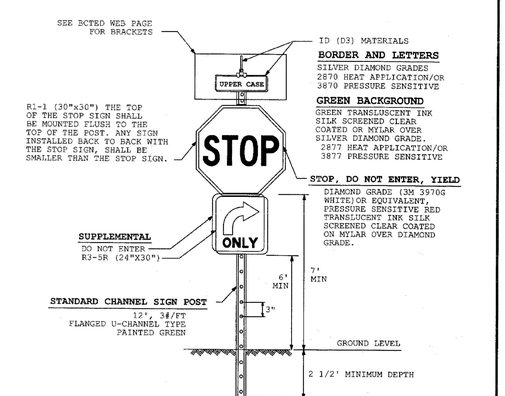


SIDEWALK EXPANSION JOINT LONGITUDINAL SECTION



SIDEWALK SECTION

TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES | TYPICAL SIDEWALK DETAIL N.T.S. | ISSUE DATE: | REVISED: | R-6



TOWN OF DAVIE STANDARD SIGNING AND MARKING DETAILS AND NOTES | STOP SIGN AND STREET IDENTIFICATION ASSEMBLY N.T.S. | ISSUE DATE: | REVISED: | R-19

BOHLER ENGINEERING
SITE CIVIL LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. THIS DOCUMENT MAY NOT BE REPRODUCED OR DISTRIBUTED TO PERSONS OR ENTITIES OTHER THAN THE ORIGINAL RECIPIENT WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING. UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

REVISIONS

REV	DATE	COMMENT	BY

811
KNOW WHAT'S BELOW ALWAYS CALL 811 **BEFORE YOU DIG**
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	
CAD I.D.:	SDP-0

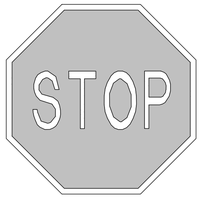
PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION
LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No. 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No.LC26000551

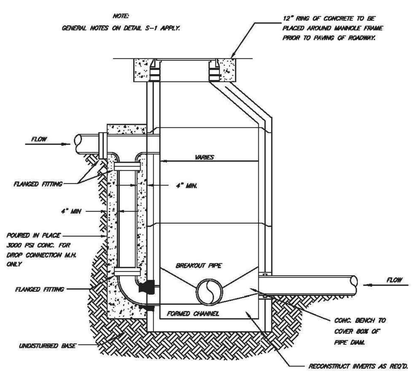
ANDREW RONALD SAVAGE LICENSE No. 82408 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E70000005685, cn=Andrew Savage
Date: 2020.01.31 16:21:53 -05'00'

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
C-902



TYPICAL STOP SIGN DETAIL (R1-1)
NOT TO SCALE



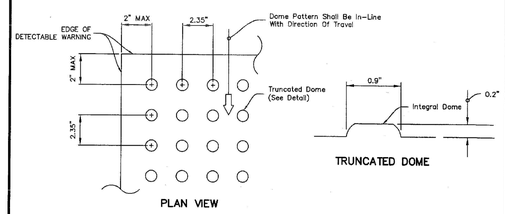
Town of Davie
Standard Details and Specifications

OUTSIDE DROP MANHOLE RETROFIT

REVISED: MAY 2007

SCALE: N.T.S.

S6



NOTES:

1. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH AND DEPTH OF THE CURB RAMP.
2. WHEN NOT PLACED ON CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE WALKING SURFACES ADJOINING A VEHICULAR WAY. THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING WHICH IS 36" WIDE.
3. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES. THE MATERIAL USED TO PROVIDE CONTRAST SHOULD CONTRAST BY AT LEAST 70 %.
4. 60% OF THE INDIVIDUAL TRUNCATED DOMES MUST COMPLY WITH THE DESIGN CRITERIA.
5. NO TWO ADJACENT DOMES MAY BE NON-COMPLIANT.
6. SURFACE MAY NOT DEVIATE MORE THAN 0.1" FROM A TRUE PLAN.

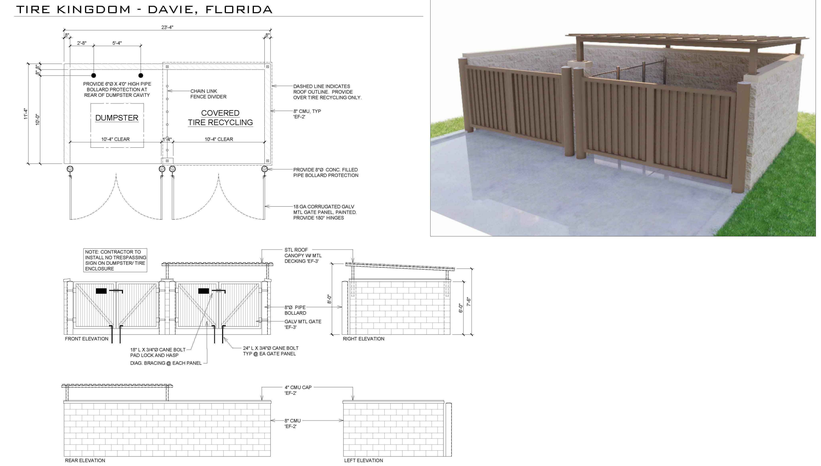
TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES

DETECTABLE WARNING DETAIL
N.T.S.

ISSUE DATE: _____
REVISED: _____

R-7

TIRE KINGDOM - DAVIE, FLORIDA

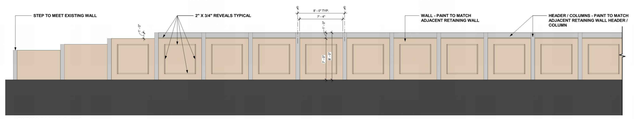


WILKUS ARCHITECTS

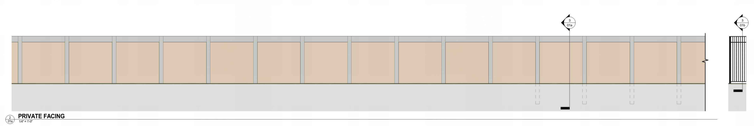
TRASH CORRAL

TRASH CORRAL
11 DECEMBER 2019
CONCEPT DESIGN

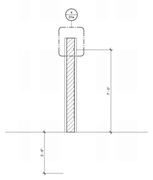
TIRE KINGDOM - DAVIE, FL



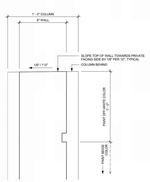
PUBLIC FACING Copy 1



PRIVATE FACING



WALL SECTION



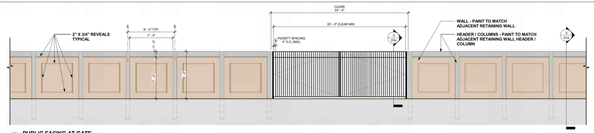
WALL SECTION - Callout 1

WILKUS ARCHITECTS

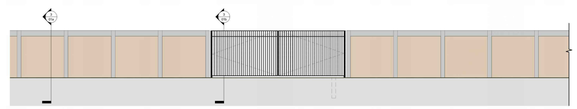
RETAINING WALL

JAN 22 2020
01A

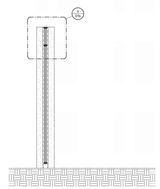
TIRE KINGDOM - DAVIE, FL



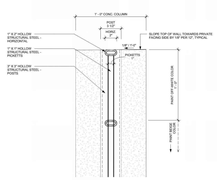
PUBLIC FACING AT GATE



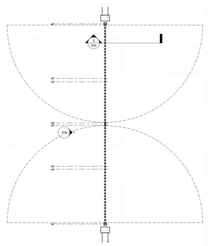
PRIVATE FACING AT GATE



WALL SECTION AT GATE



WALL SECTION AT GATE - Callout 1



FLOOR PLAN - Callout 1

WILKUS ARCHITECTS

RETAINING WALL WITH GATE

JAN 22 2020
01B

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOHLER ENGINEERING
SITE CIVIL LAND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONTENT OF THIS DOCUMENT IS THE PROPERTY OF BOHLER ENGINEERING. THIS DOCUMENT SHALL NOT BE REPRODUCED OR DISTRIBUTED WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS ARE VALID AND SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	BY

KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	FLB190005
DRAWN BY:	MSL
CHECKED BY:	AS
DATE:	12-20-19
SCALE:	
CAD I.D.:	SDP-0

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION

LOCATION OF SITE
SE STIRLING RD & DAVIE RD. EXTENSION
DAVIE, FL 33314
BROWARD COUNTY

BOHLER ENGINEERING
2255 GLADES ROAD, SUITE 305E
BOCA RATON, FLORIDA 33431
Phone: (561) 571-0280
Fax: (561) 571-0281
FLORIDA BUSINESS CERT. OF AUTH. No: 30780
LANDSCAPE ARCHITECT BUSINESS LIC. No:LC26000551

ANDREW RONALD SAVAGE
LICENSE
No. 82408
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E6000005685, cn=Andrew Savage
Date: 2020.01.31 16:23:14 -05'00'

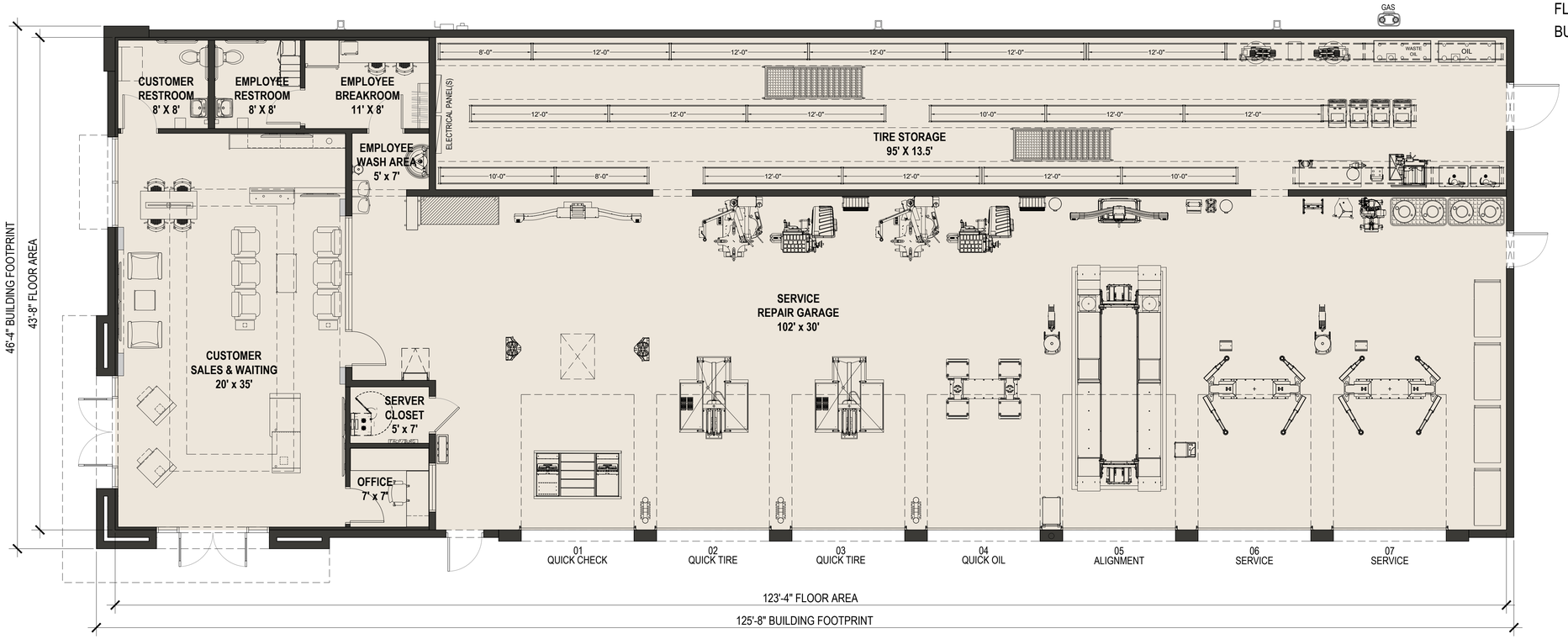
SHEET TITLE:
CONSTRUCTION DETAILS

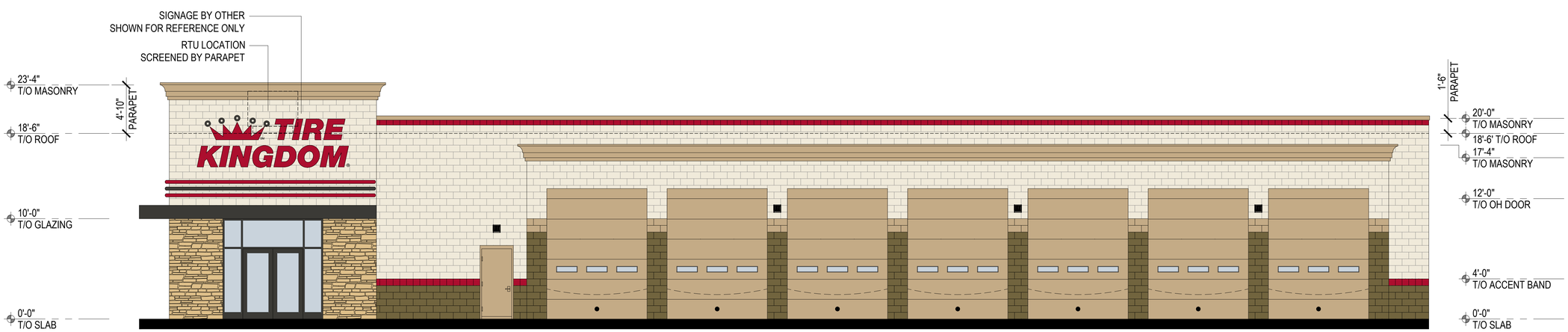
SHEET NUMBER:
C-903

TIRE KINGDOM - DAVIE. FL

DESIGN DATA:

TIRE INVENTORY	1,400 ± TIRES
FLOOR AREA	5,386 SF
BUILDING FOOTPRINT	5,682 SF





SOUTH ELEVATION

NORTH
SCALE: 3/16" = 1'-0"

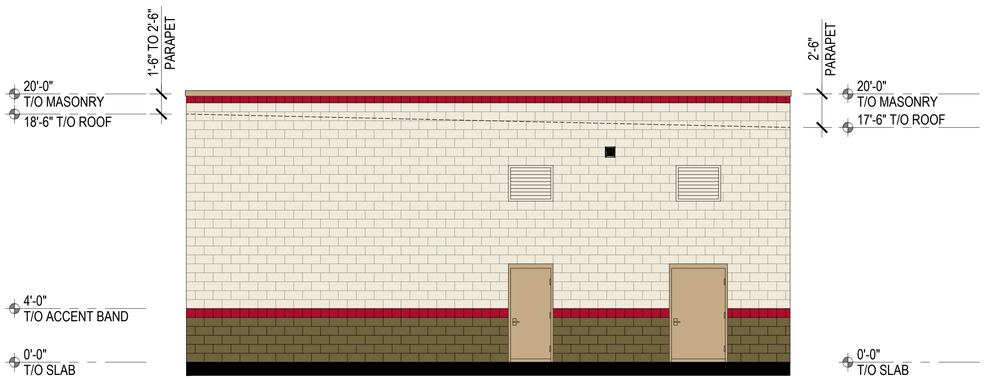
WILKUS ARCHITECTS

7-BAY INLINE MODEL

STATE OF FLORIDA · MICHAEL J. WILKUS · AR0013934 · REGISTERED ARCHITECT

v.2019.1.07
AUGUST 23, 2019
PAGE 1 OF 2

TIRE KINGDOM - DAVIE, FL



EAST ELEVATION

WEST ELEVATION

EF-1

SW 7076 CYBERSPACE

EF-2

SW 6106 KILIM BEIGE

EF-3

SW 6108 LATTE

EF-4

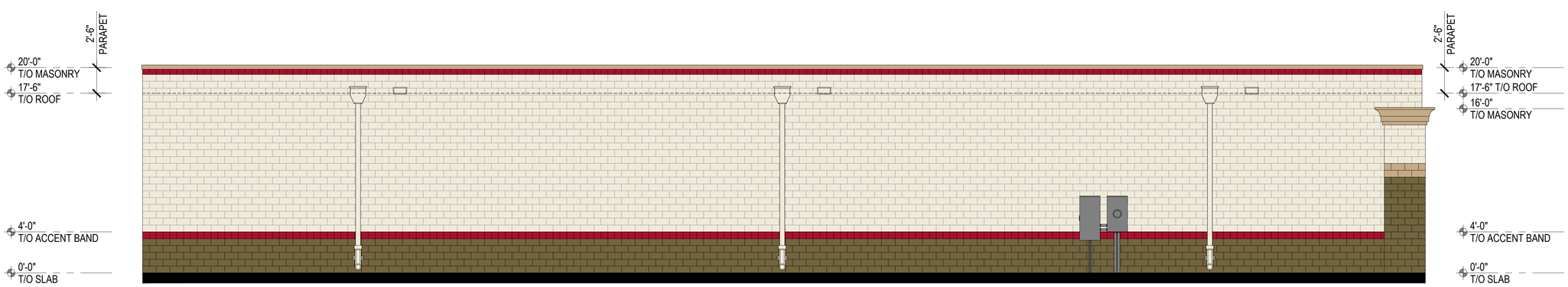
SW 6865 GYPSEY RED

EF-5

SW 6172 HARDWARE

SV-1

STONE VENEER
ELDORADO CLIFFSTONE
'CAMBERIA'



NORTH ELEVATION

NORTH
SCALE: 3/16" = 1'-0"

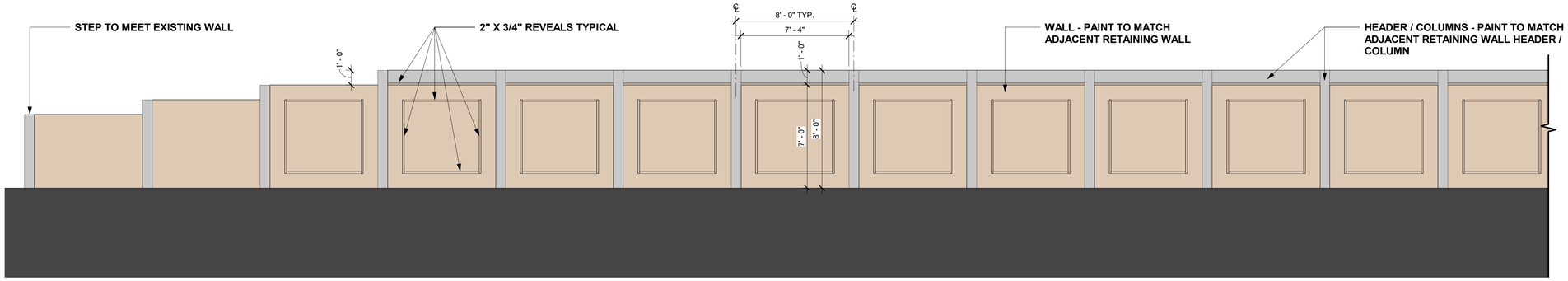
WILKUS ARCHITECTS

7-BAY INLINE MODEL

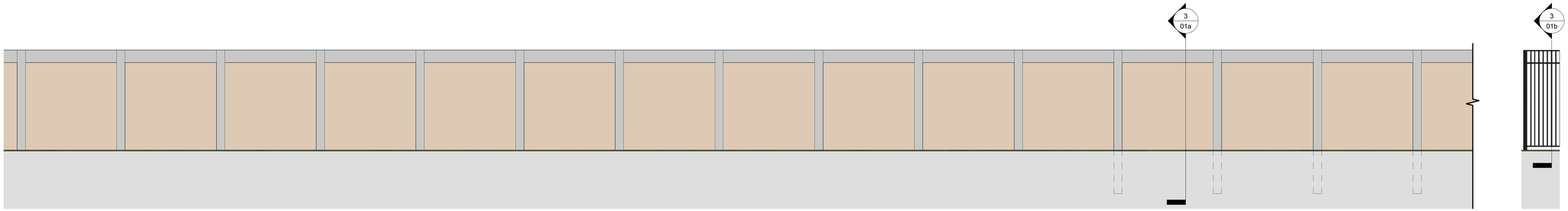
STATE OF FLORIDA
MICHAEL J. WILKUS
AR0013934
REGISTERED ARCHITECT

v.2019.1.07
AUGUST 23, 2019
PAGE 2 OF 2

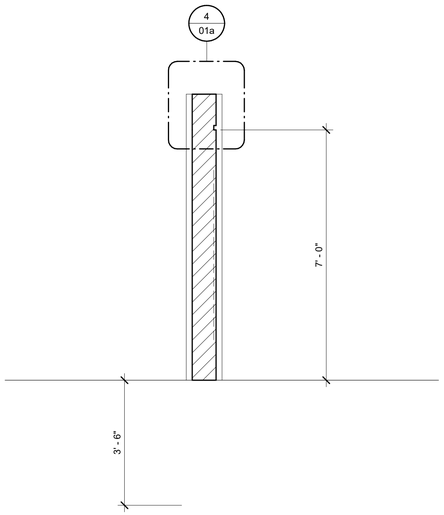
TIRE KINGDOM - DAVIE, FL



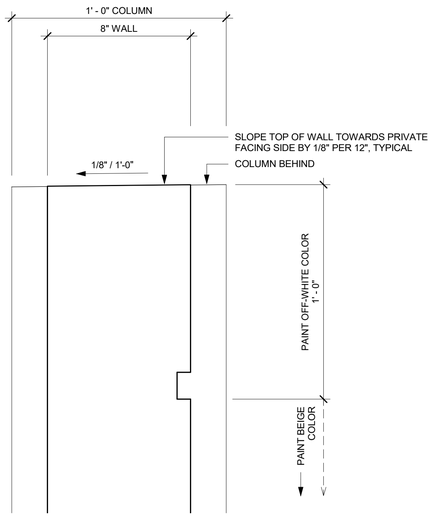
1 / 01a **PUBLIC FACING Copy 1**



2 / 01a **PRIVATE FACING**
1/4" = 1'-0"

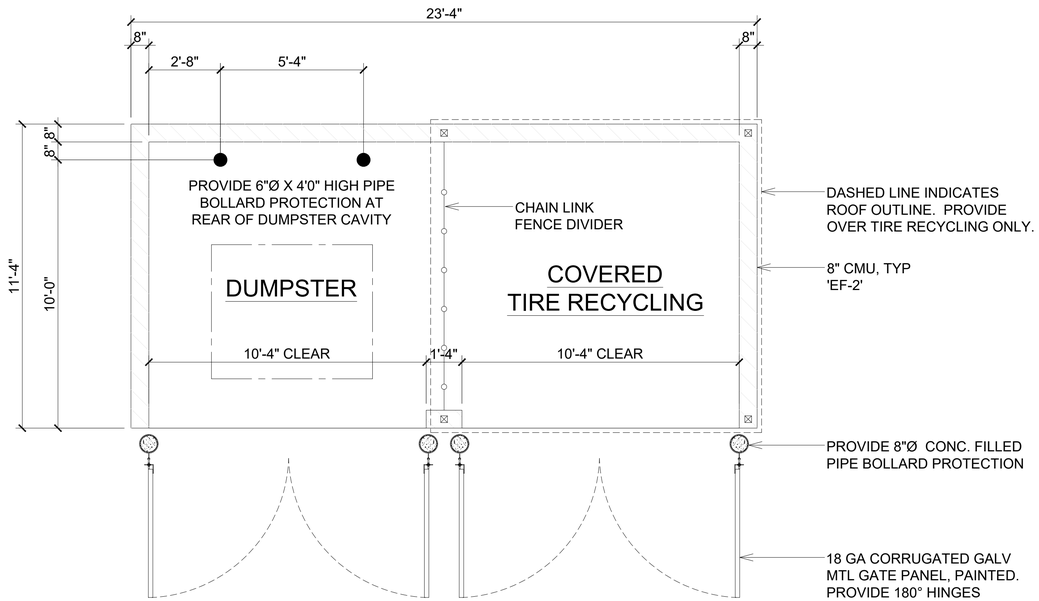


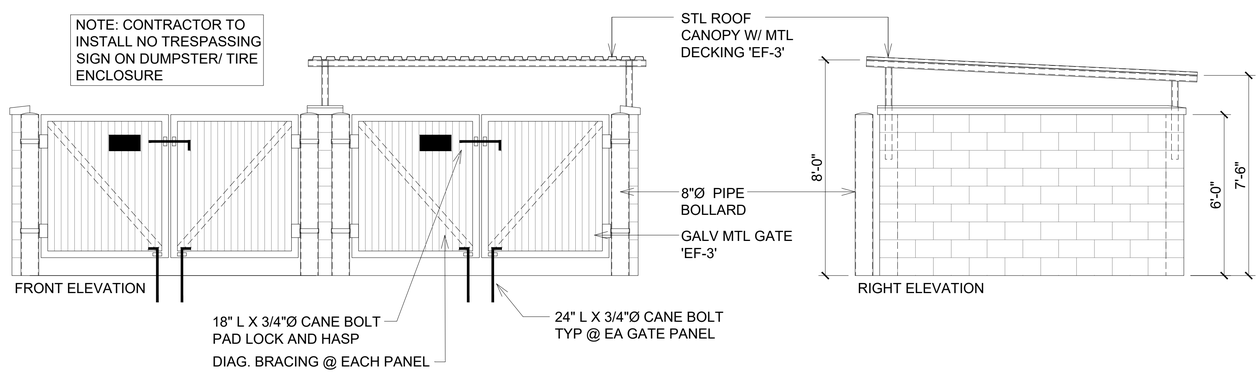
3 / 01a **WALL SECTION**
1/2" = 1'-0"

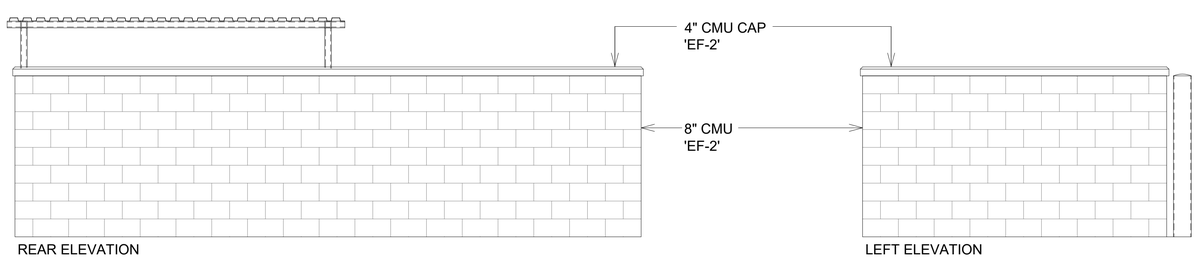


4 / 01a **WALL SECTION - Callout 1**

TIRE KINGDOM - DAVIE, FLORIDA





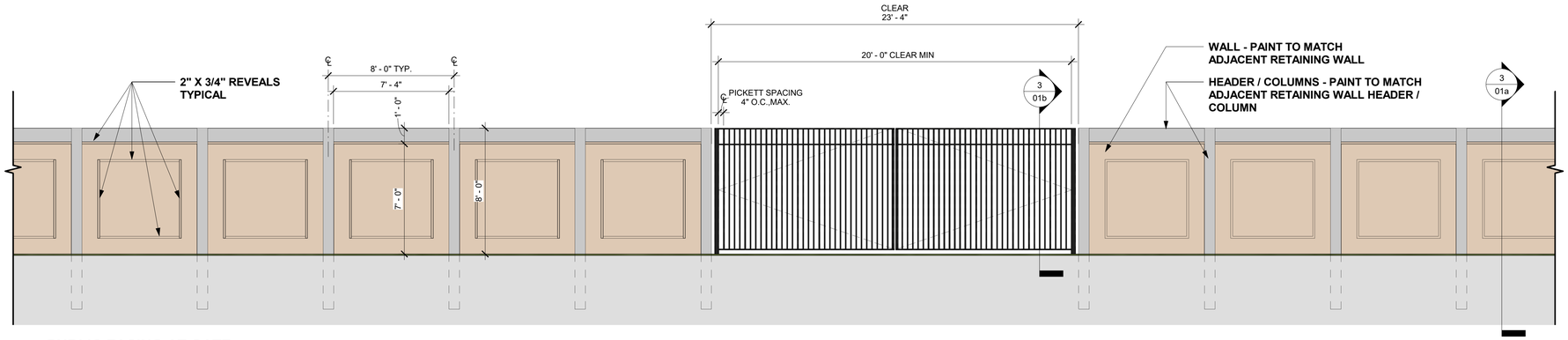


WILKUS ARCHITECTS

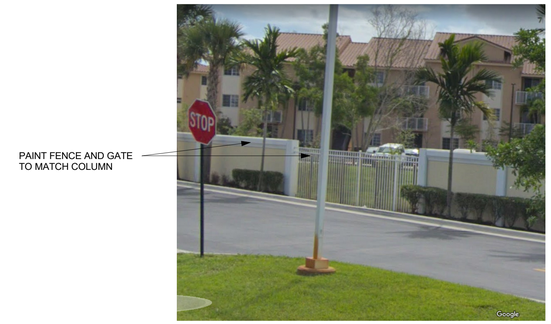
TRASH CORRAL

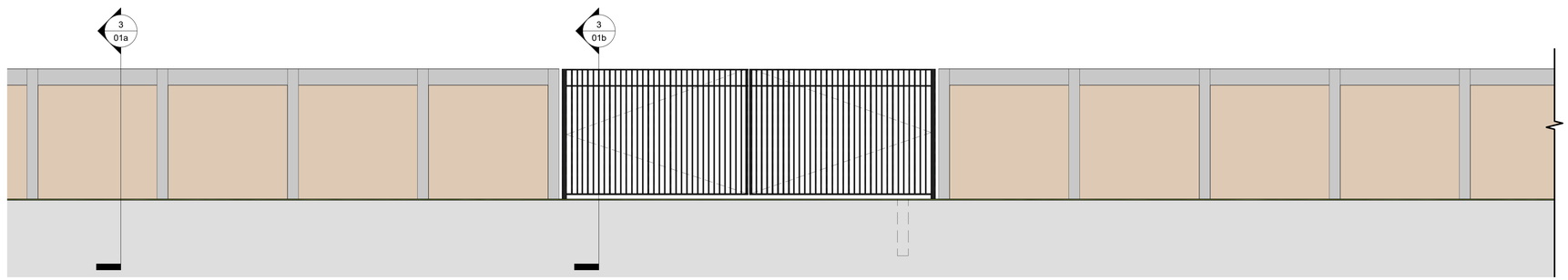
TRASH CORRAL
11 DECEMBER 2019
CONCEPT DESIGN

TIRE KINGDOM - DAVIE, FL

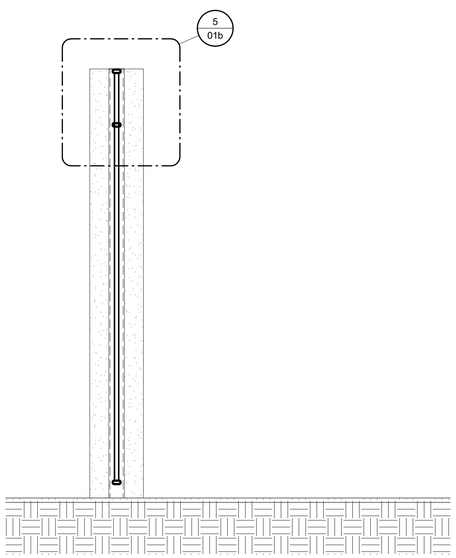


2 01b **PUBLIC FACING AT GATE**

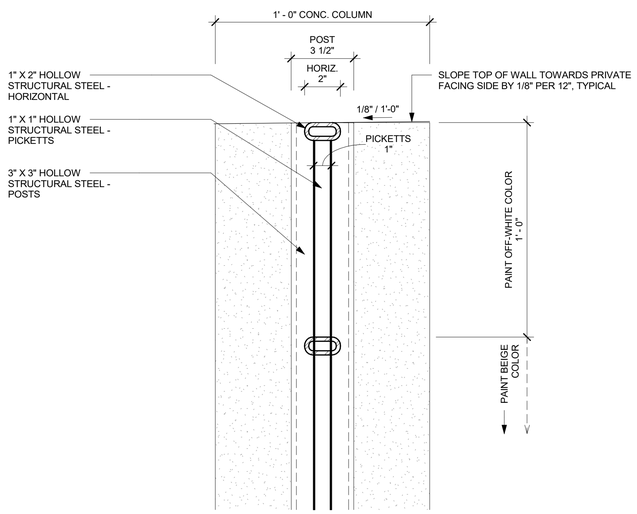




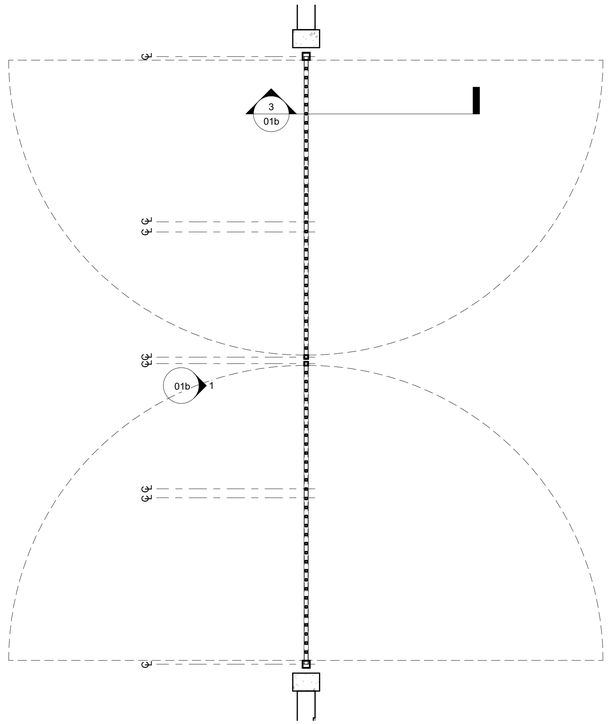
1 01b **PRIVATE FACING AT GATE**



3 01b **WALL SECTION AT GATE**
3/4" = 1'-0"



5 01b **WALL SECTION AT GATE - Callout 1**
3" = 1'-0"

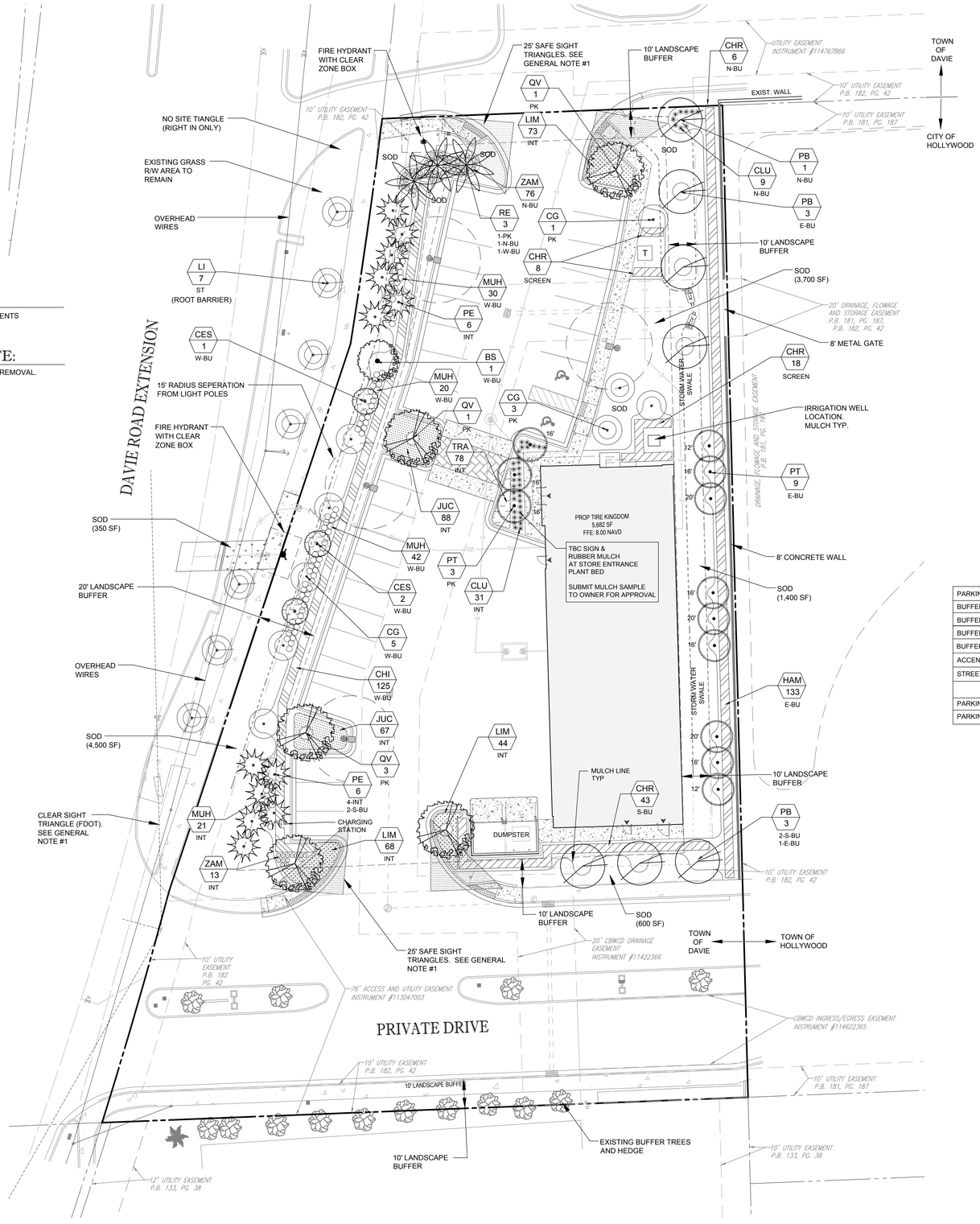


4 01b ***FLOOR PLAN - Callout 1**
3/8" = 1'-0"

WILKUS ARCHITECTS

RETAINING WALL WITH GATE

JAN 22 2020
01B



GENERAL NOTES:

1. ALL LANDSCAPING SHALL MEET CODE REQUIREMENTS

TREE MITIGATION NOTE:

1. NO EXISTING TREES ON SITE DESIGNATED FOR REMOVAL.
   NO TREE MITIGATION REQUIRED.

SITE DATA:

ZONING: B-2
SITE AREA: 57,470 SF (1.32 AC)
BUILDING AREA: 5,682 SF
VEHICLE USE AREA: 15,731 SF
OPEN SPACE: 22,157 SF

PLANT KEY:

PK - PARKING
INT - INTERIOR
BU - BUFFER
ST - STREET TREE

LANDSCAPE CALCULATIONS:

- INTERNAL LANDSCAPE AREA (57,470 SF - 1,214 SF PK ISLANDS) = 56,256:
  REQUIRED - 4 TREES / 20,000 SF + 1 / 10,000 OVER = 10 TREES
  - 20% @ 10' (2), 20% @ 12' (2), 60% @ 14-16' (6)
  REQUIRED - 20 SHRUBS / 20,000 SF + 5 / 10,000 OVER = 50 SHRUBS
  REQUIRED - 20 GC / 20,000 SF + 5 / 10,000 OVER = 50 GROUND COVER
  PROPOSED- 51 TREE CREDITS, 288 SHRUBS, 574 GROUND COVER
  TREES = 76% (39) @ 14-16', 18% @ 12' (9), 6% (3) @ 10',
- PARKING AREA INTERNAL LANDSCAPE: (PAVED CIRCULATION AREA = 15,731 SF)
  REQUIRED - LANDSCAPE SPACE = 15% OF PARKING AREA = 2,360 SF
  REQUIRED - 1 TREE PER TERMINAL ISLAND (7 ISLANDS = 1,560 SF)
  REQUIRED - 1 TREE / 200 SF PARKING AREA LANDSCAPE
  800 SF (NOT ISLAND AREA) = 4 TREES
  PROPOSED - 2,360 SF LANDSCAPE AREA, 11 TREES (1 ROYAL PALM (1:1),
  3 SOLITAIRE PALMS (3:1), 5 OAK, 4 CRABWOOD)
- PERIMETER BUFFER:
  NORTH - 10' INTERIOR BUFFER (118 LF - 47 LF DRIVE WIDTH = 71 LF)
  REQUIRED - 1 TREE (14' HT) / 40 LF + CONTINUOUS HEDGE = 2 TREES + HEDGE
  PROPOSED - 2 TREES (1 RED BAY, 1 ROYAL PALM) + CONTINUOUS HEDGE OUTSIDE OF SIGHT TRIANGLES
  EAST - 10' INTERIOR BUFFER (269 LF)
  REQUIRED - 1 TREE (14' HT) / 40 LF + CONTINUOUS HEDGE = 7 TREES + HEDGE
  PROPOSED - 4 TREES, 9 PALMS (4 RED BAY, 9 SABAL PALM 3:1) + CONTINUOUS HEDGE
  SOUTH - 10' INTERIOR BUFFER (197 LF - 64 LF DRIVE = 133 LF)
  REQUIRED - 1 TREE (14' HT) / 40 LF + CONTINUOUS HEDGE = 4 TREES + HEDGE
  PROPOSED - 4 TREES (2 PINE, 2 RED BAY) + CONTINUOUS HEDGE
  WEST - 20' R/W BUFFER (363 LF - 89 LF DRIVE WIDTH = 274 LF) (OVERHEAD LINES)
  REQUIRED - 1 TREE (14' HT) / 40 LF = 7 TREES
  REQUIRED - 1 ACCENT TREE / 100 LF = 3 TREES
  REQUIRED - 30" TALL CONTINUOUS HEDGE (2 SPECIES - 60% & 40%)
  PROPOSED - 10 TREES (1 ROYAL PALM, 1 GUMBO, 5 CRABWOOD, 3 SILVER BUTTONWOOD)
  (1 TREE @ 14'-16' HT., 1 PALM @ 20', 5 TREES @ 12' HT, 3 ACCENT TREES @ 10' HT + 30" HT)
  + CONTINUOUS HEDGE (2 SPECIES)
- STREET TREES: (271 LF) (OVERHEAD WIRES)
  REQUIRED - 1 TREE (14'-16') / 40 LF = 7 TREES
  PROPOSED - 7 FPL TREES (7 CRAPE MYRTLE @ 10' HT)
- NATIVE PLANTS:
  REQUIRED - 50%
  PROVIDED - TREES = 76%, SHRUBS = 100%, GROUND COVER = 37%
- DROUGHT TOLERANT PLANTS:
  REQUIRED - 50%
  PROVIDED - TREES = 86%, SHRUBS = 100%, GROUND COVER = 87%
- PALMS:
  REQUIRED - 25% MAX.
  PROVIDED - 14%

PLANT SCHEDULE:

	SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS (MINIMUMS)	DROUGHT TOL.
	CANOPY TREES					
PARKING	QV□	5	Q□erc□s virginiana	Live Oak	14' - 16' Ht, 5' S□r, 3" DBH.	High
BUFFER	BS□	1	B□rsera simar□□a	G□m□o Lim□o	14' - 16' Ht, 5' S□r, 3" DBH.	High
BUFFER	PB□	7	Persea □or□onia	Red Bay	14' - 16' Ht, 5' S□r, 3" DBH.	High
BUFFER	PE□	12	Pin□s elliottii 'Densa'	Densa Slash Pine	14' - 16' Ht, 5' S□r, 3" DBH.	High
BUFFER(FPL)/PK	CG□	9	Cara□a g□ianensis	Cra□wood	12' Ht x 4' S□r, 2.5" DBH.	High
ACCENT	CES□	3	Conocar□□s erect□s 'Serice□s'	Silver B□ttonwood	10' Ht x 3' S□r, 2" DBH., STD	High
STREET	LI	7	Lagerstroemia indica 'Natche□'	Natche□Cra□e Myrtle	14' - 16' Ht, 5' S□r, 3" DBH., STD	High
	PALMS					
PARKING	PT	12	Ptychos□erma elegans	Solitaire Palm	See Plan for CT Height, (3:1 Credit)	Med
PARKING	RE□	3	Roystonea elata	Florida Royal Palm	20 CT, (1:1 Credit)	Med
	SHRUBS					
	CHR□	75	Chryso□alan□s icaco 'Red Ti□'	Red Ti□Coco□□m	3G, 36" Ht x 30", 30" On Center	High
	CHI□	125	Chryso□alan□s icaco 'Red Ti□'	Red Ti□Coco□□m	3G, 24" Ht x 24", 24" On Center	High
	HAM□	133	Hamelia □atens	Fire□□sh	3G, 24" Ht x 24", 24" On Center	High
	GROUND COVER					
	ZAM□	89	Zamia □□mila	Coontie	3G, 14" Ht x 14", 18" On Center	High
	MUH□	113	M□len□ergia ca□allaris	M□hly Grass	3G, 18" Ht x 18", 24" On Center	High
	CLU□	40	Cl□sia rosea 'Nana'	Dwarf Cl□sia	3G, 18" Ht x 18", 24" On Center	High
	JUC	155	J□ni□er□s chinensis 'Parsonii'	Parson's J□ni□er	1G, 14" F□ll, 18" On Center	High
	LIM	185	Lirio□e m□scari	Lirio□e	1G, 14" F□ll, 18" On Center	High
	TRA	78	Trachelos□erm□m asiatic□m	Asiatic Jasmine	1G, 10" F□ll, 12" On Center	Med
	SOD					
	SOD	10,200 SF □□	Pas□al□m notat□m	Argentine Bahia	Tight Joints, Neat, Level	High
	MULCH					
	MULCH	TBD	3" Layer of Florim□lch Melale□ca (Cocoa Brown)			

□ NATIVE SPECIES WITH HIGH DROUGHT TOLERANCE (OTHERS MEDIUM)
□□CONTRACTOR TO VERIFY SQUARE FOOTAGE

IRRIGATION PERFORMANCE NOTES:

1. AN IRRIGATION SYSTEM WILL BE DESIGNED PER TOWN AND STATE REGULATIONS, THAT INCLUDES AN UNDERGROUND AUTOMATIC SYSTEM THAT PROVIDES 100 PERCENT COVERAGE WITH HEAD TO HEAD OVERLAP FOR ALL LANDSCAPING. THE WATER SOURCE IS A WELL AND PUMP WATER SOURCE. THE SYSTEM INCLUDES A RAIN SENSOR AND IS DESIGNED WITH HYDRO-ZONES, BASED ON PLANT WATERING NEEDS. TURF, SHRUBS, AND TREES ARE WATERED BY SEPARATE ZONES, AND ALL TREES HAVE ROOT ZONE BUBBLERS. THE SYSTEM WILL SCHEDULED OPERATE BETWEEN 1 AM TO 8 AM.

2. AN IRRIGATION PLAN WILL BE SUBMITTED FOR REVIEW AND PERMITTING AT THE TIME OF APPLICATION FOR BUILDING PERMIT.

LANDSCAPE AND ROOT BARRIER NOTES:

1. TREES SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY. TREE SPACING IS BASED ON DESIGN REQUIREMENTS AND THE TREES SHOWING ON THESE PLANS ATTEMPT TO ACCOMPLISH THAT SPACING WHILE MAINTAINING THE REQUIRED SETBACKS FROM UTILITIES AND PAVED AREAS. TREES MAY BE FIELD ADJUSTED TO AVOID CONFLICTS WITH PAVED AREAS AND UNDERGROUND UTILITIES. IN ANY CASE THE TREES SHALL BE LOCATED IN THE FIELD IN ACCORDANCE WITH THE PLANTING DETAILS SHOWN HEREON.

2. ADDITIONALLY, TREES ARE TO BE INSTALLED WITH A TEN FOOT (10') SEPARATION FROM ANY WATER OR SEWER MAIN AND/OR SERVICE, HYDRANTS, LIFT STATIONS, OR PAVED AREA. IF A TEN FOOT (10') SEPARATION CANNOT BE ACHIEVED, THE TREE CAN GE INSTALLED WITH A ROOT BARRIER SYSTEM. REFER TO THE "ROOT BARRIER DETAIL" FOR INSTALLATION REQUIREMENTS. HOWEVER, IN NO CASE WILL A TREE ENCROACH INTO A PUBLIC UTILITY WITHOUT PRIOR TOWN APPROVAL. ONLY SOD CAN BE INSTALLED WITHIN 7.5 FEET OF A FIRE HYDRANT.

3. SEE DETAIL 7 ON SHEET L-2 FOR THE ROOT BARRIER DETAIL.

SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

REGISTERED LANDSCAPE ARCHITECT SCOTT J. BARBER LA-0001660 STATE OF FLORIDA

Scott Barber
Digitally signed by Scott Barber
Date: 2020.01.27 00:36:32 -05'00'

REVISIONS

REV	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.calls□nshine.com

NOT FOR CONSTRUCTION

PROJECT No.:	19-010.02
DRAWN BY:	SJB
CHECKED BY:	CR
DATE:	1/24/20
SCALE:	AS NOTED
CAD I.D.:	L_1-24-20.DWG

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION
LOCATION OF SITE
SE STIRLING RD. & DAVIE RD.
DAVIE, FL 33314
BROWARD COUNTY

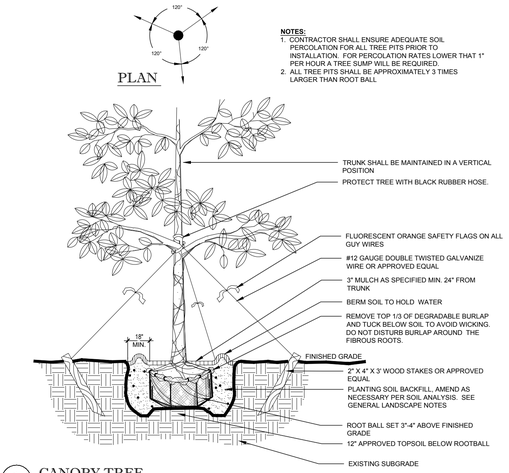
SCALE:
N W E S
20 10 5 0 20
1"= 20'

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-1

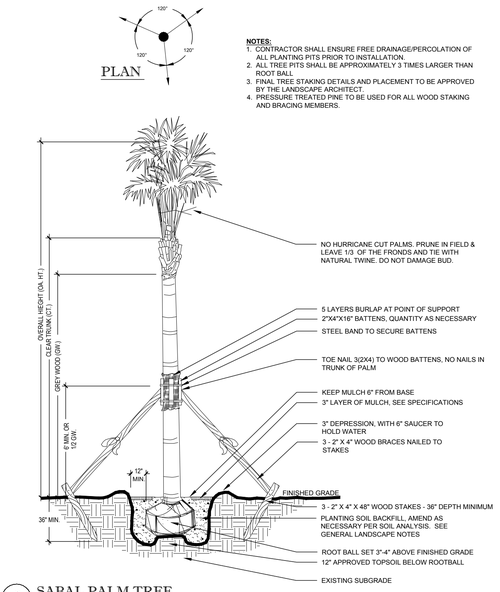
CANOPY TREE PLANTING NOTES:

1. EACH TREE SHALL RECEIVE SIX "AGRIFORM" 21 GRAM TABLETS PER MANUFACTURER'S DIRECTIONS.
2. ALL TREES SHALL HAVE A MINIMUM CLEARANCE OF 15' FROM LIGHT POLES, AND SHALL NOT BE INSTALLED WITHIN 10 FT. OF ANY ABOVE GROUND UTILITIES OR WITHIN 30 FT. OF THE FACE OF A STOP SIGN.
3. ALL TREE TRIMMING SHALL BE IN ACCORDANCE WITH LOCAL CODES AND THE AMERICAN NATIONAL STANDARD INSTITUTE (ANSI)A-300 PRUNING STANDARDS.



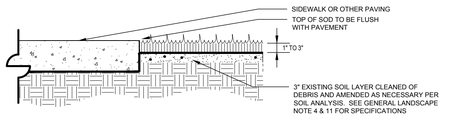
NOTES:
1. CONTRACTOR SHALL ENSURE ADEQUATE SOIL PERCOLATION FOR ALL TREE PITS PRIOR TO INSTALLATION. FOR PERCOLATION RATES LOWER THAN 1" PER HOUR A TREE SUMP WILL BE REQUIRED.
2. ALL TREE PITS SHALL BE APPROXIMATELY 3 TIMES LARGER THAN ROOT BALL

1 CANOPY TREE
SCALE: NTS



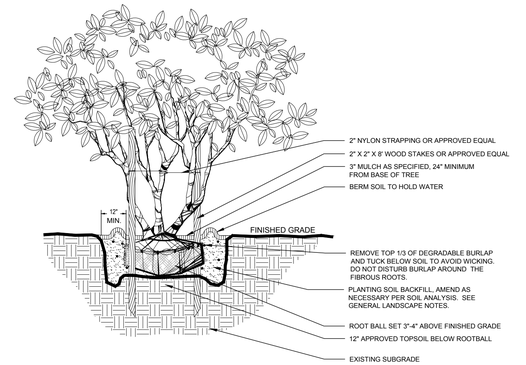
NOTES:
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. ALL TREE PITS SHALL BE APPROXIMATELY 3 TIMES LARGER THAN ROOT BALL
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.

2 SABAL PALM TREE
SCALE: NTS



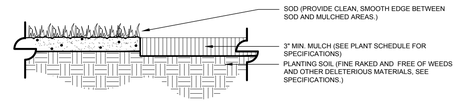
5 SOD APPLICATION
SCALE: NTS

NOTES:
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. ALL TREE PITS SHALL BE APPROXIMATELY 3 TIMES LARGER THAN ROOT BALL
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
4. PRESSURE TREATED PINE TO BE USED FOR ALL WOOD STAKING AND BRACING MEMBERS.



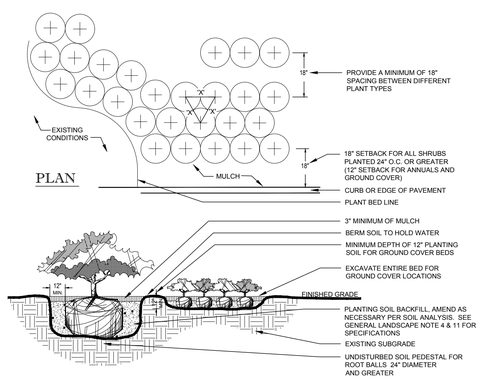
3 MULTI-STEM UNDERSTORY TREE
SCALE: NTS

NOTES:
1. ALL MULCH SHALL BE PEST AND INSECT FREE.
2. COMPLETELY REMOVE EXISTING SOD AS REQUIRED PRIOR TO PLACING MULCH.



4 MULCH APPLICATION
SCALE: NTS

NOTES:
1. CONTRACTOR SHALL ENSURE FREE DRAINAGE/PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION.
2. ALL PLANTING PITS SHOULD HAVE VERTICAL SIDES AND BE APPROXIMATELY TWO TIMES LARGER THAN ROOT BALL
3. PLANT MATERIAL SHALL BE INSTALLED 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOT BALL
4. WHERE GROUND COVERS ARE USED IN MASSES, THE ENTIRE BED SHALL BE EXCAVATED PRIOR TO RECEIVING PLANT MATERIAL AND PLANTING SOIL EXCEPT WHERE SPECIFIED.
5. ALL PLANT MATERIAL MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED. REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.
6. PLANT MATERIAL INSTALLED ADJACENT TO STRAIGHT EDGES SHALL BE SPACED IN ROWS PARALLEL TO THE STRAIGHT EDGE. THOSE INSTALLED ADJACENT TO CURVED EDGES SHALL BE PLANTED IN ROWS PARALLEL TO THE CURVED EDGE

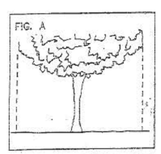


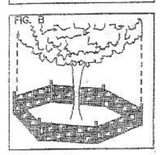
6 SHRUB AND GROUND COVER
SCALE: NTS

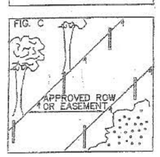
PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

PROTECTIVE BARRIERS are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.

PROTECTIVE BARRIERS must be erected around TREES to be retained within an area where land alteration and construction activities will occur as well as along NATURAL AREAS where such areas are adjacent to permitted land alteration or construction activities. A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and sodding. No ground disturbance must occur within the barricaded area. The following represents the County's minimum protective barrier specifications.







1. TREES – To restrict access into the area within the CANOPY DRIPLINE of a tree, a physical structure not less than 3 feet in height, comprised of wood or other suitable material, is placed around the tree at the CANOPY DRIPLINE, except where land alteration or construction activities are approved within the CANOPY DRIPLINE.

   The CANOPY DRIPLINE of a tree is the imaginary, vertical line that extends downward from the outermost tips of the tree's branches to the ground. Fig. A

   BARRIER SPECIFICATIONS FOR TREES:

   Four corner upright stakes of no less than 2"x 2" lumber connected by horizontal members of no less than 1"x 4" lumber, or upright stakes spaced at 5' intervals of no less than 1"x 1" lumber connected by silt screen fabric or material of comparable durability. Fig. B

2. NATURAL AREAS – To restrict access into areas where land alteration and construction activities are not authorized a physical structure not less than 3 feet in height is placed along the perimeter of such areas.

   BARRIER SPECIFICATIONS FOR NATURAL AREAS:

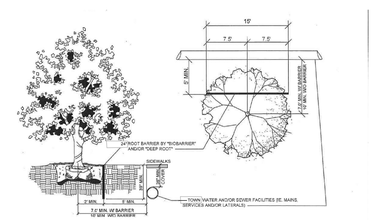
   Upright stakes of no less than 1"x 1" lumber spaced no more than 25' apart and connected by twine flagged with plastic surveying tape at regular intervals of 5-10'. Fig. C. Other methods of demarcation will be considered depending upon the characteristics of the site.

   WHY A BARRIER

   1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
   2. To protect root systems from compaction.
   3. To provide awareness of protected areas to equipment operators.

TOWN OF DAVIE LANDSCAPE NOTES:

1. A CLEARING AND GRUBBING PERMIT IS REQUIRED FROM THE ENGINEERING DIVISION PRIOR TO COMMENCEMENT OF LAND CLEARING.
2. LANDSCAPE CONTRACTOR MUST SCHEDULE AN ON-SITE PRE-INSTALLATION MEETING WITH TOWN LANDSCAPE INSPECTOR PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION. NO LANDSCAPE MATERIAL SUBSTITUTION SHALL BE MADE WITHOUT THE TOWN OF DAVIE APPROVAL.
3. ALL TREES SHALL BE INSTALLED AT LEAST 5 FEET FROM HARDSCAPE (3 FEET FOR PALMS). LARGE AND MEDIUM MATURING TREES MUST BE A MINIMUM OF 10 FEET FROM A BUILDING. MINIMUM DISTANCE FROM A BUILDING SHOULD BE THE LENGTH OF A GIVEN SPECIES TYPICAL FROND LENGTH PLUS TWO FEET. ALL LIGHTS SHALL HAVE A MINIMUM 15' SEPARATION ON LARGE TREES AND 7.5' ON PALMS.
4. ALL TREES, SHRUBS AND GROUND COVER AREAS MUST INCLUDE AN APPROVED TOPSOIL MIX OF MUCK AND SAND IN INSTALLATION.
5. TOPSOIL MIX: 50% SAND, 40% MUCK AND 10% HUMUS, FREE OF CONSTRUCTION DEBRIS, WEEDS, AND ROCKS., PINE TREES REQUIRE 80% SAND 20% MUCK. TOPSOIL SHALL HAVE A PH BETWEEN 6.5 AND 7.0.
6. MIN. 2" TOPSOIL MIX REQUIRED FOR SODDED OR SEEDED GRASS AREAS.
7. MIN. 4"-6" TOPSOIL MIX REQUIRED FOR LANDSCAPE BEDS (12" WHEN ADJACENT TO A BUILDING).
8. TREE PITS MUST BE EXCAVATED TO THE WIDTH AND DEPTH OF THE ROOTBALL EXCEPT THAT THERE MUST BE A MIN. 12" OF APPROVED TOPSOIL MIX UNDER THE ROOT BALL AND THE UPPER 12" SHALL BE 3X THE WIDTH OF THE ROOTBALL PRIOR TO BEING BACKFILLED WITH THE REQUIRED TOPSOIL MIX.
9. PRIOR TO INSTALLATION WITHIN LANDSCAPE ISLANDS AND OTHER PREVIOUSLY COMPACTED AREAS, PLANTING AREAS SHALL BE EXCAVATED TO MIN. 30" AND BACKFILLED WITH APPROVED TOPSOIL MIX.
10. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED ON 3 SIDES WITH SHRUBS 3FT. HIGH, 24 INCHES ON CENTER (EXCLUDING FICUS BENJAMINA).
11. FERTILIZATION SHALL BE CONSISTENT WITH SECTION 12-107 OF TOWN CODE.
12. ALL INVASIVE EXOTIC PEST PLANTS SHALL BE REMOVED PRIOR TO CO.
13. NO MORE THAN 25% OF THE COS SHALL BE ISSUED WITHOUT COMPLETION OF REQUIRED LANDSCAPE BUFFERS.
14. LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING.
15. ALL LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER. ALL TREE REMOVAL AND RELOCATED TREES WILL REQUIRE A TREE PERMIT AND BONDING
16. FROM THE TOWN OF DAVIE PRIOR TO THE COMMENCEMENT OF WORK.
17. ALL PRINCIPALS OF FLORIDA-FRIENDLY LANDSCAPING AND DESIGN STANDINGS SHALL BE UTILIZED.
18. ALL LANDSCAPING SHALL MEET OR EXCEED TOWN OF DAVIE CODE SPECIFICATION REQUIREMENTS.
19. CALL SUNSHINE ONE CALL SERVICE AT 811 BEFORE YOU DIG.
20. A TREE REMOVAL AND/OR RELOCATION PERMIT SHALL BE OBTAINED FROM THE TOWN PRIOR TO THE COMMENCEMENT OF ANY WORK.
21. ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL ACCEPTANCE. ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.
22. ALL LANDSCAPE ISLANDS AND MEDIANS SHALL BE EXCAVATED TO A DEPTH OF 30" AND BACKFILLED WITH THE SPECIFIED PLANTING MIX. ALSO, LANDSCAPE AREAS OR PLANTERS ALONG THE BUILDINGS REQUIRE EXCAVATION TO A DEPTH OF 12" AND BACKFILLED WITH SPECIFIED PLANTING SOIL MIX.
23. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE TOWN OF DAVIE APPROVAL.
24. AN UNDERGROUND, RUST FREE, AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR SHALL BE INSTALLED WITH 100% OVERLAP PRIOR TO FINAL INSPECTION. ALSO, IRRIGATION PLANS SHALL BE SUBMITTED FOR REVIEW AND PERMITTING AT TIME OF APPLICATION FOR BUILDING PERMIT.
25. ALL PVC RISERS MUST BE PAINTED FLAT BLACK AND IRRIGATION SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS.
26. ALL TREES AND PALMS SHALL BE BRACED OR GUYED, AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
27. ALL PLANT MATERIAL SHALL RECEIVE AT MINIMUM NPK FERTILIZER WITH MINOR TRACE ELEMENTS AND THAT 50% OF THE NITROGEN MUST BE DERIVED FROM AN ORGANIC SOURCE.
28. ALL PLANTS TO BE TOP DRESSED IN 3" DEEP LAYER OF ARSENIC FREE ORGANIC MULCH.
29. ALL TREES OR PALMS IN LAWN AREAS SHALL RECEIVE A 2-FOOT DIAMETER MULCH RING AROUND THE TREES AND THE MULCH MUST BE PULLED AWAY 3" FROM THE TRUNKS.
30. ALL ABOVE GROUND ELEMENTS, INCLUDING BUT NOT LIMITED TO A/C UNITS, TRANSFORMERS, AND IRRIGATION PUMPS SHALL BE SCREENED WITH LANDSCAPING TO 36"AT INSTALLATION.
31. ALL SOD TO BE HEALTHY, WEED/PEST FREE (INCLUDING FUNGUS AND DISEASE) ST. AUGUSTINE; LAID SMOOTH WITH TIGHT ALTERNATING/ABUTTING JOINTS WHICH CONFORM TO CURBS AND PLANTERS.
32. ALL PLANT ROOT BALLS SHALL BE 10% ABOVE GRADE AND THE WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED.
33. ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MINIMUM 7.5' CLEARANCE FROM THE FRONT AND SIDES WITH 4' CLEARANCE FROM THE REAR TO ALL LANDSCAPE MATERIAL.
34. ALL TREES TRIMMING SHALL BE DONE IN ACCORDANCE TO TOWN OF DAVIE REQUIREMENTS.
35. ALL EXISTING LANDSCAPING, INCLUDING BUT NOT LIMITED TO TREE, PALMS, SHRUBS, GROUNDCOVER, SOD, IRRIGATION, GRADING, AND CURBING DESTROYED DURING THE CONSTRUCTION SHALL BE RESTORED/REPLACED PRIOR TO FINAL INSPECTION. REMOVE ALL INVASIVE EXOTIC PLANTS FROM THE SITE.
36. ALL PLANTING TO BE DONE IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES. CALL THE CITY OF TOWN OF DAVIE LANDSCAPE INSPECTOR TO SCHEDULE A PRECONSTRUCTION LANDSCAPE MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION.



NOTE:
SEE LANDSCAPE AND ROOT BARRIER NOTES ON SHEET L-1

7 LANDSCAPE ROOT BARRIER DETAIL
SCALE: NTS

SCOTT BARBER DESIGNS P.A.
LANDSCAPE ARCHITECTURE & PLANNING
LC-26000593
1551 WYNDCLIFF DRIVE
WELLINGTON, FL 33414
(561) 309-7263

REGISTERED LANDSCAPE ARCHITECT SCOTT J. BARBER LA-0001660 STATE OF FLORIDA

Scott Barber
Digitally signed by Scott Barber
Date: 2019.12.12 21:00:19 -05'00'

REVISIONS

REV	DATE	COMMENT	BY

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.calls::nshine.com

NOT FOR CONSTRUCTION

PROJECT No.:	19-010.02
DRAWN BY:	SJB
CHECKED BY:	CR
DATE:	12/12/19
SCALE:	AS NOTED
CAD I.D.:	L_12-12-19.DWG

PROJECT:
TIRE KINGDOM
FOR
TBC CORPORATION
LOCATION OF SITE
SE STIRLING RD. & DAVIE RD.
DAVIE, FL 33314
BROWARD COUNTY

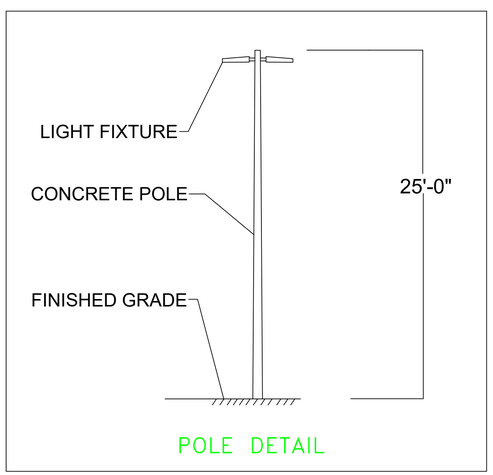
SCALE:

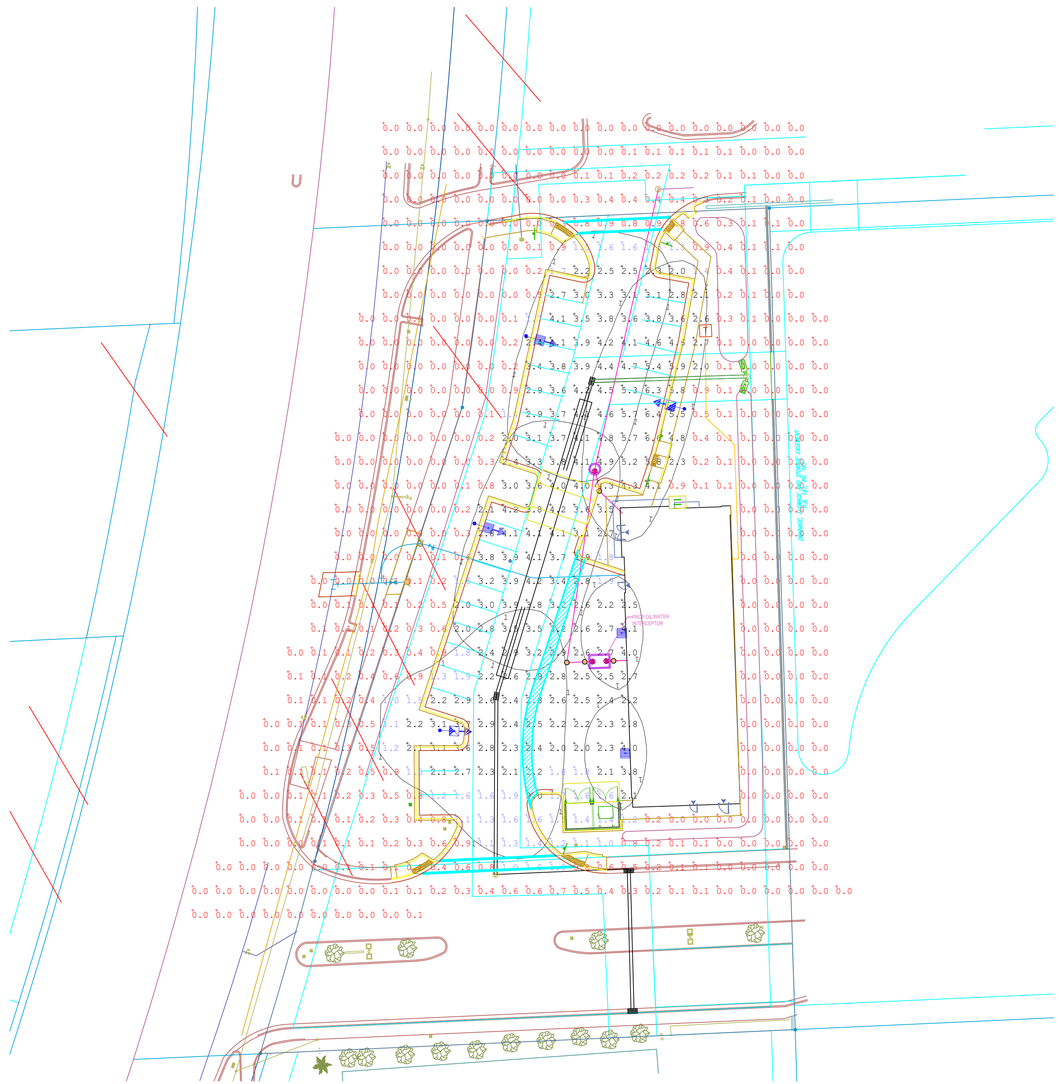
SHEET TITLE:
LANDSCAPE NOTES & DETAILS

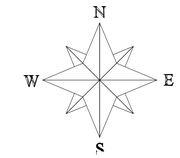
SHEET NUMBER:
L-2

REVISIONS

Rev #	Date	By:
1	7/31/19	J.P.
2	8/20/19	J.P.
3	10/22/19	J.P.
4	10/24/19	J.P.
5	10/25/19	J.P.
6	12/20/19	J.P.
7	1/30/20	J.P.







THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTE:
THE LIGHTING INSTALATION CANNOT BE PLACED INTO PERMENANT USE UNTIL A LETTER OF COMPLIANCE FROM A P.E. HAS BEEN PROVIDED PER 12-262(G)

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
PARKING	Fc	3.09	6.6	0.8	3.86	8.25	10	10

ANDREW RONALD SAVAGE — LICENSE No. 82408 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E76000005685, cn=Andrew Savage
Date: 2020.01.31 16:34:11 -05'00'

Luminaire Schedule

WLS11782 TIRE KINGDOM DAVIE DAVIE, FL PM: KEN PLEASE EMAIL US FOR PRICING AT KBRONSTAD@WLSLIGHTING.COM

Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts	BUG Rating
	2	A	15919	0.950	WLS-MIM-LED-24L-SIL-FT-40-70CRI-IL 25' MOUNTING HEIGHT	187	B1-U0-G3
	1	B	15231	0.950	WLS-MIM-LED-24L-SIL-2-40-70CRI-IL 25' MOUNTING HEIGHT	187	B1-U0-G2
	2	C	4282	0.980	WLS-XSPW-B-WM-3ME-4L-40K 16' MOUNTING HEIGHT	31.5	B1-U0-G1
	1	D	18782	0.950	WLS-MIM-LED-18L-SIL-FT-40-70CRI 25' MOUNTING HEIGHT	150	B3-U0-G4

ALL FIXTURES ARE FULL CUTOFF FIXTURES WITH THE LIGHT SOURCE FULLY SHIELDED TO PREVENT GLARE.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

WLS LIGHTING — a WLS company
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM
800-633-8711

SHEET 1 OF 3

BY: J.P.

PM:KEN

SCALE: 1"=30'

DATE -5/13/19

WLS-11782

TIRE KINGDOM DAVIE
DAVIE, FL

REVISIONS

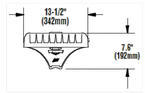
Rev #	Date	By:
1	7/31/19	J.P.
2	8/20/19	J.P.
3	10/22/19	J.P.
4	10/24/19	J.P.
5	10/25/19	J.P.
6	12/20/19	J.P.
7	1/30/20	J.P.

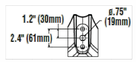
WLS LIGHTING SYSTEMS

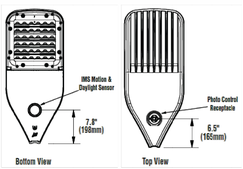
Type:

MIM SERIES LED AREA

DIMENSIONS







Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirments for ARRA.

WLS LIGHTING SYSTEMS
1919 Windsor Place
Fort Worth, TX 76110
800.622.8711
www.wlslighting.com

SPECIFICATIONS

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber, consult factory for availability.
- Minimum CRI of 70. Optional 80 CRI available, consult factory for lead time.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- IP66 rated luminaire protects integral components from harsh environments.
- 3G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with WLS's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard WLS finishes available. Contact your sales representitive.
- Shipping weight: 30 lbs in carton.

Controls
- Contact your sales representitive for available wireless controls.

Installation
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment for installing/servicing.
- Included terminal block provides quick and easy on-site wiring.
- Utilizes WLS's traditional 3" drill pattern for easy fastening of WLS products.

Warranty
- WLS LED Fixtures carry a 5-year warranty.

Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable For wet Locations.
- IP66 rated Luminaire. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Dimmable · Wireless Controls · IP66 · RoHS Compliant · ARRA Funding Compliant · cULus Listed · Title 24 Compliant · ida · DLC · DLC Premium

Project Name: _____
Date: _____
Location: _____
Notes: _____

01 REV. 01/19
Specifications subject to change without notice.

MIM SERIES LED AREA

ORDERING INFORMATION
SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.
Refer to example below.

SERIES	LIGHT SOURCE	LUMEN PACKAGE[8]	LIGHT OUTPUT	DISTRIBUTION	ORIENTATION	VOLTAGE	DRIVER	COLOR TEMP
MIM MIM Series	**LED**	**7L** 7,000 lms **9L** 9,000 lms **12L** 12,000 lms **18L** 18,000 lms **24L** 24,000 lms **30L** 30,000 lms **36L** 36,000 lms **42L** 42,000 lms	**SIL** Silicone	**2** Type 2 **3** Type 3 **5W** Type 5 Wide **FT** Forward Throw **FTA** Forward Throw Automotive	**(blank)** standard **L** Optics rotated left 90 **R** Optics rotated right 90	**UNV** Universal Voltage (120-277V) **HV** High Voltage (347-480V)	**DIM** 0-10V Dimming (0-10%)	**50** 5,000 CCT **40** 4,000 CCT **30**[2] 3,000 CCT **27**[2] 2,700 CCT **AMB**[1,5] Phosphor Converted Amber
ORDER:								
WLS-MIM	**LED**		**SIL**				**DIM**	

COLOR RENDERING	CONTROLS (CHOOSE ONE)	FINISH	OPTIONS
70CRI 70 CRI **80CRI**[2] 80 CRI	**(blank)** None **Stand-Alone Controls** **EXT** 0-10v Dimming (from external signal) **IMSOM1**[4,5] Integral Motion Sensor 8-12' 120-277V **IMSOM2**[4,5] Integral Motion Sensor 12-20' 120-277V **IMSOM4**[4,5] Integral Motion Sensor 20-40' 120-277V **IMSO1HV**[5,7] Integral Motion Sensor 8-12' 347-480V **IMSO2HV**[5,7] Integral Motion Sensor 12-20' 347-480V **IMSO4HV**[5,7] Integral Motion Sensor 20-40' 347-480V **CR7P**[6] 7 Pin Control Receptacle ANSI C136.41 **Button Type Photocells** **PCI120** 120V **PCI208-277** 208 -277V **PCI347** 347V	**BRZ** Bronze **BLK** Black **GPT** Graphite **MSV** Metallic Silver **WHT** White **PLP** Platinum Plus **SVG** Satin Verde Green **CC**[9] Custom Color	**(blank)** None **IL**[1] Integral Louver HSS
ORDER:			

Example: WLS-MIM-LED-9L-SIL-3-L-UNV-DIM-40-80-EXT-BRZ-IL

FOOTNOTES:

1 Not available on "Type V" distribution.
2 Consult Factory for availability.
3 Only available in 9L and 12L Lumen Packages
4 Not available in HV.
5 IMS is field adjustable, via a hand held Remote Configurator Tool, which must be ordered separately. See Accessory Ordering Information.
6 Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.
7 Not available in UNV.
8 Consult factory for programmable wattages and lumen packages
9 Consult sales representitive for custom colors

WLS LIGHTING SYSTEMS
1919 Windsor Place
Fort Worth, TX 76110
800.622.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

01 REV. 01/19
Specifications subject to change without notice.

ANDREW RONALD SAVAGE · No. 82408 · STATE OF FLORIDA · PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000001681909E7600000568 5, cn=Andrew Savage
Date: 2020.01.31 16:32:06 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

ALL FIXTURES ARE FULL CUTOFF FIXTURES WITH THE LIGHT SOURCE FULLY SHIELDED TO PREVENT GLARE.

WLS LIGHTING a WLS company
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

TIRE KINGDOM DAVIE
DAVIE, FL

SHEET 2 OF 3
BY: J.P.
PM:KEN
800-633-8711
SCALE: 1"=30'
DATE -5/13/19
WLS-11782

REVISIONS

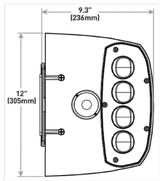
Rev #	Date	By:
1	7/31/19	J.P.
2	8/20/19	J.P.
3	10/22/19	J.P.
4	10/24/19	J.P.
5	10/25/19	J.P.
6	12/20/19	J.P.
7	1/30/20	J.P.

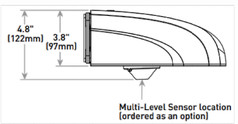
WLS LIGHTING SYSTEMS

Type:

XSPW SERIES LED SECURITY WALL PACK

DIMENSIONS





Lumen Package	Weight
2L, 3L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Made in the U.S.A. of the U.S. and imported parts.
Meets Buy American requirements for ARRA.

WLS LIGHTING SYSTEMS
1919 Windsor Place
Fort Worth, TX 76110
800.633.8711
www.wlslighting.com

SPECIFICATIONS

DESCRIPTION

A revolutionary way to generate high-quality white light, WLS TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- Weight: 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- 10V Source Current: 0.15 mA
- Operating Temperature Range: -40˚C - +50˚C (-40˚F - +122˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- "WARNING: Cancer and Reproductive Harm - www.p65warnings.ca.gov"

CREE AUTHORIZED DISTRIBUTOR

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 12/19
Specifications subject to change without notice.

XSPW SERIES LED SECURITY WALL PACK

ORDERING INFORMATION

SELECT APPROPRIATE CHOICE FROM EACH COLUMN TO FORMULATE ORDER CODE.
Refer to example below.

PRODUCT	VERSION	MOUNTING	OPTIC	LUMEN PACKAGE[1]	COLOR TEMPERATURE	VOLTAGE	COLOR OPTIONS	OPTIONS
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V [2,3]	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** Multi Level [4] **PC** Photocell **PML** Programmable Multi Level [4] **NO** No Options

ORDER:

Example: WLS-XSPW-B-WM-3ME-2L-40K-UH-BK-NO

FOOTNOTES:

1 Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
2 For use with PC option only
3 Consult factory for availability
4 Available with UL voltage only

Electrical Data

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	037	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	035	0.30	0.26	0.20	0.15

Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

WLS LIGHTING SYSTEMS
1919 Windsor Place
Fort Worth, TX 76110
800.633.8711
www.wlslighting.com

Project Name: _____
Date: _____
Location: _____
Notes: _____

29 REV. 12/19
Specifications subject to change without notice.

ANDREW RONALD SAVAGE LICENSE No. 82408 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Andrew Savage
DN: c=US, o=BOHLER ENGINEERING FL LLC, ou=A01427D0000016 81909E76000005685, cn=Andrew Savage
Date: 2020.01.31 16:30:03 -05'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON 01/31/2020 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

All fixtures are full cutoff fixtures with the light source fully shielded to prevent glare.

WLS LIGHTING a WLS company
1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM
800-633-8711

TIRE KINGDOM DAVIE
DAVIE, FL

SHEET 3 OF 3
BY: J.P.
PM:KEN
SCALE: 1"=30'
DATE -5/13/19
WLS-11782

TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PLANNING REPORT

Project Type, Number and Name
Site Plan, SP19-179 Discount Tire

Application	
Petitioner/Representative	Halle Properties LLC/ Francis Dayao
Owner	Target Corporation
Project Planner	Matt Coyle
Date of Report	03/03/2020
Date of Public Participation	10/24/2019 and 11/07/2019
Date of Public Notification	N/A
Date of Board Review	~~03/17/2020~~ 05/27/202
Date of Town Council Review	~~04/01/2020~~ 06/10/202

Location/Site	
Folio/Identification Number	504133310010
Address (General Location)	5800 S University Drive
Nearest North/South Road	University Drive
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	1.04 acres
Existing Use	Parking lot
Future Land Use	Commercial
Zoning	Urban Commercial (UC)
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	102
Planning Area	10
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points

- The property is part of the Lakeside Town Shops on the corner of University Drive and Stirling Road. The Lakeside Town Shops is comprised of 9 parcels of land that are approximately 38.73 acres.
- Target and Lakeside Town Shops have an operation and easement agreement that includes a non-exclusive easement for the passage of vehicles over and across the driveway areas. The agreement requires that outparcels maintain adequate parking on

their respective properties.

- The property owner is proposing to create a new parcel that is approximately 1.04 acres in order to develop an 8,192 square foot building for minor vehicle repair use.
- The Development Review Committee (DRC) has reviewed the request and has no objections.
- The applicant has satisfied the public participation requirement.

History

1. Related Zoning Information:
   - *Rezoning* (ZB) 12-1-03 from Commerce Center (CC) to Urban Commercial (UC) Zoning District was approved by Town Council on 6/16/2004.
2. Previous Requests:
   - The *Wolf Family Plat* was approved by Town Council on 3/16/1999 (RE: R 99-91).
   - *Delegation* (DG) 12-2-03 was approved by Town Council on 5/19/2004 to restrict the property to 275,000 square feet of commercial use.
   - *Delegation* (DG) 3-1-04 was approved by Town Council on 6/16/2004 to amend non-vehicular access lines along the property's Stirling Road frontage.
   - *Land Use Plan Amendment* (LA) 3-10 was approved by Town Council on 7/7/2004, changing the property's land use from Commercial/Office to Commercial.
   - *Master Site Plan* (MSP) 2-1-04 was approved by Town Council on 8/4/2004 to develop up to 275,375 square feet of commercial retail on the property.
   - *Variance* (V) 6-2-04 was approved by Town Council on 8/4/2004 to reduce the landscape buffers along South University Drive and reduce the medians between double parking bays to zero feet on the property.
   - *Variance* (V) 6-3-04 was approved by Town Council on 8/4/2004 to allow four outparcels to diminish up to 44% of overall street frontage along South University Drive and Stirling Road.
   - *Site Plan* (SP) 11-2-04, Wachovia at Lakeside Town Shops, was approved by Town Council on 7/20/2005.
   - *Site Plan* (SP) 4-9-05, Steak & Shake, was approved by Town Council on 12/7/2005.
   - *Delegation* (DG) 14-311, Lakeside Town Shops, was approved by Town Council on 1/21/2015 to restrict the property to 290,000 square feet of commercial use.
   - *Developer Agreement* (DA) 15-036, Lakeside Town Shops, was approved by Town Council on 04/01/2015 to amend the recorded Covenants and Restrictions to allow an increase in the amount of allowable commercial building area on the property.
   - *Site Plan* (SP) 14-312, Lakeside Town Shops, was approved by Town Council on 04/01/2015 to facilitate the development of a +/-6,300-square-foot secondary inline retail center containing three tenants (including *Starbucks* and *Chipotle*).
   - *Variance* (V) 15-035, Lakeside Town Shops, was approved by Town Council on 04/01/2015 to allow the creation of an outparcel and installation of a second menu board.
3. Concurrent Requests:
   - *Variance* (V) 19-180, Lakeside Town Shops, to create an outparcel that is approximately 1.04 acres and zoned Urban Commercial (UC) (Town Code normally requires properties zoned UC to have a minimum lot size of 10 acres).
   - *Variance* (V) 19-182, Lakeside Town Shops, to reduce the required off-street parking

requirements as follows:

- From 1,162 spaces to 1,052 spaces for the Lakeside Town Shops;
- From 41 spaces to 31 spaces for Discount Tire property (Town Code normally requires 41 parking spaces).

Analysis

1. Site: The subject site is located just east of the Mobile gas station on the northeast corner of University Drive and Stirling Road. The site is relatively square and flat with site access from an internal driveway to the north. The site is surrounded by a gas station to the west, a parking lot to the north, a bank to the east and Stirling Road to the south.

2. Architecture: The architecture of the Discount Tire building reflects a contemporary design and is compatible with other buildings in the Lakeside Town Shops. The proposed one-story building will have earth-tone split face concrete block walls, aluminum storefront windows and doors and exterior insulation and finish systems (e.i.f.s) finishes.

3. Access: The site can be accessed through interior driveways inside Lakeside Town Shops via two entrances on University Drive or one entrance on Stirling Road. There is a non-exclusive easement for the passage of vehicles over and across the driveway areas in the Lakeside Town Shops to the proposed site.

4. Parking: A total of 110 existing parking spaces for the Lakeside Town Shops will be eliminated with the new development. The applicant has applied for a variance to reduce the off-street parking requirements from 1,162 spaces to 1,052 spaces for the Lakeside Town Shops. The Discount Tire parcel includes 29 standard parking spaces and two handicap parking spaces. The minimum parking requirement is 41 spaces. The applicant has applied for a variance to reduce the off-street parking requirements from 41 to 31 for the Discount Tire store.

5. Lighting: The photometric design for the site includes both LED wall mounted lighting along the building façade and LED pole mounted lighting in the parking lot. All the proposed lighting meets Town Code requirements including the night sky ordinance.

6. Signage: The plans include one ground mounted monument sign. The structure is compliant with code and the signage will be reviewed through a building permit.

7. Landscaping: The landscape plan indicates 36 out of the 46 existing trees will be preserved or relocated on site. The 10 trees that will be removed include 6 Pink Tabebulia and 4 Calophylllum. The applicant will be required to pay $15,187.50 into the tree preservation fund. The landscape plan design depicts 7 new trees, 2 new palms and 4527 shrubs and groundcover plants.

8. Drainage: The proposed drainage design includes new catch basins and ex-filtration trenches under parking aisles. The drainage system would be connected to the central

drainage system for the Lakeside Town Shops.

9. Compatibility: The proposed building and minor vehicle repair use are consistent with the overall commercial retail development.

Recommendations

Staff finds the application complete and suitable for further review. Staff proposes the following recommendations:

1. Prior to the subdivision of the subject parcel or issuance of a certificate of occupancy for the Discount Tire building, the applicant shall provide the Town a copy of such easements or other agreements as may be necessary to demonstrate compliance with Sec. 12-361. The easements and other required agreements shall be in a form acceptable to the Town Attorney.

Attachments

1. Petitioner Documentation
2. Related Maps
3. Public Participation

H & T CONSULTANTS, INC.
Civil Engineering – Land Development
9310 Old Kings Road S, Suite 1001
Jacksonville, FL 32257
(904) 419-1001 Phone ● (904) 419-1004 Fax

April 25, 2019

Mr. David Abramson
Deputy Manager
Town of Davie
Planning & Zoning Division
6591 Orange Drive
Davie, Florida 33314-3399

RE: Discount Tire Store – Scope of Work Letter
Site Plan Application

As required by the Town of Davie and on behalf of Halle Properties, LLC, H & T Consultants, Inc. is providing this scope of work letter as part of the site plan application for the proposed Discount Tire Store that will be located at 5800 S University Drive within the existing Target tract. The scope of work is as follows:

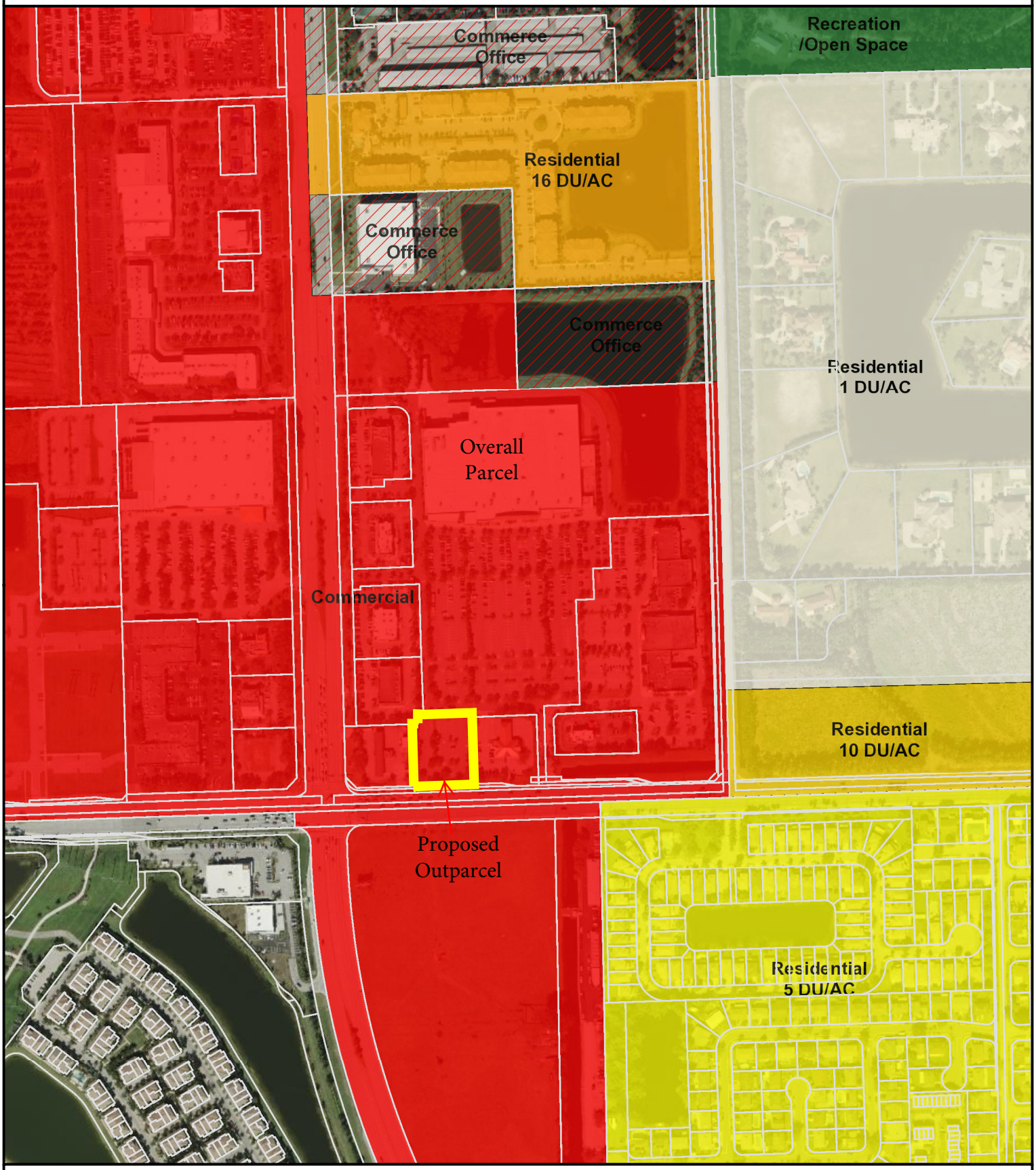
1. Demolition of existing pavement, parking islands and selected trees.
2. Removal of existing sidewalk leading to the adjacent Wells Fargo Bank east of the project site.
3. Modification of existing drainage system to include removal of existing drainage inlets and exfiltration trenches, construction of new drainage inlets, exfiltration trenches and stormwater pipes.
4. New Water main connection for domestic and irrigation use and installation of a new fire main for the building's fire sprinkler system.
5. Grading and fill to meet design elevations.
6. Construction of new commercial building.
7. Construction of new dumpster enclosure.
8. Construction of new sidewalks.
9. Construction of new drive aisles, parking and landscaping.
10. Construction of irrigation system.
11. Pavement markings to include installation of traffic signs, striping for parking stalls, ADA parking.
12. Landscaping to include removal of existing trees, relocation of existing trees, planting and other miscellaneous work.

We sincerely hope you find this scope of work letter acceptable. If there is anything else you need, please don't hesitate to let us know.

Thank you,

Francis Dayao, P.E.
Project Engineer

Land Use Map

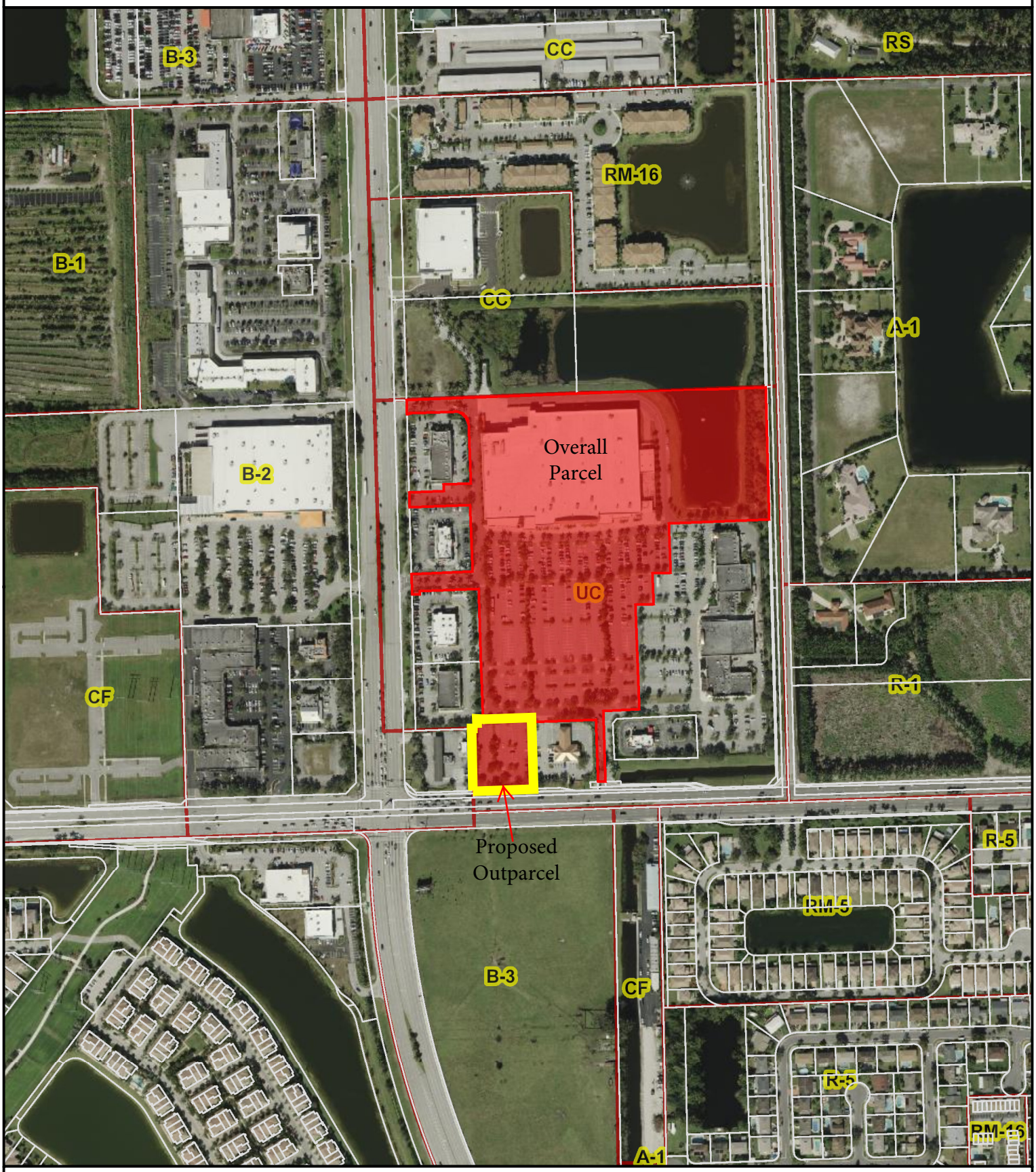


2/27/2020, 3:35:46 PM

GIS MAP DISCLAIMER
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

Zoning Map



2/27/2020, 3:31:27 PM

GIS MAP DISCLAIMER
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km

TOWN OF DAVIE
PLANNING & ZONING DIVISION
6591 ORANGE DRIVE • DAVIE, FLORIDA 33314-3399
Phone: 954.797.1103 • www.davie-fl.gov

PUBLIC PARTICIPATION PLAN

FOR PLANNING & ZONING OFFICE USE ONLY

Project Name	**Project Number(s)**
Discount Tire	SP19-179

Project Location (parcel identification numbers)

5	0	4	1	3	3	3	1	0	0	1	0		5		4									
5		4											5		4									

Project Address

5800 S University Drive

Project Description (scope of work)

The request is to allow the development of a new one-story minor vehicle repair building that is approximately 8,192 square feet.

Basis for Requirement (check one)	
✓	Site Plan, Special Permit, Rezoning or Land Use Plan Amendment
	Plat or Plat-related Amendment (involving a substantial development entitlement not accompanied by a site plan)

Required Notifications (check all that apply)			
✓	Property Owners within 1,000 ft.	X	Town Council
✓	Addresses within 1,000 ft.	X	Town Administration
	Broward County Administrator	X	Sunshine Board
✓	Adjacent Municipalities: Cooper City	X	Town of Davie Parks and Recreation Director
✓	Affected Governmental Entities: BC / FDOT / CBWCD	✓	Affected Homeowner's Associations (HOA): Silverado / Cascada / Monterra
	Other:		

Meeting Dates/Times (i.e., weekdays Monday-Thursday with a start between 5:30-7:00PM, no public holidays, meetings shall be scheduled at least 5 business days apart)		**Meeting Locations** (i.e., a location within close proximity to the project, use of a public facility is suggested)
First Meeting	Thur Oct 24th, 7-8 PM	Pine Island Multipurpose Center- Oak Room
Second Meeting	Thur Nov 7th, 7-8 PM	Pine Island Multipurpose Center- Oak Room

**The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.*

Deadline for Staff Approval of Notice (refer to attachments)	**Mailing Deadline** (staff to mail notice 14-days prior to first meeting)

Public Participation to Include	
✓	Sign-in Sheets
✓	Correspondences received by the Applicant
✓	Report including the actions necessary to address public comments (refer to attachments)

PUBLIC PARTICIPATION MEETING NOTICE

Date: October 3, 2019

Re: Public Participation Meeting Notice for: Discount Tire
Project Number: SP19-179

To Whom It May Concern:

This letter is to invite you to public participation meetings that relate to a proposed Discount Tire development which is generally located on the north side of Stirling Road, 250 feet east of the intersection of University Drive and Stirling Road (Folio 504133310010).

The request is to allow the development of a new one-story minor vehicle repair building that is approximately 8,192 square feet.

Per the Town of Davie Code of Ordinances, the applicant of this project is required to hold two public participation meetings. Please refer to the scheduled meetings below.

First Public Participation Meeting	**Second Public Participation Meeting**
Date: Thursday, October 24, 2019 Time: 7:00-8:00 PM Location: Pine Island Multipurpose Center Oak Room, 3801 South Pine Island Road Davie FL 33328	Date: Thursday, November 7, 2019 Time: 7:00-8:00 PM Location: Pine Island Multipurpose Center Oak Room, 3801 South Pine Island Road Davie FL 33328

If you wish to submit written comments or review plans concerning this project, should be sent to:

Francis Dayao
H&T Consultants Inc.
904-419-1001
Francisdayao@bellsouth.net

Attachments: Project Location Map

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

Mailout Map

10/3/2019, 10:06:38 AM

GIS MAP DISCLAIMER
The information on this map is for graphical purposes only. It does not represent a legal survey and has not been prepared or is it suitable for legal, engineering, or surveying purposes. While every effort has been made to ensure that these data are accurate and reliable the Town of Davie cannot assume liability for any damages caused by any errors or omissions in the data.

0 0.075 0.15 0.3 mi
0 0.1 0.2 0.4 km

SIGN IN SHEET

Project Name	Meeting Date
DISCOUNT TIRE	10/24/19

Name	Address	Phone	Email
FRANCIS DAMAO	H&T	904 419 1001	
MARK WALTERS	DISCOUNT TIRE	480-606-6000	

PUBLIC PARTICIPATION REPORT

The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.

Project Name	**Meeting Date**
Discount Tire - Davie FL	October 24. 2019

Summary of Public Participation Meetings (include the actions necessary to address all public comments)

No one from the public attended the meeting. Only people that attended were Francis Dayao with H&T Consultants and Mark Walters with Discount Tire. The Multi-Purpose Center Receptionist can confirm this if needed.

Acknowledgements	
Printed Name of Applicant: Francis Dayao	Date: 10-25-2019
Signature of Applicant:	

SIGN IN SHEET

Project Name	Meeting Date
Discount Tire - Davie FL	11/7/19

Name	Address	Phone	Email
FRANCIS DAYAO	9310 OLD KINGS RD. JAX FL	(904) 419-1001	HRT CONSULTANTS
MARK WATERS	290 E MAIN ST #103N CANTON, GA 30114	317-385-6962	MARK.WATERS@DISCOUNTTIRE.com

PUBLIC PARTICIPATION REPORT

The public participation meetings must occur no more than one (1) year prior to a Town Council meeting.

Project Name	**Meeting Date**
Discount Tire - Davie FL	November 7. 2019

Summary of Public Participation Meetings (include the actions necessary to address all public comments)

Nobody from the public attended the meeting. Only people that attended were Francis Dayao with H&T Consultants and Mark Walters with Discount Tire. The Multi-Purpose Center Receptionist can confirm this if needed.

Acknowledgements

Printed Name of Applicant: Francis Dayao	Date: 11-7-2019
Signature of Applicant:	

NAME_LINE_1	MAILING_ADDRESS_1	MAILING_ADDRESS_2	MAILING_CITY	MAILING_S	MAILING_ZIP
ZAIDI,TAYYAB EST	1001 NW NORTH RIVER DRIVE		MIAMI	FL	33136
EXOTIC ACRES HOA INC	11011 SHERIDAN ST #208		COOPER CITY	FL	33026
UPADHYAYA,NARENDRA R &	11067 GARDEN RIDGE CT		DAVIE	FL	33328
HILL,LAWRENCE	1120 HOLLYWOOD BLVD		HOLLYWOOD	FL	33019
SILVERADO OWNERS ASSOCIATION	1145 SAWGRASS CORP PKWY		SUNRISE	FL	33323
BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP		FORT LAUDERDALE	FL	33301
CASCADA HOMEOWNERS ASSN INC	11784 W SAMPLE RD #103		CORAL SPRINGS	FL	33065
BD UNIVERSITY LLC	13001 ZAMBRANA ST		CORAL GABLES	FL	33156
UNIVERSITY PARK HOLDINGS LLC	151 N NOB HILL RD STE 290		PLANTATION	FL	33324
UNIVERSITY CREEK ASSOC I LTD	1645 SE 3 COURT SUITE 200		DEERFIELD BEACH	FL	33441
DAVIE SQUARE LLC	1645 SE 3 CT #200		DEERFIELD BEACH	FL	33441
DAVIE SQUARE OUTPARCEL LLC	1645 SE 3 CT STE 200		DEERFIELD BEACH	FL	33441
CFT DEVELOPMENTS LLC	1683 WALNUT GROVE AVE		ROSEMEAD	CA	91770
2017-1 IH BORROWER LP	1717 MAIN ST #2000		DALLAS	TX	75201
IH3 PROPERTY FLORIDA LP	1717 MAIN ST #2000		DALLAS	TX	75201
7-ELEVEN INC	1722 ROUTH ST STE 1000		DALLAS	TX	75201
MASSRE,MURRAY E & YVETTE	1738 E 4 ST APT 2		BROOKLYN	NY	11223
CC BROWARD PROPERTY V LLC	2020 SALZEDO ST		CORAL GABLES	FL	33134
MIAMI CITY SELF STORAGE	2801 SW 31 AVE STE 2-B		MIAMI	FL	33133
RAFT CAPITAL CORP	3074 LAKEWOOD CIR		WESTON	FL	33332
CHOY,JENNIFER M	3303 CHICA CIR		MELBOURNE	FL	32904
RG STIRLING LLC	3325 S UNIVERSITY DR STE 210		DAVIE	FL	33328
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD		FORT LAUDERDALE	FL	33309
WALDREP ENTERPRISES LLLP	3707 NW 110 AVE		OCALA	FL	34482
WALDREP ENTERPRISES LLLP	3707 NW 110 AVE		OCALA	FL	34482
LEROY,NATHALIE	3861 SW 31 ST		WEST PARK	FL	33023
BARI,MOHAMMED A H/E	3930 NW 79 WAY		HOLLYWOOD	FL	33024
Current Occupant	3930 NW 79 WAY		DAVIE	FL	33024
JRX REAL ESTATE LLC	3986 NW 52 PL		BOCA RATON	FL	33496
Current Occupant	4001 W SILVERADO CIR		DAVIE	FL	33024
ABREU,LUIS A & EDNA M	4021 W SILVERADO CIR		DAVIE	FL	33024
Current Occupant	4041 W SILVERADO CIR		DAVIE	FL	33024
ALAM,MOHAMMAD & RAHEJA	4060 W SILVERADO CIR		DAVIE	FL	33024
Current Occupant	4061 W SILVERADO CIR		DAVIE	FL	33024
DUAME,PAUL EDWARD & MIRIAM R	4080 W SILVERADO CIR		DAVIE	FL	33024
PETROSIUS,DARIUS	4081 W SILVERADO CIR		DAVIE	FL	33024
CARBEE,DENNIS P & MICHELLE L	4100 W SILVERADO CIR		DAVIE	FL	33024

NGUYEN,QUINN	4101 W SILVERADO CIR		DAVIE	FL	33024
COSME,BARBARA ANN C	4120 W SILVERADO CIR		DAVIE	FL	33024
COSME,KAREN & LAURENCE	4121 W SILVERADO CIR		DAVIE	FL	33024
KOLONIAS,JOANNE	4141 W SILVERADO CIR		DAVIE	FL	33024
DANYLYSHYN,WOLODYMYR	4161 W SILVERADO CIR		DAVIE	FL	33024
KAUR,DHOOP	4181 W SILVERADO CIR		DAVIE	FL	33024
MONTERRA COMMUNITY	5385 N NOB HILL RD		FORT LAUDERDALE	FL	33351
CONTENTUS DAVIE LLC	5500 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1108	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1205	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1204	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1203	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1206	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1303	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1107	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1305	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1208	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1201	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1103	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1102	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1306	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1207	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1304	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1106	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1105	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1202	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1101	DAVIE	FL	33328
Current Occupant	5510 S UNIVERSITY DR	UNIT 1104	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2304	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2306	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2305	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2108	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2303	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2106	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2302	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2201	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2104	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2105	DAVIE	FL	33328

Current Occupant	5520 S UNIVERSITY DR	UNIT 2103	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2208	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2203	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2107	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2307	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2102	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2204	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2205	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2207	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2308	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2202	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2206	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2301	DAVIE	FL	33328
Current Occupant	5520 S UNIVERSITY DR	UNIT 2101	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3305	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3210	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3303	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3212	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3306	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3304	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3301	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3302	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3211	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3209	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3102	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3103	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3311	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3307	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3309	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3101	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3310	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3104	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3308	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3107	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3105	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3201	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3202	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3109	DAVIE	FL	33328

Current Occupant	5530 S UNIVERSITY DR	UNIT 3106	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3312	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3108	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3110	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3206	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3111	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3204	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3208	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3207	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3205	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3203	DAVIE	FL	33328
Current Occupant	5530 S UNIVERSITY DR	UNIT 3112	DAVIE	FL	33328
Current Occupant	5535 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8207	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8205	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8209	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8210	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8206	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8208	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8306	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8212	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8308	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	BLD 8	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8304	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8305	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8307	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8211	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8303	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8101	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8106	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8104	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8102	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8105	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8309	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8310	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8103	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8108	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8110	DAVIE	FL	33328

Current Occupant	5540 S UNIVERSITY DR	UNIT 8111	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8203	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8201	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8107	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8112	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8109	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8202	DAVIE	FL	33328
Current Occupant	5540 S UNIVERSITY DR	UNIT 8204	DAVIE	FL	33328
Current Occupant	5543 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7201	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7104	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7106	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7312	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7310	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7108	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7105	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7107	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7311	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7111	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7203	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7109	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7205	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7112	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7202	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7110	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7204	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7206	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7302	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7210	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7304	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7208	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7207	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7211	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7301	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7209	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7303	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	BLD 7	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7309	DAVIE	FL	33328

Current Occupant	5550 S UNIVERSITY DR	UNIT 7102	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7306	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7103	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7101	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7308	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7305	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7307	DAVIE	FL	33328
Current Occupant	5550 S UNIVERSITY DR	UNIT 7212	DAVIE	FL	33328
Current Occupant	5551 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5555 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5559 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4101	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4103	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4310	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4307	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4105	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4309	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4102	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4311	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4308	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4104	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4202	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4110	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4312	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4107	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4201	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4203	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4109	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4108	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4106	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4301	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4112	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4206	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4208	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4204	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4111	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4205	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4207	DAVIE	FL	33328

Current Occupant	5560 S UNIVERSITY DR	UNIT 4211	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4209	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	BLD 4	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4303	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4305	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4210	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4302	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4212	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4306	DAVIE	FL	33328
Current Occupant	5560 S UNIVERSITY DR	UNIT 4304	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5306	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5304	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5108	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5305	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5303	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5106	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5302	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5104	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5201	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5103	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5105	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5208	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5203	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5107	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5307	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5204	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5102	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5207	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5308	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5205	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5202	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5206	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5301	DAVIE	FL	33328
Current Occupant	5570 S UNIVERSITY DR	UNIT 5101	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6107	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6208	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6106	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6102	DAVIE	FL	33328

Current Occupant	5580 S UNIVERSITY DR	UNIT 6105	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6307	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6206	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6203	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6205	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6207	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6204	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6202	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6304	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6308	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6101	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6303	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6305	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6301	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6108	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6201	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6104	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6302	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6306	DAVIE	FL	33328
Current Occupant	5580 S UNIVERSITY DR	UNIT 6103	DAVIE	FL	33328
Current Occupant	5585 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5595 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5599 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5600 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5601 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5605 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5609 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5615 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5619 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5625 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5631 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5635 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5645 S UNIVERSITY DR		DAVIE	FL	33328
TOIBA,RUTH	5650 PEPPERTREE CIR W		DAVIE	FL	33314
Current Occupant	5655 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5665 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5669 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5675 S UNIVERSITY DR		DAVIE	FL	33328

Current Occupant	5679 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5685 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5689 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5695 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5699 S UNIVERSITY DR		DAVIE	FL	33328
LAIK,MARCEL	5700 PEPPERTREE CIR W		DAVIE	FL	33314
Current Occupant	5705 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5709 S UNIVERSITY DR		DAVIE	FL	33328
DICKSTEIN,ITZHAK & MEIRAV	5711 PEPPERTREE LN		DAVIE	FL	33314
Current Occupant	5715 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5719 S UNIVERSITY DR		DAVIE	FL	33328
HYLTON,JOHN B	5721 PEPPERTREE LN		DAVIE	FL	33314
Current Occupant	5725 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5735 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5739 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5745 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5749 S UNIVERSITY DR		DAVIE	FL	33328
LIUGET,COREY	5750 PEPPERTREEE CIR W		DAVIE	FL	33314
Current Occupant	5755 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5759 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5765 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5769 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5775 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5779 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5780 S UNIVERSITY DR	UNIT 107	DAVIE	FL	33328
Current Occupant	5780 S UNIVERSITY DR	UNIT 101	DAVIE	FL	33328
Current Occupant	5780 S UNIVERSITY DR	UNIT 105	DAVIE	FL	33328
Current Occupant	5780 S UNIVERSITY DR	UNIT 102	DAVIE	FL	33328
Current Occupant	5780 S UNIVERSITY DR	UNIT 103	DAVIE	FL	33328
Current Occupant	5780 S UNIVERSITY DR	UNIT 106	DAVIE	FL	33328
Current Occupant	5780 S UNIVERSITY DR	UNIT 104	DAVIE	FL	33328
Current Occupant	5785 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5789 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5790 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5791 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5795 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5796 S UNIVERSITY DR	UNIT 101	DAVIE	FL	33328
Current Occupant	5796 S UNIVERSITY DR	UNIT 102	DAVIE	FL	33328

Current Occupant	5796 S UNIVERSITY DR	UNIT 103	DAVIE	FL	33328
STAMPLER,HARRY H/E	5800 PEPPERTREE CIR W		DAVIE	FL	33314
Current Occupant	5800 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5801 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 110	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 101	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 116	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 121	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 127	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 113	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 107	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 104	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 124	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 108	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 105	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 125	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 119	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 102	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 122	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 128	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 120	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 114	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 103	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 123	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 117	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 111	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 118	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 112	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 129	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 115	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 109	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 106	DAVIE	FL	33328
Current Occupant	5810 S UNIVERSITY DR	UNIT 126	DAVIE	FL	33328
Current Occupant	5820 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5830 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5840 S UNIVERSITY DR	UNIT 104	DAVIE	FL	33328
Current Occupant	5840 S UNIVERSITY DR	UNIT 101	DAVIE	FL	33328
Current Occupant	5840 S UNIVERSITY DR	UNIT 106	DAVIE	FL	33328

Current Occupant	5840 S UNIVERSITY DR	UNIT 102	DAVIE	FL	33328
Current Occupant	5840 S UNIVERSITY DR	UNIT 107	DAVIE	FL	33328
Current Occupant	5840 S UNIVERSITY DR	UNIT 108	DAVIE	FL	33328
Current Occupant	5840 S UNIVERSITY DR	UNIT 103	DAVIE	FL	33328
Current Occupant	5840 S UNIVERSITY DR	UNIT 105	DAVIE	FL	33328
VILARINO,ANTONIO &	5870 SW 76 AVE		DAVIE	FL	33328
Current Occupant	5890 SW 76 AVE		DAVIE	FL	33328
Current Occupant	5901 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5905 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5907 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5909 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5911 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5913 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5915 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5917 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5919 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5921 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5923 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5925 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5927 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5929 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5931 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5933 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5935 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5937 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5939 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5941 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5943 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5945 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5947 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5949 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5951 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5953 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5955 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5957 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5959 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5961 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5963 S UNIVERSITY DR		DAVIE	FL	33328

Current Occupant	5965 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5967 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5969 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5971 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5973 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5975 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5977 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5979 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5981 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5983 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5985 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5989 S UNIVERSITY DR		DAVIE	FL	33328
Current Occupant	5990 S UNIVERSITY DR		DAVIE	FL	33328
VILARINO,ANTONIO & NILDA	6015 GARFIELD ST		HOLLYWOOD	FL	33024
SIDDIQUI,FAIZA	7351 PEPPERTREE CIR S		DAVIE	FL	33314
BOWE,DWAYNE LORENZO	7401 PEPPERTREE CIR S		DAVIE	FL	33314
GABBAI,VICTOR H/E	7451 PEPPERTREE CIR S		DAVIE	FL	33314
RUS,ION & MARY	7500 PEPPERTREE CIR N		DAVIE	FL	33314
GOMEZ,KIMBERLY & THOMAS	7871 N SILVERADO CIR		DAVIE	FL	33024
VILLANUEVA,SAUD H/E &	7877 N SILVERADO CIR		DAVIE	FL	33024
RASHID,ABDOOL H/E	7878 N SILVERADO CIR		DAVIE	FL	33024
ZIA,MUHAMMAD USMAN	7883 N SILVERADO CIR		DAVIE	FL	33024
LANNEAU,PETER MICHEL	7884 N SILVERADO CIR		DAVIE	FL	33024
NEW LIFE ASSEMBLY OF GOD OF	7885 PINES BLVD		HOLLYWOOD	FL	33024
THAUREAUX,DORIS	7889 N SILVERADO CIR		DAVIE	FL	33024
Current Occupant	7890 N SILVERADO CIR		DAVIE	FL	33024
SALEHJEE,MUHAMMAD ALI	7895 N SILVERADO CIR		DAVIE	FL	33024
PERKINS,CAMERON L	7896 N SILVERADO CIR		DAVIE	FL	33024
SPECTOR,EVAN IAN	7901 N SILVERADO CIR		DAVIE	FL	33024
ROMAN,MONICA	7902 N SILVERADO CIR		DAVIE	FL	33024
O'BRIEN,ANTHONY H/E	7905 NW 40 ST		DAVIE	FL	33024
PARENTEAU,STEPHANE &	7907 N SILVERADO CIR		DAVIE	FL	33024
ZARACHA,MARCOS H/E	7908 N SILVERADO CIR		DAVIE	FL	33024
SINGH-PERSAUD,VERONICA	7909 NW 40 ST		DAVIE	FL	33024
GONZALEZ,RICARDO & NOELVY	7909 S SILVERADO CIR		DAVIE	FL	33024
TOLEDO,IVETTE N LE	7913 N SILVERADO CIR		DAVIE	FL	33024
FOWLER,WINFORD ALLEN	7913 NW 40 ST		DAVIE	FL	33024
HO,KHAN XUAN	7914 N SILVERADO CIR		DAVIE	FL	33024

MATHEW,MARY & BABU	7915 S SILVERADO CIR		DAVIE	FL	33024
ONG,SAI HAI H/E	7919 N SILVERADO CIR		DAVIE	FL	33024
DAVIS,WINSTON L & ARMAN Q H/E	7920 N SILVERADO CIR		DAVIE	FL	33024
Current Occupant	7921 S SILVERADO CIR		DAVIE	FL	33024
BUDHNA,JAGDISH & LILLOWATIE	7926 N SILVERADO CIR		DAVIE	FL	33024
Current Occupant	7927 S SILVERADO CIR		DAVIE	FL	33024
LAMB,TRINESE	7932 N SILVERADO CIR		DAVIE	FL	33024
HUBSCH,MATTHIAS	7933 S SILVERADO CIR		DAVIE	FL	33024
VUONG,TU HONG & LINDA	7938 N SILVERADO CIR		DAVIE	FL	33024
COLE,KERRYANN H/E	7939 S SILVERADO CIR		DAVIE	FL	33024
RIGAUD,JULIETTE & RONY	7944 N SILVERADO CIR		DAVIE	FL	33024
RAGAN,LISA	7945 S SILVERADO CIR		DAVIE	FL	33024
SCHUCKERS,DANIEL RICHARD	7950 N SILVERADO CIR		DAVIE	FL	33024
PHAN,HONG THI H/E	7951 S SILVERADO CIR		DAVIE	FL	33024
GALAN,GERARDO C & MARIA D G	7956 N SILVERADO CIR		DAVIE	FL	33024
CORRENTI,ALISON	7957 S SILVERADO CIR		DAVIE	FL	33024
Current Occupant	7961 N SILVERADO CIR		DAVIE	FL	33024
KARL,THOMAS A	7962 N SILVERADO CIR		DAVIE	FL	33024
CHANG,YU TING & WEN HUEI	7963 S SILVERADO CIR		DAVIE	FL	33024
MAMOOD,MOHAMED S	7967 N SILVERADO CIR		HOLLYWOOD	FL	33024
CENTRAL BROWARD WATER CONTROL	8020 STIRLING ROAD		HOLLYWOOD	FL	33024
SHORTYS II INC	9150 SW 87 AVE STE 205		MIAMI	FL	33176
DAVIE REALTY ACQUISITION INC	941 CLINT MOORE RD STE A		BOCA RATON	FL	33487
HOME DEPOT U S A INC	PO BOX 105465		ATLANTA	GA	30348
BULLOCK,STEVE	PO BOX 172934		MIAMI	FL	33017
STORAGE TRUST PROPERTIES LP	PO BOX 25025 DEPT-PT-FL 28092		GLENDALE	CA	91221
WACHOVIA BANK NA	PO BOX 2609		CARLSBAD	CA	92018
PUBLIC LAND	PO BOX 290910		COOPER CITY	FL	33329
WISH WASH 7 LLC	PO BOX 44229		ATLANTA	GA	30336
ALDI FLORIDA LLC	PO BOX 460049 DEPT 501		HOUSTON	TX	77056
STEAK N SHAKE OPERATIONS INC	PO BOX 460169		HOUSTON	TX	77056
LAKESIDE TOWN SHOPS (E&A) LLC	PO BOX 528		COLUMBIA	SC	29202
TARGET CORPORATION	PO BOX 9456		MINNEAPOLIS	MN	55440

SITE DEVELOPMENT PLANS FOR :

DISCOUNT TIRE

PROJECT:

DISCOUNT TIRE STORE–FLS 11791
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A SOUTHWESTERLY CORNER OF SAID TRACT "A"; ALSO BEING THE SOUTHEAST CORNER OF PARCEL "A" OF UNIVERSITY PEGASUS PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE RUN N01°55'39"W, ALONG THE WEST LINE OF SAID TRACT "A" AND EAST LINE OF SAID PARCEL "A", A DISTANCE OF 203.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE N87°28'37"E A DISTANCE OF 17.57 FEET; THENCE N02°31'23"W A DISTANCE OF 29.70 FEET; THENCE N87°28'38"E A DISTANCE OF 178.51 FEET; THENCE S02°13'04"E, A DISTANCE OF 233.74 FEET TO THE NORTH RIGHT OF WAY LINE OF STIRLING ROAD (STATE ROAD 848), AND THE SOUTH LINE OF SAID TRACT "A"; THENCE RUN S87°46'51"W, ALONG SAID NORTH RIGHT OF WAY LINE OF STIRLING ROAD (STATE ROAD 848) AND SAID SOUTH LINE OF TRACT "A", A DISTANCE OF 196.95 FEET TO THE POINT OF BEGINNING.

TYPE OF USE PER TOWN OF DAVIE: MINOR VEHICLE REPAIR

LEVEL OF DEVELOPMENT APPROVED BY BROWARD COUNTY: THERE IS AN EXISTING APPROVED PLAT FOR THE TARGET DEVELOPMENT WITH A PLAT NOTE THAT WILL BE AMENDED TO INCLUDE A TIRE RETAIL STORE FOR THE PROPOSED DISCOUNT TIRE STORE.

UTILITIES:

TOWN OF DAVIE
UTILITIES – WATER AND SEWER
7351 SW 30TH STREET
DAVIE, FL 33314

FLORIDA POWER & LIGHT (GULFSTREAM SERVICE CENTER)
4000 DAVID ROAD EXTENSION
HOLLYWOOD, FL 33024

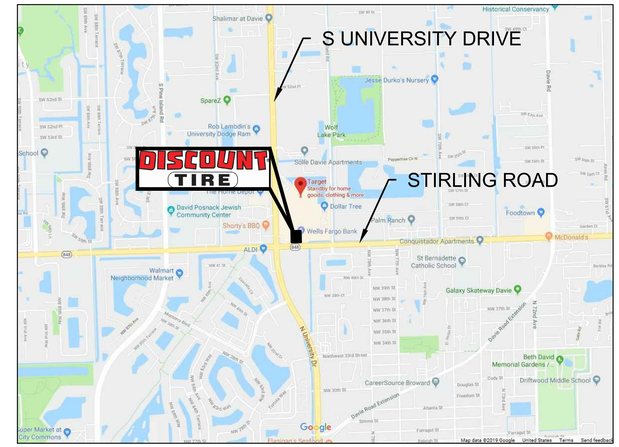
DEVELOPER:
HALLE PROPERTIES, LLC
ADDRESS: 20225 N. SCOTTSDALE RD.,
SCOTTSDALE AZ 85225
CONTACT NAME & PHONE:
SCOTT FOURNIER, V.P. REAL ESTATE DEV.
PH. NO. :(480) 606–7059

ARCHITECT:
Ei DESIGN.
1260 CORONA POINT COURT, SUITE 301
CORONA, CA 92879
CONTACT: NOEL ANASCO, PROJECT MANAGER
PHONE: (951) 251–0136

CIVIL ENGINEER:
H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
STANLEY HILL, PE
PH NO: 904–419–1001
FAX: 904–419–1004

LANDSCAPE ARCHITECT:
A & K LAND PLANNING & DESIGN, INC.
2621 SUNRISE RIDGE LANE,
JACKSONVILLE, FLORIDA 32211
KRIS REED, RLA
PH. NO: (904)476–9692

SURVEYOR:
ROBERT C. JOHNSON PSM
ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1140
CASSELBERRY, FL 32708
PH: (407)677–0200



LOCATION MAP
N.T.S.

INDEX OF DRAWINGS

SHEETS

CIVIL PLANS*
CIVIL 000 COVER SHEET
CIVIL 001 SITE PLAN
CIVIL 002 PRELIMINARY DEMOLITION PLAN
CIVIL 003 PRELIMINARY UTILITIES PLAN
CIVIL 004 PRELIMINARY GRADING AND DRAINAGE PLAN
CIVIL 005 DETAIL DRAWINGS – UTILITIES
CIVIL 006 DETAIL DRAWINGS – DRAINAGE
CIVIL 007 FIRE TRUCK MANEUVERING PLAN

SURVEY
SURVEY 001 PROPOSED DISCOUNT TIRE LOT
SURVEY 002 OVERALL SURVEY

LANDSCAPE PLANS*
LAND 001 TREE PROTECTION AND REMOVAL PLAN
LAND 002 ARBORIST REPORT
LAND 003 LANDSCAPE AREAS AND DIMENSIONS PLAN
LAND 004 BUFFER CROSS SECTIONS
LAND 005 LANDSCAPE PLAN
LAND 006 ROOT BARRIER DETAILS
LAND 007 LANDSCAPE DETAILS

ARCHITECTURAL PLANS
ARCH 001 FLOOR PLAN
ARCH 002 CONCEPTUAL BUILDING ELEVATIONS
ARCH 003 CONCEPTUAL BUILDING ELEVATIONS

ELECTRICAL PLANS*
ES1.0 PHOTOMETRIC PLAN

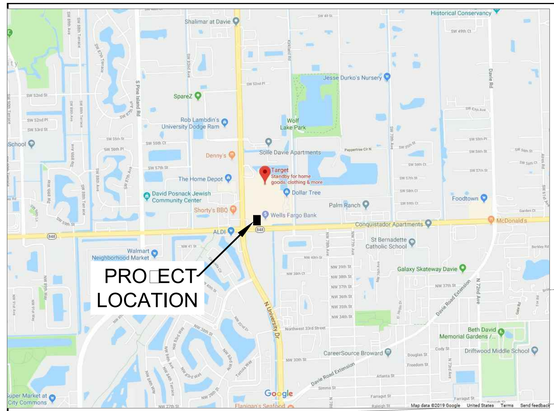
* DETAILED DRAWINGS WILL BE SUBMITTED AS PART OF THE ENGINEERING PERMIT APPLICATION

PREPARED BY:

H & T CONSULTANTS, INC.
PLANNING - ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
TELEPHONE (904) 419-1001 FAX (904) 419-1004

811
Know what's below
Call before you dig

DRC SUBMITTAL: AUG 2019



VICINITY MAP

NOT TO SCALE

OVERALL MAP

NOT TO SCALE

NOTES:

□. IRRIGATION DESIGN SHALL USE THE LOWEST □UALITY WATER FEASIBLE. EXISTING IRRIGATION SYSTEM ON THE SUBJECT SITE IS TO BE DISCONNECTED FROM EXISTING TARGET IRRIGATION SYSTEM. THE TARGET SITE IRRIGATION SYSTEM SHALL BE IMMEDIATELY RESTORED TO BE FULLY FUNCTIONAL SO AS TO AVOID A LACK OF WATER TO THE TARGET PROPERTY LANDSCAPE. CONTRACTOR IS TO COORDINATE WITH TARGET STORE TEAM TO ENSURE THAT TARGET IRRIGATION SYSTEM IS FULLY FUNCTIONAL AFTER DISCONNECTION IS COMPLETE.

2. EXISTING LIGHT POLES ON THE SUBJECT SITE ARE TO BE DISCONNECTED FROM THE EXISTING TARGET LIGHTING SYSTEM. THE TARGET SITE LIGHTING SHALL BE IMMEDIATELY RESTORED TO BE FULLY FUNCTIONAL SO AS TO AVOID ANY NON-LIGHTED CONDITIONS. CONTRACTOR IS TO COORDINATE WITH TARGET STORE TEAM TO ENSURE THAT TARGET LIGHTING SYSTEMS ARE FULLY FUNCTIONAL AFTER DISCONNECTION IS COMPLETE. E□ISTING ELECTRICAL LINES TO POWER POLES SHALL BE DISCONNECTED. E□ISTING LIGHT POLES MAY BE RELOCATED TO A DIFFERENT LOCATION SELECTED BY TARGET TO ENSURE E□ISTING LIGHTING IN THE AREA IS NOT REDUCED.

□. ALL E□ISTING DRAINAGE INLETS WITHIN THE SITE TO BE REMOVED. A NEW DRAINAGE SYSTEM WILL BE CONSTRUCTED AND SHALL CONNECT TO TARGET CORPORATIONS E□ISTING STORMWATER SYSTEM. E□ISTING DRAINAGE EASEMENTS WITHIN SITE SHALL BE AMENDED TO SHOW NEW EASEMENTS FOR NEW DRAINAGE SYSTEM.

□. CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.

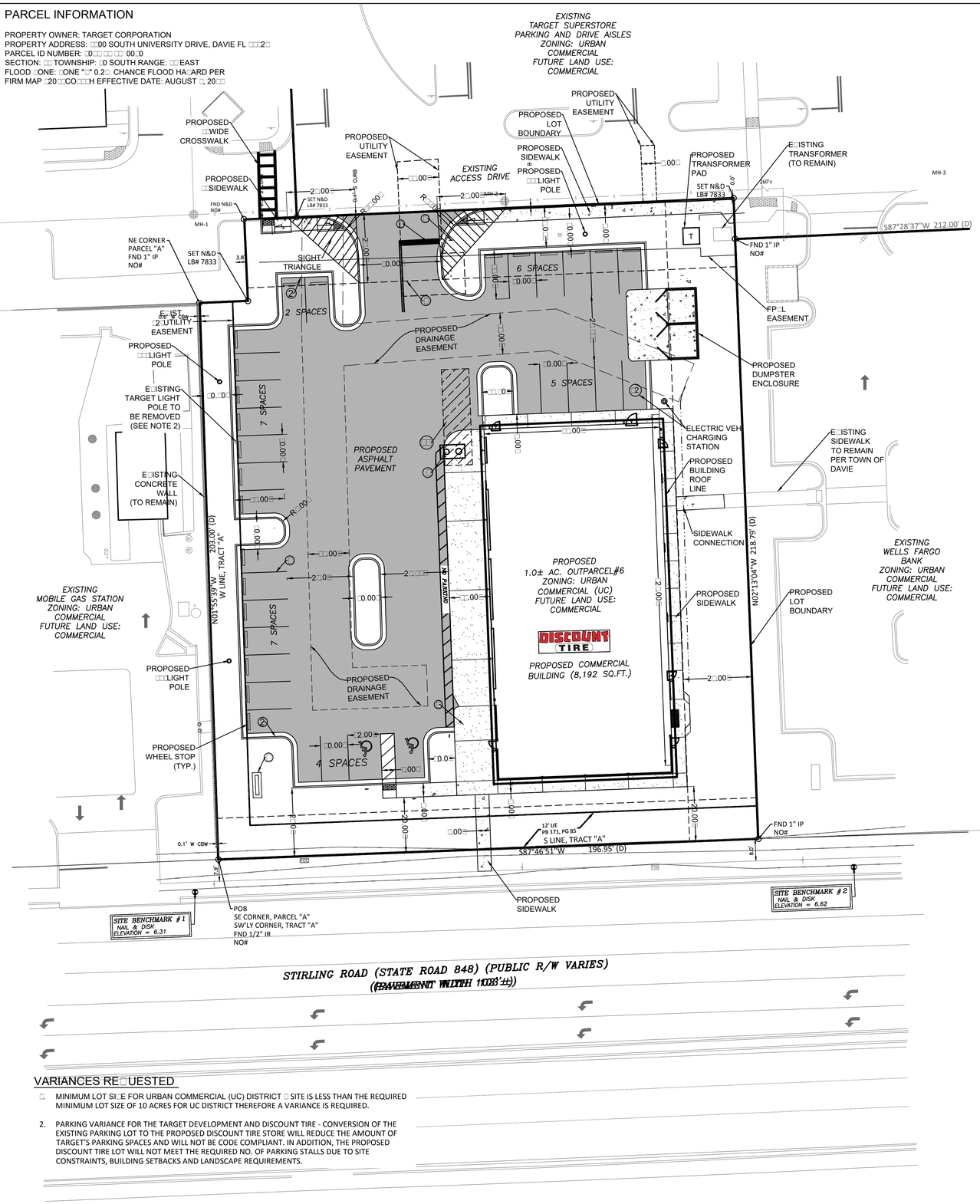
□. THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.

□. WHEN TAPPING INTO EXISTING UTILITIES, EXCAVATING AND TRENCHING ON TARGET PROPERTY THIS SHALL OCCUR NO EARLIER THAN 1 HOUR AFTER THE TARGET STORE HAS CLOSED AND SHALL END 1 HOUR BEFORE STORE OPENING. CONTRACTOR SHALL NOTIFY THE STORE MANAGER 72 HOURS IN ADVANCE OF PERFORMING ANY WORK ON TARGET PROPERTY.

□. FOR LOCATIONS ON TARGET PROPERTY, ANY EXCAVATION WITHIN PAVED AND OR AREAS TRAVELED BY VEHICLES AND PEDESTRIANS, REMOVAL OF PAVEMENT AND OR TRENCHES MUST BE IMMEDIATELY BACKFILLED AND COMPACTED SO THAT IT IS SAFE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. PEDESTRIAN AND OR VEHICULAR ROUTES MUST BE SAFE AND USEABLE AT ALL TIMES DURING THE TARGET STORE HOURS OF OPERATION AND FOR 1 HOUR BEFORE OPENING AND 1 HOUR AFTER CLOSING. REMOVED PAVEMENT WILL BE RESTORED WITH LIKE MATERIALS PROMPTLY. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS AND THE LIKE.

PARCEL INFORMATION

PROPERTY OWNER: TARGET CORPORATION
PROPERTY ADDRESS: □00 SOUTH UNIVERSITY DRIVE, DAVIE FL □□2□
PARCEL ID NUMBER: 0□□□□□□ 00□0
SECTION: □□ TOWNSHIP: □0 SOUTH RANGE: □□ EAST
FLOOD □ONE: □ONE "□" 0.2□ CHANCE FLOOD HA□ARD PER
FIRM MAP □20□□CO□□□H EFFECTIVE DATE: AUGUST □, 20□□



VARIANCES RE□UESTED

□. MINIMUM LOT SI□E FOR URBAN COMMERCIAL (UC) DISTRICT □ SITE IS LESS THAN THE REQUIRED MINIMUM LOT SIZE OF 10 ACRES FOR UC DISTRICT THEREFORE A VARIANCE IS REQUIRED.

2. PARKING VARIANCE FOR THE TARGET DEVELOPMENT AND DISCOUNT TIRE - CONVERSION OF THE EXISTING PARKING LOT TO THE PROPOSED DISCOUNT TIRE STORE WILL REDUCE THE AMOUNT OF TARGET'S PARKING SPACES AND WILL NOT BE CODE COMPLIANT. IN ADDITION, THE PROPOSED DISCOUNT TIRE LOT WILL NOT MEET THE REQUIRED NO. OF PARKING STALLS DUE TO SITE CONSTRAINTS, BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS.

SITE DATA TABLE

DEVELOPER: HALLE PROPERTIES, LLC
20225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85255
PHONE: (480) 606-6838
MAIN POC: SCOTT FOURNIER (V.P. OF REAL ESTATE DEV.)

ENGINEER: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419-1001
MAIN POC: LEE THOMPSON (VICE PRESIDENT)

PROJECT NAME: DISCOUNT TIRE STORE
PROPOSED USE: AUTOMOTIVE TIRE RETAIL STORE
USE PER CODE: MINOR VEHICLE REPAIR
PROPOSED NUMBER OF STORIES: 1 STORY WITH MEZZANINE
PROPOSED BUILDING SQUARE FOOTAGE: 8,192 SF
FUTURE LAND USE CLASSIFICATION: COMMERCIAL
ZONING MAP DESIGNATION: URBAN COMMERCIAL (UC)
SIZE OF LOT: 1.039 AC± (45,258.84 S.F.±)

OPEN SPACE/LANDSCAPE AREA	SQ. FT.	ACRE	%
TOTAL OPEN SPACE (% OF TOTAL AREA)	13,898	0.319	31%
LANDSCAPE WITHIN VEHICLE USE AREA	2,595	0.06	
SUMMARY: IMPERVIOUS AREAS	SQ. FT.	ACRE	%
TOTAL IMPERVIOUS AREA (% OF TOTAL AREA)	31,361	0.72	69%
(1) PARKING SPACES AND DRIVE AISLES	18,260	0.42	
(2) SIDEWALKS AND CONCRETE APRONS	4,411	0.10	
(3) BUILDING SQUARE FOOTAGE	8,192	0.188	
(4) DUMPSTER PAD AND ENCLOSURE	666	0.006	
% OF SITE OCCUPIED BY BUILDINGS/STRUCTURES		0.20	19%

PARKING SPACES	REQUIRED	PROVIDED
VEHICLE MINOR REPAIR (@ 8,192/200 S.F.)	41	29
HANDICAP PARKING (@1/25 SPACES)		2
TOTAL PARKING		31
	REQUIRED	PROVIDED
LOADING SPACES (OFF-STREET)	1	1
(PER SEC. 12-212 5000 S.F. – 25,000 S.F. PROVIDE 1 SPACE)		

BUILDING SETBACK	REQUIRED	PROPOSED
FRONT (S)	15'	25.0'
REAR (E)	25'	27.13'
SIDES (N)	25'	80.30'
SIDES (W)	25'	102.03'

LANDSCAPE BUFFER	REQUIRED	PROPOSED
FRONT (S)	20'	20.00'
REAR (E)	10'	10.0'
SIDES (N)	10'	10.0'
SIDES (W)	10'	10.50'

UTILITIES	PROPOSED UTILITY PROVIDER
ELECTRIC	FLORIDA POWER & LIGHT (FP&L)
WATER & SEWER	TOWN OF DAVIE
TELEPHONE	AT&T DIRECT TV
CABLE	AT&T DIRECT TV
GAS	FLORIDA CITY GAS

KEY	LEGEND
□	PROPOSED CONCRETE APRON
2	PROPOSED FDOT TYPE F□CURB AND GUTTER (SPILLOUT)
□	PROPOSED DISCOUNT TIRE SIGN
□	PROPOSED HANDICAP SIGN (TYPICAL)
□	PROPOSED STOP SIGN (R□□)
□	PROPOSED 2□" WHITE STOP BAR (THERMOPLASTIC)
□	PROPOSED □" WIDE SOLID YELLOW DOUBLE LINE (THERMOPLASTIC)
□	PROPOSED □" SOLID WHITE PARKING STALL STRIPING
□	PROPOSED OIL SAND INTERCEPTOR (CONCRETE STRUCTURE)
□0	TO PROPOSED BUILDING FIRE SPRINKLER SYSTEM
□□	TO PROPOSED BUILDING DOMESTIC WATER LINE AND IRRIGATION SYSTEM
□2	DESIGNATED ELECTRIC VEHICLE PARKING AND CHARGING STATION
□□	PROPOSED LOADING AREA (□0□□□)

FIRE MARSHALL NOTE:

A SEPARATE FIRE DEPARTMENT PERMIT WILL BE OBTAINED THROUGH THE TOWN OF DAVIE BUILDING DEPARTMENT FOR THE UNDERGROUND FIRE LINES BY A STATE OF FLORIDA FIRE PROTECTION SYSTEM CONTRACTOR I, II AND V WHO MAY INSTALL THE UNDERGROUND PIPING OF A FIRE PROTECTION SYSTEM.

NORTH

20' 0 20'
SCALE: 1"=20'

DATE	REVISIONS
12-17-19	REVIEW COMMENTS
11-18-19	REVIEW COMMENTS
10-23-19	REVIEW COMMENTS

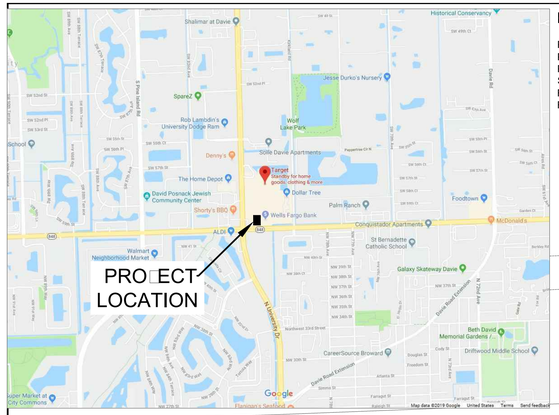
DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

DISCOUNT TIRE

SITE PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: FD
CHECK: ALT/SH
DATE: MAR 2019
SHEET NO.
S00□



VICINITY MAP

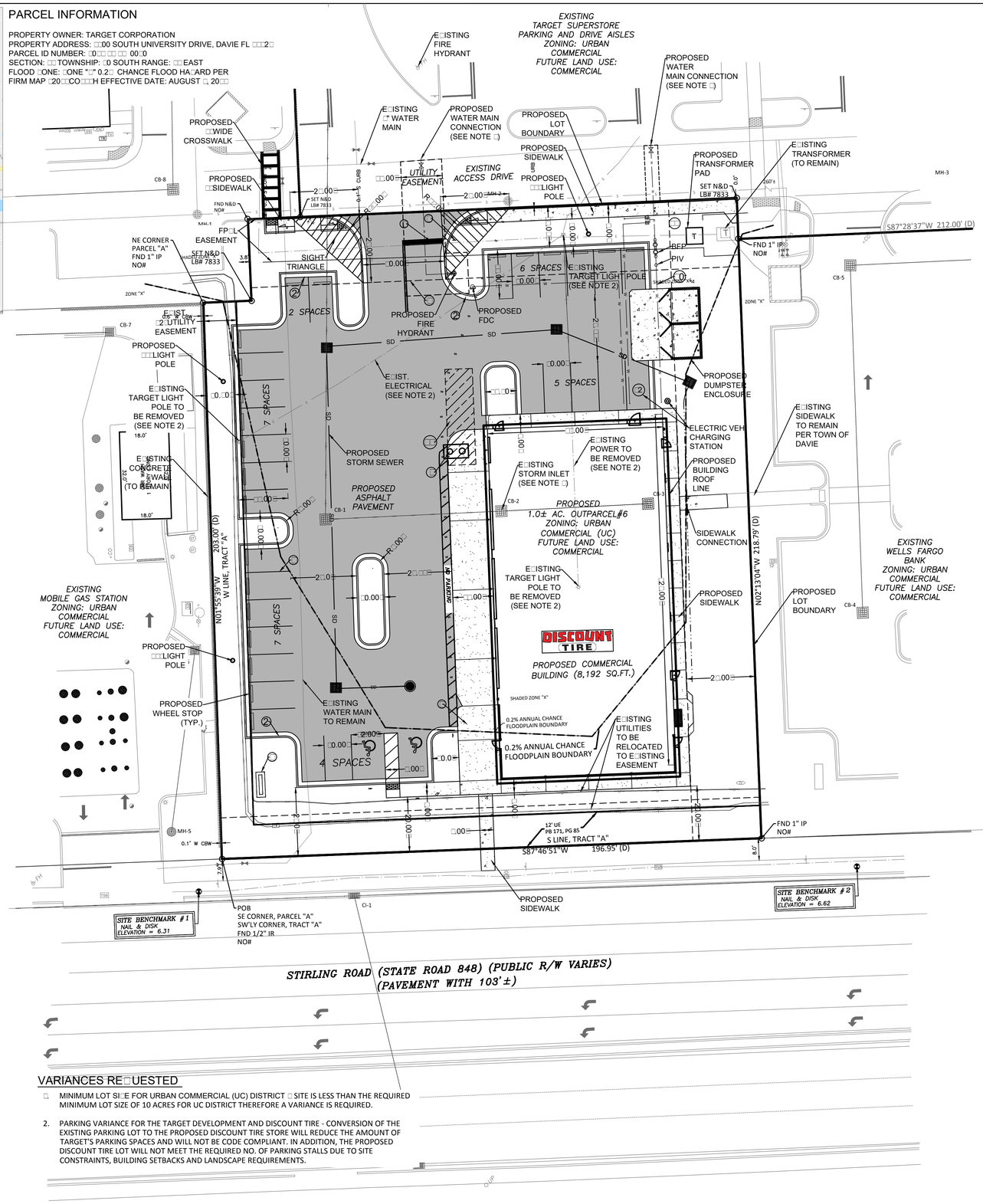
NOT TO SCALE

OVERALL MAP

NOT TO SCALE

PARCEL INFORMATION

PROPERTY OWNER: TARGET CORPORATION
PROPERTY ADDRESS: □00 SOUTH UNIVERSITY DRIVE, DAVIE FL □□2□
PARCEL ID NUMBER: □0□□□□□ 00□0
SECTION: □□ TOWNSHIP: □0 SOUTH RANGE: □□ EAST
FLOOD □ONE: □ONE "□" 0.2□ CHANCE FLOOD HA□ARD PER FIRM MAP □20□□CO□□□H EFFECTIVE DATE: AUGUST □, 20□□



SITE DATA TABLE

DEVELOPER:	HALLE PROPERTIES, LLC 20225 N. SCOTTSDALE ROAD SCOTTSDALE, AZ 85255 PHONE: (480) 606–6838 MAIN POC: SCOTT FOURNIER (V.P. OF REAL ESTATE DEV.)
ENGINEER:	H & T CONSULTANTS, INC. 9310 OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257 PHONE (904) 419–1001 MAIN POC: LEE THOMPSON (VICE PRESIDENT)

PROJECT NAME: DISCOUNT TIRE STORE
PROPOSED USE: AUTOMOTIVE TIRE RETAIL STORE
USE PER CODE: MINOR VEHICLE REPAIR
PROPOSED NUMBER OF STORIES: 1 STORY WITH MEZZANINE
PROPOSED BUILDING SQUARE FOOTAGE: 8,192 SF
FUTURE LAND USE CLASSIFICATION: COMMERCIAL
ZONING MAP DESIGNATION: URBAN COMMERCIAL (UC)
SIZE OF LOT: 1.039 AC± (45,258.84 S.F.±)

OPEN SPACE/LANDSCAPE AREA	SQ. FT.	ACRE	%
TOTAL OPEN SPACE (% OF TOTAL AREA)	13,898	0.319	31%
LANDSCAPE WITHIN VEHICLE USE AREA	2,595	0.06	
SUMMARY: IMPERVIOUS AREAS	SQ. FT.	ACRE	%
TOTAL IMPERVIOUS AREA (% OF TOTAL AREA)	31,361	0.72	69%
(1) PARKING SPACES AND DRIVE AISLES	18,260	0.42	
(2) SIDEWALKS AND CONCRETE APRONS	4,411	0.10	
(3) BUILDING SQUARE FOOTAGE	8,192	0.188	
(4) DUMPSTER PAD AND ENCLOSURE	666	0.006	
% OF SITE OCCUPIED BY BUILDINGS/STRUCTURES		0.20	19%

PARKING SPACES	REQUIRED	PROVIDED
VEHICLE MINOR REPAIR (@ 8,192/200 S.F.)	41	29
HANDICAP PARKING (@1/25 SPACES)		2
TOTAL PARKING		31
	REQUIRED	PROVIDED
LOADING SPACES (OFF–STREET)	1	1
(PER SEC. 12–212 5000 S.F. – 25,000 S.F. PROVIDE 1 SPACE)		

BUILDING SETBACK	REQUIRED	PROPOSED
FRONT (S)	15'	25.0'
REAR (E)	25'	27.13'
SIDES (N)	25'	80.30'
SIDES (W)	25'	102.03'

LANDSCAPE BUFFER	REQUIRED	PROPOSED
FRONT (S)	20'	20.00'
REAR (E)	10'	10.0'
SIDES (N)	10'	10.0'
SIDES (W)	10'	10.50'

UTILITIES	PROPOSED UTILITY PROVIDER
ELECTRIC	FLORIDA POWER & LIGHT (FP&L)
WATER & SEWER	TOWN OF DAVIE
TELEPHONE	AT&T DIRECT TV
CABLE	AT&T DIRECT TV
GAS	FLORIDA CITY GAS

KEY	LEGEND
□	PROPOSED CONCRETE APRON
2	PROPOSED FDOT TYPE F□CURB AND GUTTER (SPILLOUT)
□	PROPOSED DISCOUNT TIRE SIGN
□	PROPOSED HANDICAP SIGN (TYPICAL)
□	PROPOSED STOP SIGN (R□□)
□	PROPOSED 2□" WHITE STOP BAR (THERMOPLASTIC)
□	PROPOSED □" WIDE SOLID YELLOW DOUBLE LINE (THERMOPLASTIC)
□	PROPOSED □" SOLID WHITE PARKING STALL STRIPING
□	PROPOSED OIL SAND INTERCEPTOR (CONCRETE STRUCTURE)
□0	TO PROPOSED BUILDING FIRE SPRINKLER SYSTEM
□□	TO PROPOSED BUILDING DOMESTIC WATER LINE AND IRRIGATION SYSTEM
□2	DESIGNATED ELECTRIC VEHICLE PARKING AND CHARGING STATION
□□	PROPOSED LOADING AREA (□0□□□)

NOTES:

□. IRRIGATION DESIGN SHALL USE THE LOWEST □UALITY WATER FEASIBLE. EXISTING IRRIGATION SYSTEM ON THE SUBJECT SITE IS TO BE DISCONNECTED FROM EXISTING TARGET IRRIGATION SYSTEM. THE TARGET SITE IRRIGATION SYSTEM SHALL BE IMMEDIATELY RESTORED TO BE FULLY FUNCTIONAL SO AS TO AVOID A LACK OF WATER TO THE TARGET PROPERTY LANDSCAPE. CONTRACTOR IS TO COORDINATE WITH TARGET STORE TEAM TO ENSURE THAT TARGET IRRIGATION SYSTEM IS FULLY FUNCTIONAL AFTER DISCONNECTION IS COMPLETE.

2. EXISTING LIGHT POLES ON THE SUBJECT SITE ARE TO BE DISCONNECTED FROM THE EXISTING TARGET LIGHTING SYSTEM. THE TARGET SITE LIGHTING SHALL BE IMMEDIATELY RESTORED TO BE FULLY FUNCTIONAL SO AS TO AVOID ANY NON-LIGHTED CONDITIONS. CONTRACTOR IS TO COORDINATE WITH TARGET STORE TEAM TO ENSURE THAT TARGET LIGHTING SYSTEMS ARE FULLY FUNCTIONAL AFTER DISCONNECTION IS COMPLETE. E□ISTING ELECTRICAL LINES TO POWER POLES SHALL BE DISCONNECTED. E□ISTING LIGHT POLES MAY BE RELOCATED TO A DIFFERENT LOCATION SELECTED BY TARGET TO ENSURE E□ISTING LIGHTING IN THE AREA IS NOT REDUCED.

□. ALL E□ISTING DRAINAGE INLETS WITHIN THE SITE TO BE REMOVED. A NEW DRAINAGE SYSTEM WILL BE CONSTRUCTED AND SHALL CONNECT TO TARGET CORPORATIONS E□ISTING STORMWATER SYSTEM. E□ISTING DRAINAGE EASEMENTS WITHIN SITE SHALL BE AMENDED TO SHOW NEW EASEMENTS FOR NEW DRAINAGE SYSTEM.

□. CONTRACTOR IS RESPONSIBLE TO REPLACE AND RESTORE DAMAGED SITE LIGHTING, DEAD OR LANDSCAPE MATERIALS/PLANTS, PARKING LOT PAVING, SIDEWALK PAVING, CURBS, SIGNAGE, IRRIGATION EQUIPMENT OR ANY OTHER DAMAGED ITEMS DUE TO CONSTRUCTION ACTIVITIES IF LOCATED ON TARGET PROPERTY.

□. THE CONTRACTOR SHALL KEEP ALL TARGET PROPERTY FREE OF CONSTRUCTION MATERIALS, DEBRIS, AND ANY RELATED ITEMS AT ALL TIMES. AREAS WHERE SOIL, MUD OR SAND HAS BEEN DEPOSITED ONTO TARGET PROPERTIES DUE TO CONSTRUCTION ACTIVITIES SHALL BE CLEANED IMMEDIATELY.

□. WHEN TAPPING INTO EXISTING UTILITIES, EXCAVATING AND TRENCHING ON TARGET PROPERTY THIS SHALL OCCUR NO EARLIER THAN 1 HOUR AFTER THE TARGET STORE HAS CLOSED AND SHALL END 1 HOUR BEFORE STORE OPENING. CONTRACTOR SHALL NOTIFY THE STORE MANAGER 72 HOURS IN ADVANCE OF PERFORMING ANY WORK ON TARGET PROPERTY.

□. FOR LOCATIONS ON TARGET PROPERTY, ANY EXCAVATION WITHIN PAVED AND OR AREAS TRAVELED BY VEHICLES AND PEDESTRIANS, REMOVAL OF PAVEMENT AND OR TRENCHES MUST BE IMMEDIATELY BACKFILLED AND COMPACTED SO THAT IT IS SAFE FOR VEHICULAR AND PEDESTRIAN TRAFFIC. PEDESTRIAN AND OR VEHICULAR ROUTES MUST BE SAFE AND USEABLE AT ALL TIMES DURING THE TARGET STORE HOURS OF OPERATION AND FOR 1 HOUR BEFORE OPENING AND 1 HOUR AFTER CLOSING. REMOVED PAVEMENT WILL BE RESTORED WITH LIKE MATERIALS PROMPTLY. EXCAVATIONS AND DISTURBANCES CAUSED TO TURF AND LANDSCAPED AREAS SHALL BE BACKFILLED AND GRADED SO AS TO BE FREE OF TRIPPING HAZARDS AND THE LIKE.

VARIANCES RE□UESTED

□. MINIMUM LOT SI□E FOR URBAN COMMERCIAL (UC) DISTRICT □ SITE IS LESS THAN THE REQUIRED MINIMUM LOT SIZE OF 10 ACRES FOR UC DISTRICT THEREFORE A VARIANCE IS REQUIRED.

2. PARKING VARIANCE FOR THE TARGET DEVELOPMENT AND DISCOUNT TIRE - CONVERSION OF THE EXISTING PARKING LOT TO THE PROPOSED DISCOUNT TIRE STORE WILL REDUCE THE AMOUNT OF TARGET'S PARKING SPACES AND WILL NOT BE CODE COMPLIANT. IN ADDITION, THE PROPOSED DISCOUNT TIRE LOT WILL NOT MEET THE REQUIRED NO. OF PARKING STALLS DUE TO SITE CONSTRAINTS, BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS.

FIRE MARSHALL NOTE:

A SEPARATE FIRE DEPARTMENT PERMIT WILL BE OBTAINED THROUGH THE TOWN OF DAVIE BUILDING DEPARTMENT FOR THE UNDERGROUND FIRE LINES BY A STATE OF FLORIDA FIRE PROTECTION SYSTEM CONTRACTOR I, II AND V WHO MAY INSTALL THE UNDERGROUND PIPING OF A FIRE PROTECTION SYSTEM.

NORTH

20' 0 20'
SCALE: 1"=20'

DATE	REVISIONS
12–17–19	REVIEW COMMENTS
11–18–19	REVIEW COMMENTS
10–23–19	REVIEW COMMENTS

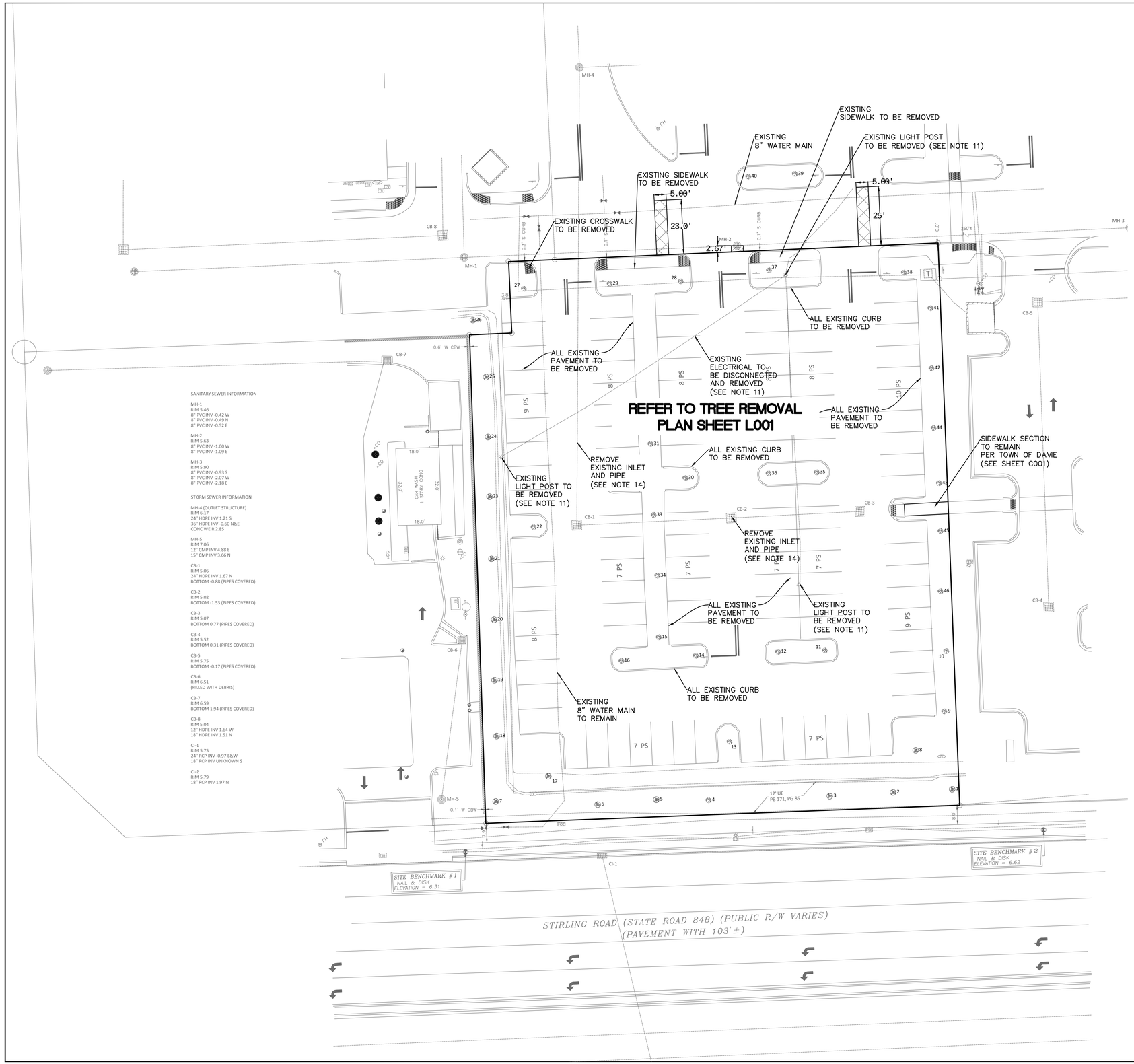
DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

DISCOUNT TIRE

SITE PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904–419–1001 FAX: 904–419–1004

JOB NO:
DRAWN: FD
CHECK: ALT/SH
DATE: MAR 2019
SHEET NO.
C00□



SANITARY SEWER INFORMATION

MH-1
RIM 5.46
8" PVC INV -0.42 W
8" PVC INV -0.49 N
8" PVC INV -0.52 E

MH-2
RIM 5.63
8" PVC INV -1.00 W
8" PVC INV -1.09 E

MH-3
RIM 5.90
8" PVC INV -0.93 S
8" PVC INV -2.07 W
8" PVC INV -2.18 E

STORM SEWER INFORMATION

MH-4 (OUTLET STRUCTURE)
RIM 6.17
24" HDPE INV 1.21 S
36" HDPE INV -0.60 N&E
CONC WEIR 2.85

MH-5
RIM 7.06
12" CMP INV 4.88 E
15" CMP INV 3.66 N

CB-1
RIM 5.06
24" HDPE INV 1.67 N
BOTTOM -0.88 (PIPES COVERED)

CB-2
RIM 5.02
BOTTOM -1.53 (PIPES COVERED)

CB-3
RIM 5.07
BOTTOM 0.77 (PIPES COVERED)

CB-4
RIM 5.52
BOTTOM 0.31 (PIPES COVERED)

CB-5
RIM 5.75
BOTTOM -0.17 (PIPES COVERED)

CB-6
RIM 6.51
(FILLED WITH DEBRIS)

CB-7
RIM 6.59
BOTTOM 1.94 (PIPES COVERED)

CB-8
RIM 5.04
12" HDPE INV 1.64 W
18" HDPE INV 1.51 N

CI-1
RIM 5.75
24" RCP INV -0.97 E&W
18" RCP INV UNKNOWN S

CI-2
RIM 5.79
18" RCP INV 1.97 N

DEMOLITION NOTES:

1. GENERAL CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE TOWN OF DAVIE PRIOR TO INITIATING ANY WORK.
2. WORKING WITHIN THE FDOT RIGHT OF WAY SHALL REQUIRE A PERMIT FROM THE FDOT. UNLESS PROVIDED BY THE OWNER, GENERAL CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCING ANY WORK ON OR OFF SITE.
3. ALL DEMOLITION DEBRIS SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER.
4. NO DEMOLITION DEBRIS SHALL BE STORED OVERNIGHT.
5. ALL DEBRIS SHALL BE STORED IN ROLL-OFF CONTAINERS UNLESS PLACED DIRECTLY IN A DUMP TRUCK.
6. ALL DEMOLITION DEBRIS RESULTING FROM THIS PROJECT SHALL BE DISPOSED OFF AT A STATE PERMITTED CONSTRUCTION AND DEMOLITION DEBRIS FACILITY.
7. CONTRACTOR SHALL LOCATE ALL ABOVE AND BELOW GROUND UTILITIES PRIOR TO DEMOLITION WORK.
8. CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES RESULTING FROM DEMOLITION.
9. DUST CONTROL SHALL BE IMPLEMENTED BY THE CONTRACTOR.
10. EROSION AND SEDIMENT CONTROL SHALL BE IN PLACE PRIOR TO ANY WORK.
11. ALL WORK RELATED TO THE REMOVAL OF THE LIGHT POSTS SHALL BE COORDINATED WITH TARGET CORPORATION AND FLORIDA POWER AND LIGHT. A MANDATORY PRE-APPLICATION WILL BE REQUIRED. LIGHT POSTS SHALL BE RETURNED TO TARGET AND MAYBE IN AREA OFF-SITE.
12. AT NO TIMES SHALL THE DEMOLITION OPEARATIONS INTERFERE WITH TARGET'S DAILY OPERATIONS.
13. GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE SIGNS FOR PEDESTRIAN RE-ROUTING AS NECESSARY.
14. ALL EXISTING STORM PIPES AND INLETS SHALL BE REMOVED UP TO THE PROPOSED DRAINAGE CONNECTION POINT. ALL EXISTING EXFILTRATION TRENCHES SHALL BE REMOVED. AFTER REMOVAL, TRENCHES AND VOIDS RESULTING FROM REMOVAL OF INLETS AND PIPES SHALL BE FILLED WITH FILL MATERIAL AND COMPACTED. FILL MATERIAL AND COMPACTION REQUIREMENTS SHALL BE PER THE GEOTECHNICAL REPORT. DEWATERING PERMIT IF REQUIRED SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DATE	REVISIONS

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

DISCOUNT TIRE

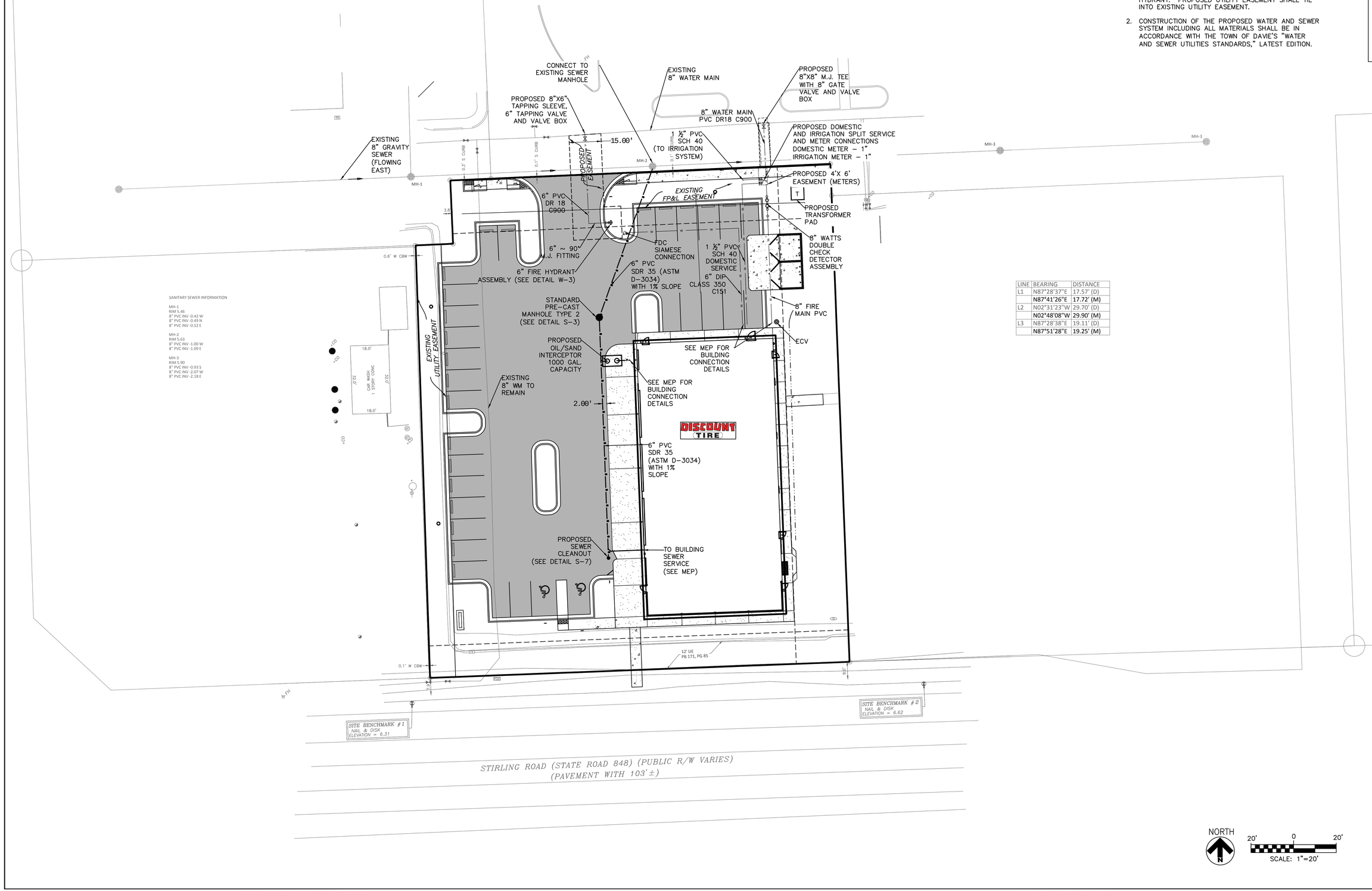
PRELIMINARY DEMOLITION PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: FD
CHECK: ALT/SH
DATE: MAR 2019
SHEET NO.
C002

GENERAL NOTES:

1. PROPOSED 15' WIDE UTILITY EASEMENT SHALL BE CENTERED OVER PROPOSED 6" WATER MAIN FOR FIRE HYDRANT. PROPOSED UTILITY EASEMENT SHALL TIE INTO EXISTING UTILITY EASEMENT.
2. CONSTRUCTION OF THE PROPOSED WATER AND SEWER SYSTEM INCLUDING ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF DAVIE'S "WATER AND SEWER UTILITIES STANDARDS," LATEST EDITION.



LINE	BEARING	DISTANCE
L1	N87°28'27"E	17.57' (D)
	N87°41'26"E	17.72' (M)
L2	N02°31'23"W	29.70' (D)
	N02°48'08"W	29.90' (M)
L3	N87°28'38"E	19.11' (D)
	N87°51'28"E	19.25' (M)

REVISIONS	DATE
REVIEW COMMENTS	11-18-19

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

DISCOUNT TIRE

PRELIMINARY UTILITIES PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: FD
CHECK: ALT/SH
DATE: MAR 2019
SHEET NO.
C003

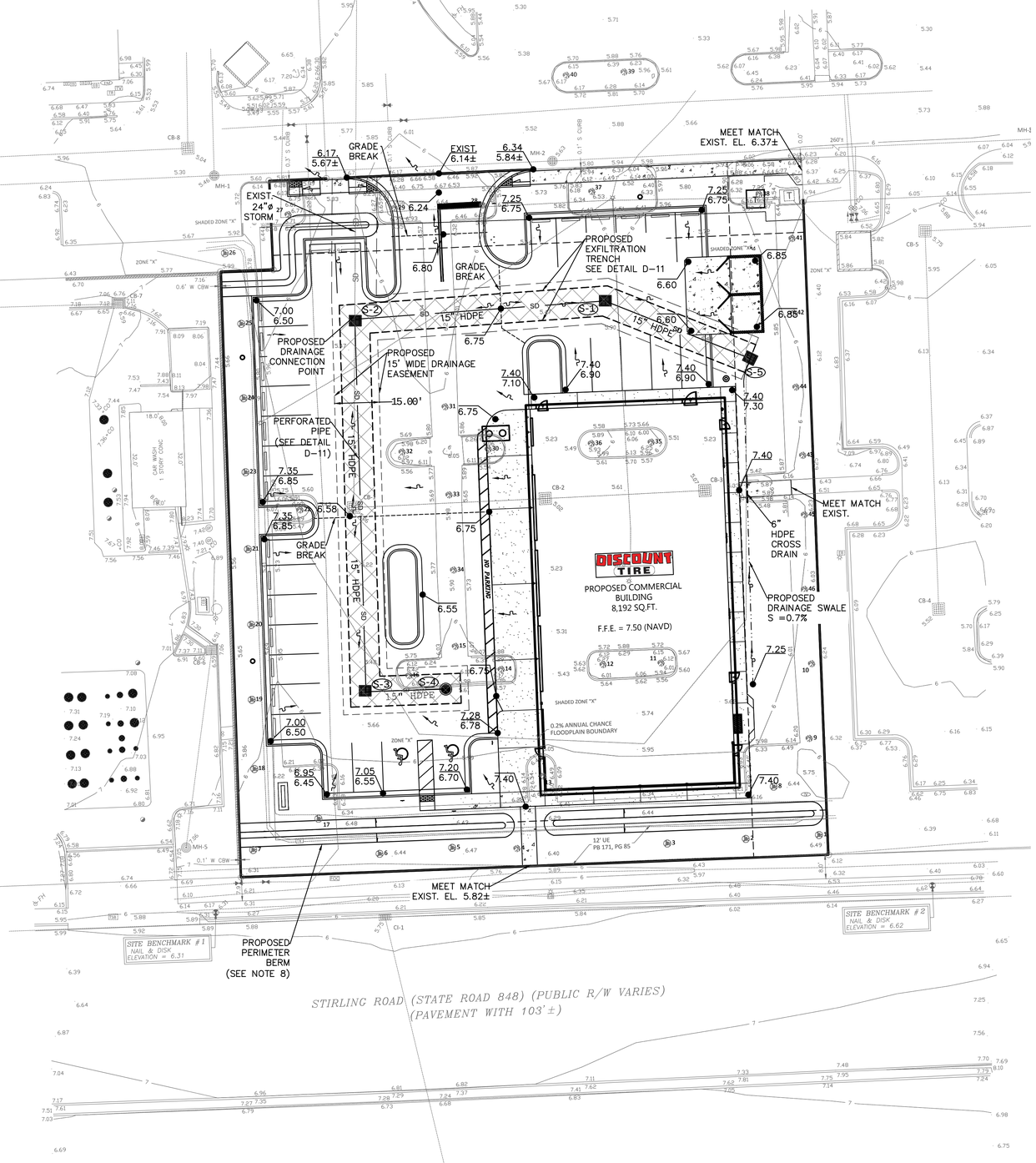
GRADING AND DRAINAGE LEGEND

5.40 / 4.90	TOP OF CURB ELEVATION / PAVEMENT ELEVATION
	PROPOSED FLOW DIRECTION
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED EXFILTRATION TRENCH
SD	PROPOSED DRAINAGE PIPE
	PROPOSED EXFILTRATION TRENCH

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	GRATE/RIM ELEVATION	INVERT ELEVATIONS			
			NORTH	EAST	WEST	SOUTH
S-1	CATCH BASIN	6.45	–		2.97	–
S-2*	CATCH BASIN	6.30	2.81	2.81	–	–
S-3	CATCH BASIN	6.30	3.06	3.06	–	–
S-4	PRE-CAST MANHOLE	6.50	–	3.11	–	–
S-5	CATCH BASIN	6.50	3.23	–	–	–

* S-2 WILL CONNECT TO EXISTING 24"ø STORM PIPE



SANITARY SEWER INFORMATION

MH-1
RIM 5.46
8" PVC INV -0.42 W
8" PVC INV -0.49 N
8" PVC INV -0.52 E

MH-2
RIM 5.63
8" PVC INV -1.00 W
8" PVC INV -1.09 E

MH-3
RIM 5.90
8" PVC INV -0.93 S
8" PVC INV -2.07 W
8" PVC INV -2.18 E

STORM SEWER INFORMATION

MH-4 (OUTLET STRUCTURE)
RIM 6.17
24" HDPE INV 1.21 S
36" HDPE INV -0.60 N&E
CONC WEIR 2.85

MH-5
RIM 7.06
12" CMP INV 4.88 E
15" CMP INV 3.66 N

CB-1
RIM 5.06
24" HDPE INV 1.67 N
BOTTOM -0.88 (PIPES COVERED)

CB-2
RIM 5.02
BOTTOM -1.53 (PIPES COVERED)

CB-3
RIM 5.07
BOTTOM 0.77 (PIPES COVERED)

CB-4
RIM 5.52
BOTTOM 0.31 (PIPES COVERED)

CB-5
RIM 5.75
BOTTOM -0.17 (PIPES COVERED)

CB-6
RIM 6.51
(FILLED WITH DEBRIS)

CB-7
RIM 6.59
BOTTOM 1.94 (PIPES COVERED)

CB-8
RIM 5.04
12" HDPE INV 1.64 W
18" HDPE INV 1.51 N

CI-1
RIM 5.75
24" RCP INV -0.97 E&W
18" RCP INV UNKNOWN S

CI-2
RIM 5.79
18" RCP INV 1.97 N

GRADING AND DRAINAGE NOTES:

1. CONSTRUCTION OF THE DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND TOWN OF DAVIE STANDARDS AND SPECIFICATIONS.

EXISTING INVERT ELEVATIONS TO BE CONFIRMED BY GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE REPORTED IMMEDIATELY TO THE CIVIL ENGINEER.

2. ALL DRAINAGE STRUCTURES SHALL BE STANDARD FDOT DRAINAGE STRUCTURES PER FDOT STANDARD PLANS FOR ROAD CONSTRUCTION FY2019-20 EDITION. CONSTRUCTION OF THE DRAINAGE STRUCTURES INCLUDING DRAINAGE PIPE AND TRENCH INSTALLATION SHALL BE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION FOR ROAD ANN BRIDGE CONSTRUCTION JANUARY 2019 EDITION.

3. DEVIATION FROM THE PLAN IS NOT AUTHORIZED UNLESS APPROVED BY THE TOWN OF DAVIE'S ENGINEERING DEPARTMENT.

4. ALL DISTURBED AREAS SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS.

5. PAVEMENT REPAIR SHALL MATCH EXISTING PAVEMENT SECTIONS, HOWEVER, COMPACTION REQUIREMENTS SHALL BE PER THE PAVEMENT SECTION DETAIL SHOWN IN THE SITE DETAIL SHEET.

6. CONSTRUCTION OF THE SIDEWALK CONNECTION ON STIRLING ROAD SHALL BE IN ACCORDANCE WITH STANDARD FDOT DRAWINGS FOR SIDEWALK CONSTRUCTION. GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM FDOT PRIOR TO CONSTRUCTION OF THE SIDEWALK WITHIN THE RIGHT-OF-WAY.

7. ELEVATIONS SHOWN ARE PRELIMINARY AND WILL BE FINALIZED AS PART OF THE ENGINEERING PERMIT APPLICATION.

8. THERE IS AN EXISTING PERIMETER BERM THAT WAS PREVIOUSLY CONSTRUCTED FOR THE DEVELOPMENT THAT WILL BE MODIFIED. TOP ELEVATION OF PERIMETER BERM SHALL BE SET AT THE 25-YEAR 3-DAY STORM STAGE ELEVATION, AT LEAST 0.50 FEET ABOVE SURROUNDING GRADES AND SHALL HAVE A MAXIMUM SIDE SLOPE OF 3:1. BERM SHALL HAVE A FLAT TOP 2-FT IN WIDTH AND SHALL BE AT LEAST 6" LOWER THAN ELEVATION OF LOWEST STRUCTURAL GRADE ELEVATION. THERE IS AN EXISTING CONCRETE WALL ALONG THE WEST BOUNDARY THEREFORE, A BERM IS NOT PROPOSED ALONG THE WEST.

DATE	REVISIONS
11-18-19	REVIEW COMMENTS

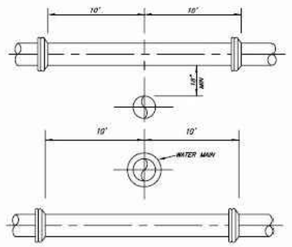
DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

DISCOUNT TIRE

PRELIMINARY GRADING & DRAINAGE PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:	
DRAWN:	FD
CHECK:	ALT/SH
DATE:	MAR 2019
SHEET NO.	
	C004



NOTES:

1. A WATER MAIN SHOULD CROSS OVER PIPES WHEREVER POSSIBLE MAINTAINING A 36 INCH COVER FOR PVC, 30 INCH COVER FOR D.I.P. AND 18 INCH SEPARATION AS MINIMUMS.
2. WHEREVER A WATER MAIN CROSSES UNDER A SEWER MAIN, OR CROSSES OVER WITH LESS THAN 18 INCHES VERTICAL SEPARATION THEN MECHANICALLY RESTRAINED D.I.P. SHALL BE USED FOR BOTH PIPES FOR A DISTANCE OF 20 FEET CENTERED ON CROSSING WITH NO JOINTS WITHIN 10 FEET OF THE CROSSING.
3. 18 INCH SEPARATION SHOULD BE MAINTAINED BETWEENALL PIPES (STORM, SEWER, WATER) WHENEVER POSSIBLE, 6 INCHES IS THE ABSOLUTE MINIMUM SEPARATION WITH MECHANICALLY RESTRAINED D.I.P. REQUIRED FOR ANY SEPARATION LESS THAN 18 INCHES.
4. MAINTAIN 10 FEET HORIZONTAL SEPARATIONBETWEEN WATER AND SEWER AS A MINIMUM.
5. 3 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTION (CATCH BASINS, CONCRETE POLES, ETC.)
6. 5 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.

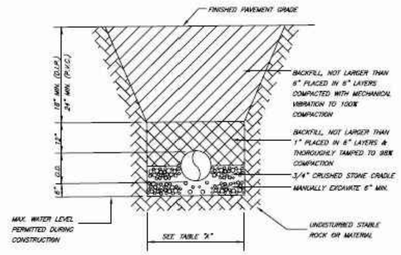
Town of Davie
Standard Details and Specifications

UTILITY CROSSING GENERAL REQUIREMENTS

REVISED: MAY 2007

SCALE: N.T.S.

C3



NOTES:

1. MAXIMUM DENSITY DETERMINED BY AASHTO T-99
2. MAXIMUM DEPTH TO BOTTOM OF PRESSURE MAINS SHALL NOT EXCEED SIX (6) FEET UNLESS OTHERWISE APPROVED BY THE TOWN OF DAVIE UTILITY DEPT.

TABLE "A"

PIPE SIZE	DEPTH OF BACKFILL AT WHICH TRENCH WIDTH IS TO BE LIMITED	MAX. TRENCH WIDTH
8"	15"	3'-0"
10"	12"	3'-0"
12"	12"	3'-3"
15"	12"	3'-6"
18"	12"	3'-9"

DIMENSIONS SHOWN APPLY TO ALL FOUNDATION

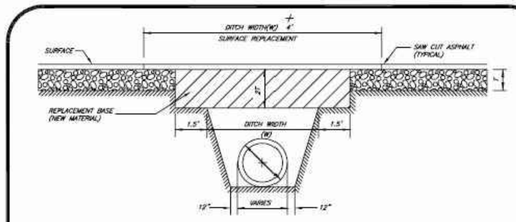
Town of Davie
Standard Details and Specifications

TYPICAL WATER & SEWER TRENCH DETAIL

REVISED: MAY 2007

SCALE: N.T.S.

C4



NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE (MINIMUM 12", MAXIMUM 18").
2. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM (LOOSE MEASUREMENT) LAYERS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98 OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
4. SURFACED TREATED PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
5. SURFACE MATERIAL SHALL BE CONSISTENT WITH EXISTING SURFACE.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH LIFT OF BASE MATERIAL AT EACH OPEN-CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6 1/2) INCHES, THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACKFILLING AND DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY SELECTED BY THE COUNTY. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FL. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND OR B.C.E.D. "MINIMUM STANDARDS" IN COUNTY R/W'S AT THE TIME THE PERMIT IS ISSUED. ALL DENSITY TESTS SHALL BE COMPLETED AND ACCEPTED ON EACH LAYER PRIOR TO ADDITIONAL BACKFILLING. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE BCED OR TO THE FL. DEPARTMENT OF TRANSPORTATION UPON REQUEST.
8. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 AND A MINIMUM CARBONATE CONTENT OF 70% (60% FOR LOCAL STREETS)
9. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL PLACED WITH A PERMANENT PATCH.
10. TRENCHES DEEPER THAN FIVE FEET (5') MUST COMPLY WITH CURRENT O.S.H.A. SHORING/BRACING REQUIREMENTS.

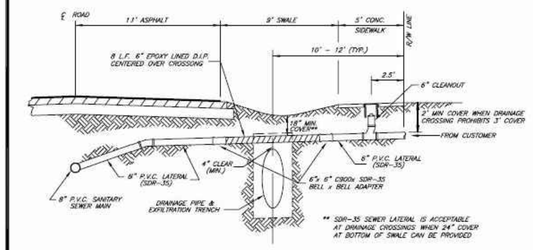
Town of Davie
Standard Details and Specifications

REPLACEMENT OF FLEXIBLE PAVEMENT CUT FOR UTILITY CROSSING OF ROADWAY

REVISED: MAY 2007

SCALE: N.T.S.

C5



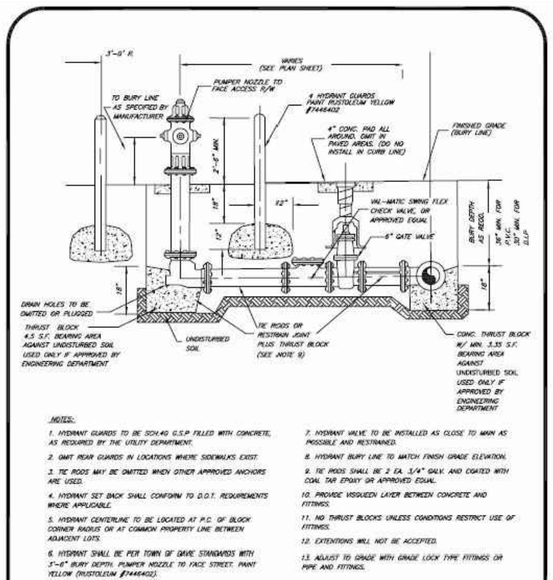
Town of Davie
Standard Details and Specifications

NEW SANITARY SEWER LATERAL CROSSING (DRAINAGE LINE AND EXFILTRATION TRENCH)

REVISED: MAY 2007

SCALE: N.T.S.

C6



NOTES:

1. HYDRANT GUARDS TO BE SCH.40 G.S.P FILLED WITH CONCRETE, AS REQUIRED BY THE UTILITY DEPARTMENT.
2. OMIT REAR GUARDS IN LOCATIONS WHERE SIDEWALKS EXIST.
3. TIE RODS MAY BE OMITTED WHEN OTHER APPROVED ANCHORS ARE USED.
4. HYDRANT SET BACK SHALL CONFORM TO D.O.T. REQUIREMENTS WHERE APPLICABLE.
5. HYDRANT CENTERLINE TO BE LOCATED AT P.C. OF BLOCK CORNER RADIUS OR AT COMMON PROPERTY LINE BETWEEN ADJACENT LOTS.
6. HYDRANT SHALL BE PER TOWN OF DAVIE STANDARDS WITH 3'-6" BURY DEPTH. PUMPER NOZZLE TO FACE STREET. PAINT YELLOW (RUSTOLEUM #446402).
7. HYDRANT VALVE TO BE INSTALLED AS CLOSE TO MAIN AS POSSIBLE AND RESTRAINED.
8. HYDRANT BURY LINE TO MATCH FINISH GRADE ELEVATION.
9. TIE RODS SHALL BE 2 EA. 3/4" GALV. AND COATED WITH COAL TAR EPOXY OR APPROVED EQUAL.
10. PROVIDE VISQUEEN LAYER BETWEEN CONCRETE AND FITTINGS.
11. NO THRUST BLOCKS UNLESS CONDITIONS RESTRICT USE OF FITTINGS.
12. EXTENTIONS WILL NOT BE ACCEPTED.
13. ADJUST TO GRADE WITH GRADE LOCK TYPE FITTINGS OR PIPE AND FITTINGS.

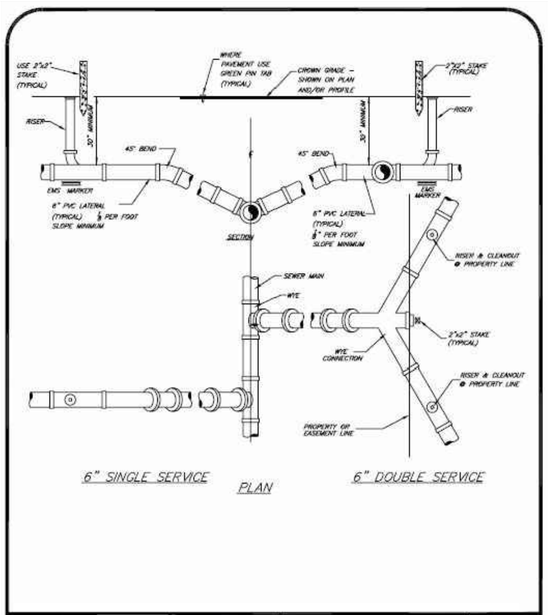
Town of Davie
Standard Details and Specifications

FIRE HYDRANT DETAIL

REVISED: MAY 2007

SCALE: N.T.S.

W3



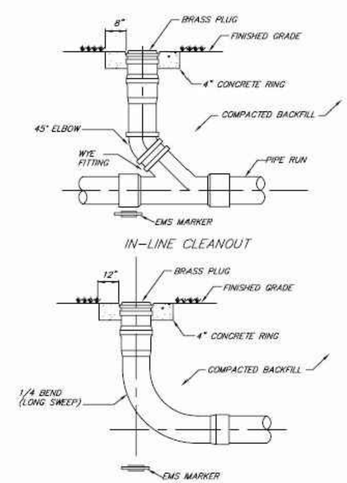
Town of Davie
Standard Details and Specifications

TYPICAL SERVICE CONNECTION

REVISED: MAY 2007

SCALE: N.T.S.

S8



NOTE: CONCRETE COLLAR REQUIRED IN UNPAVED AREAS
#3 VALVE BOX REQUIRED IN PAVED AREAS

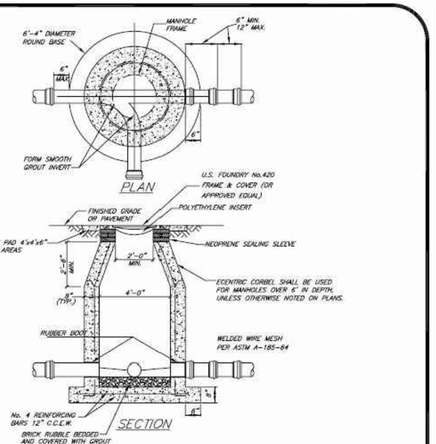
Town of Davie
Standard Details and Specifications

SANITARY CLEANOUT DETAIL

REVISED: MAY 2007

SCALE: N.T.S.

S7



NOTES:

1. MANHOLE FRAME AND COVER SHALL BE U.S.F. No. 420C, COVER SHALL HAVE RAISED LETTERS "SANITARY SEWER" AND "TOWN OF DAVIE"/"PRIVATE".
2. PRECAST MANHOLE SHALL CONFORM TO ASTM SPEC. C-478, LATEST REVISION.
3. MIN. OF 2 OR MAX. 4 COURSES OF 6" BRICK TO ADJUST MANHOLE FRAME TO FINISHED GRADE.
4. INSIDE SURFACE OF MANHOLE WALL SHALL BE COATED WITH APPROVED COATING.
5. ALL CONCRETE USED IN MANHOLE CONSTRUCTION SHALL HAVE TYPE II CEMENT 4000 PSI MINIMUM
6. STEEL SHALL BE GRADE 40 PER ASTM A-615
7. BASE SHALL BE POURED MONOLITHICALLY WITH MANHOLE WALL
8. MINIMUM COVER FOR REINFORCING STEEL SHALL BE 3"
9. IF LIFTING PINS ARE USED, HOLES SHALL BE COMPLETELY FILLED WITH NON-SHRINK GROUT.
10. ONLY USED WITH TOWN APPROVAL

Town of Davie
Standard Details and Specifications

SHALLOW MANHOLE

REVISED: MAY 2007

SCALE: N.T.S.

S3

		REVISIONS
		DATE

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

DISCOUNT TIRE

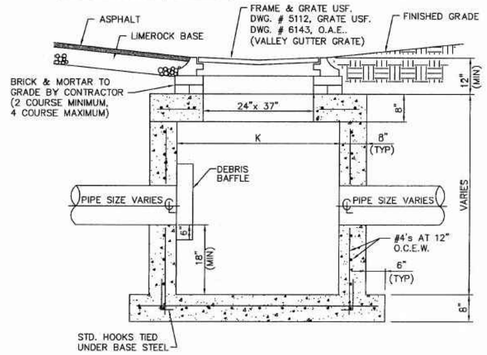
DETAILS – UTILITIES

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: FD
CHECK: ALT/SH
DATE: MAR 2019
SHEET NO.
C005

CATCH BASIN TYPE	DIMENSIONS
	K
B	4'ø
E	5'ø
F	6'ø
G	7'ø
I	8'ø

NOTE:
ALL STORM MANHOLES SHALL HAVE A 2'ø OPENING IN THE TOP SLAB W/ A FRAME & COVER U.S.F. # 420, O.A.E.

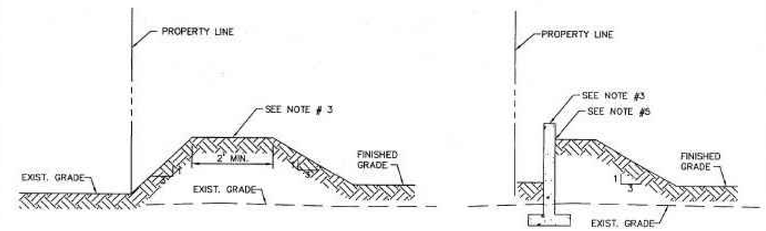


TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES

TYPICAL CATCH BASIN
N.T.S.

ISSUE DATE: ____
REVISED: ____

D–4



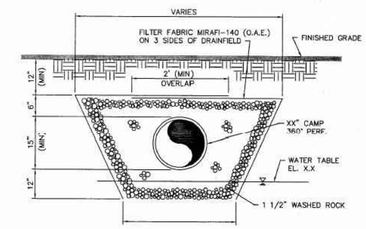
1. BERM TO BE CONSTRUCTED OF SUITABLE FILL MATERIAL. NO MUCK OR OPEN GRADED SILICA (SUGAR) SAND WILL BE ACCEPTABLE.
2. BERM TO BE COMPACTED TO 92% DENSITY AND SODDED OR STABILIZED IN AN APPROVED METHOD TO PREVENT EROSION.
3. TOP OF BERM OR WALL TO BE CONSTRUCTED TO A MINIMUM ELEVATION EQUAL TO THE PROJECTED 25 YEAR EVENT STORM.
4. TOP OF BERM OR WALL SHALL BE NO HIGHER THAN 6" BELOW THE LOWEST STRUCTURAL SLAB ELEVATION.
5. MINIMUM ELEVATION OF 5 FEET N.G.VD.

TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES

TYPICAL PERIMETER BERM DETAILS
N.T.S.

ISSUE DATE: ____
REVISED: ____

D–10

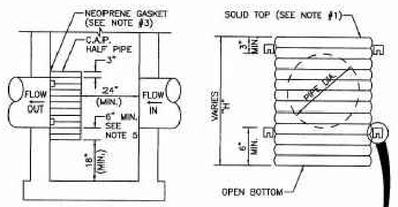


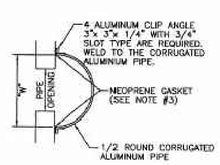
TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES

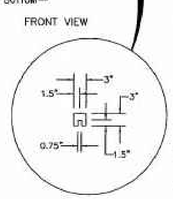
TYPICAL EXFILTRATION TRENCH
N.T.S.

ISSUE DATE: ____
REVISED: ____

D–11







NOTES
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. BAFFLE SHALL BE AS MANUFACTURED BY SOUTHERN CULVERT OR ENGINEER'S APPROVED EQUAL.
3. NEOPRENE GASKET (3/8" x 2") SHALL BE INSTALLED AT ALL BAFFLES ON THE SIDES AND AT THE TOP.
4. POLLUTION RETARDANT BAFFLE TO BE ATTACHED TO STRUCTURE W/ 3/8"x4" STAINLESS STEEL "RED HEADS".
5. MINIMUM INVERT ELEVATION ON POLLUTION RETARDANT BAFFLE TO BE 2' BELOW CONTROL ELEVATION.
6. FIBERGLASS BAFFLES ARE NOT PERMITTED.

PIPE DIA.	W[1] (IN)	W[2] (IN)	T (GAUGE)	H (IN)
15"	21"	24"	16	VARIES
18"	24"	30"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

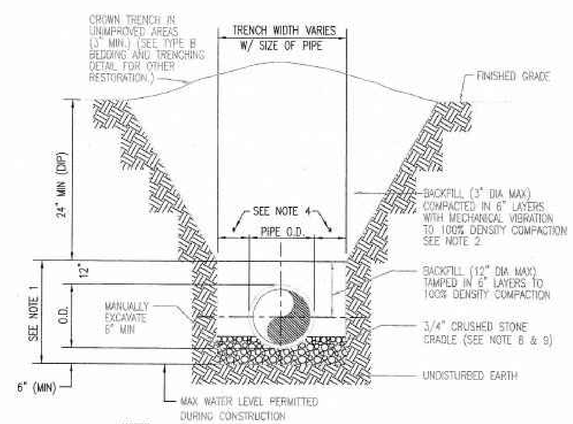
1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES

POLLUTION RETARDANT BAFFLE
N.T.S.

ISSUE DATE: ____
REVISED: ____

D–13



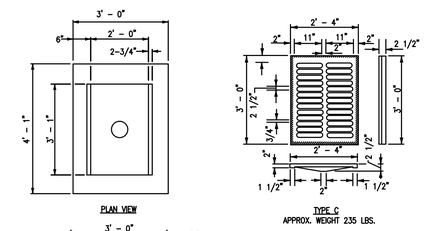
NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 100% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 100% OF THE MAXIMUM DENSITY AS PER AASHTO T-99-C.
3. USE TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE TOWN OF DAVIE.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 2.18-E OF THE MANUAL FOR SHEETING AND BRACING IN EXCAVATIONS.
8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 6" MINIMUM FOR ANY DIAMETER PIPE.
9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL COVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. APPLICABLE GOVERNING AGENCY SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

TOWN OF DAVIE STANDARD PAVING AND DRAINAGE DETAILS AND NOTES

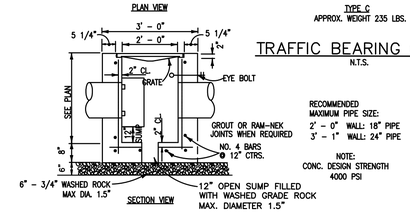
TYPE A BEDDING AND TRENCHING DETAILS
N.T.S.

ISSUE DATE: ____
REVISED: ____

D–12



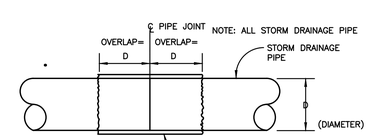
TRAFFIC BEARING GRATE
N.T.S.



RECOMMENDED MAXIMUM PIPE SIZE:
2' - 0" WALL: 18" PIPE
3' - 1" WALL: 24" PIPE

NOTE:
CONC. DESIGN STRENGTH 4000 PSI

TYPE "C" INLET DETAILS
N.T.S.



NOTE: ALL STORM DRAINAGE PIPE

NOTE:
MAXIMUM OVERLAP LENGTH SHALL BE 36" REGARDLESS OF PIPE DIAMETER.

JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.

JOINT WRAPPING DETAIL
N.T.S.

REVISIONS	DATE

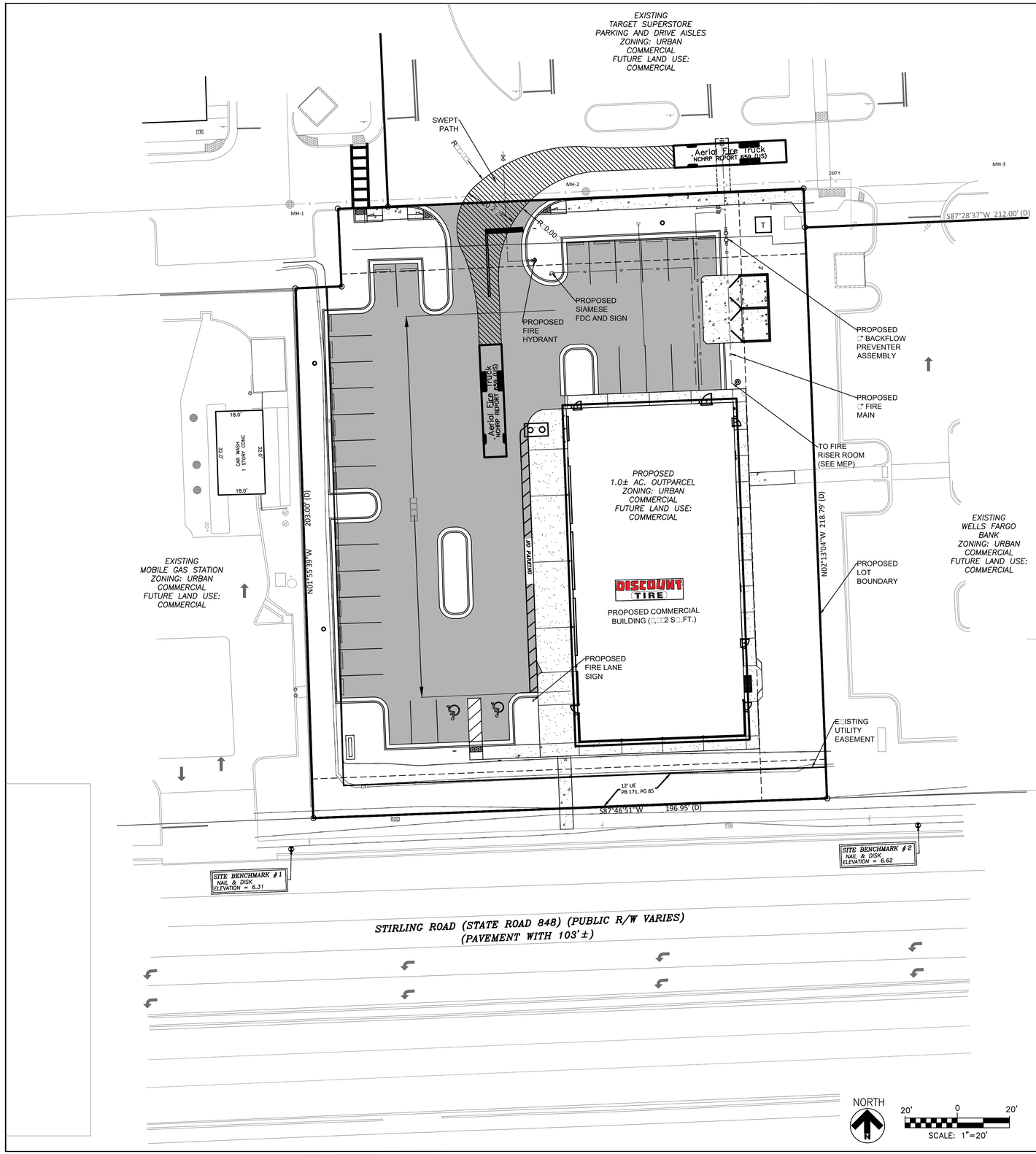
DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

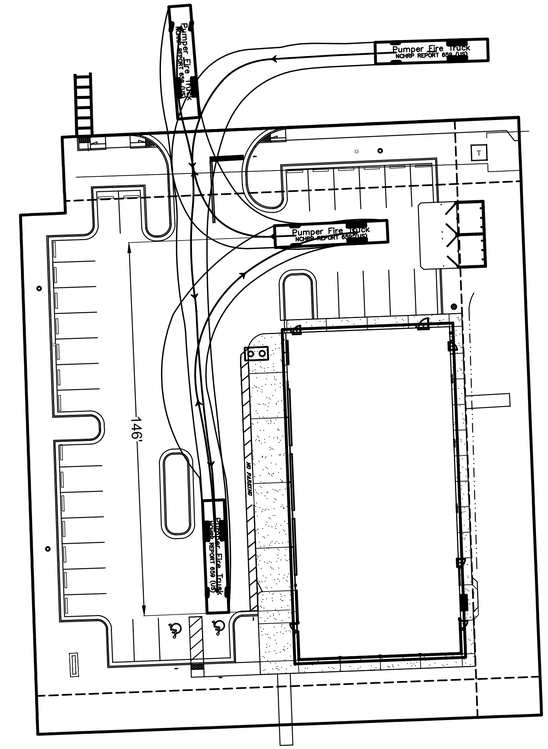
DISCOUNT TIRE

DETAILS – DRAINAGE

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904–419–1001 FAX: 904–419–1004

JOB NO:
DRAWN: FD
CHECK: ALT/SH
DATE: MAR 2019
SHEET NO.
C006





FIRE TRUCK 146' ACCESS AND MANUEVERING

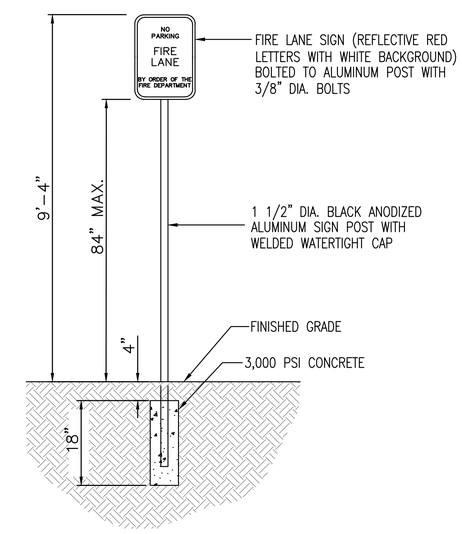
NOT TO SCALE

FIRE LANE SIGN

FDC SIGN

REFLECTIVE SIGN DETAIL

NOT TO SCALE



FIRE LANE SIGN INSTALLATION DETAIL

NOT TO SCALE

NOTES:

□. METAL SIGN SHALL HAVE WHITE BACKGROUND WITH RED REFLECTIVE LETTERS.
2. MA□IMUM HEIGHT OF SIGN SHALL BE □□MEASURED FROM THE ROADWAY TO THE BOTTOM EDGE OF THE SIGN.

DATE	REVISIONS
1-23-20	REVIEW COMMENTS
12-11-19	REVIEW COMMENTS
11-18-19	REVIEW COMMENTS

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL 33328

DISCOUNT TIRE

FIRE TRUCK MANEUVERING PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:

DRAWN: FD

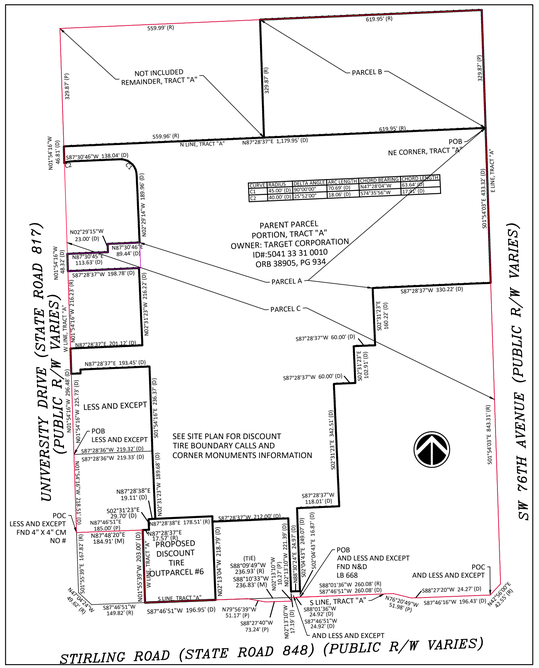
CHECK: ALT/SH

DATE: MAR 2019

SHEET NO.

C00□

ALTA/NSPS LAND TITLE SURVEY



INSET EXHIBIT-BOUNDARY CALLS
(SCALE 1" = 200')

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF STIRLING ROAD; BEING: S87°46'51"W PER PLAT BOOK 171, PAGES 85 & 86, OF THE PUBLIC RECORDS FOR BROWARD COUNTY, FLORIDA

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "X" AND SHADED "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12011C0545H, COMMUNITY NO. 120035, TOWN OF DAVIE, FLORIDA AND HAVING AN EFFECTIVE DATE OF 08-18-2014.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. NCS-929072-MPLS, EFFECTIVE: MARCH 25, 2019, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

7. THERE ARE 110 STRIPED PARKING SPACES INCLUDING ZERO HANDICAP SPACES.

8. THIS ***"BOUNDARY SURVEY AND TOPOGRAPHIC"*** WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

9. THE PROPERTY HAS INDIRECT ACCESS TO STATE ROAD 848 (STIRLING ROAD) AND STATE ROAD 817 (S UNIVERSITY DRIVE), DEDICATED PUBLIC ROAD WITHIN THE TOWN OF DAVIE, FLORIDA.

10. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL OR MUNICIPAL AUTHORITY AS INLAND COASTAL WETLANDS, BEACH, ESTUARY OR THE LIKE.

11. VISIBLE ABOVE GROUND EVIDENCE OF MUNICIPAL WATER, STORM SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXISTS IN THE LOCATIONS INDICATED HEREON.

12. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

14. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

15. THERE IS NO OBSERVED EVIDENCE OF USE AS A CEMETERY OR REFUSE ON SITE.

16. THE "DISCOUNT TIRE" DESCRIPTION (SUBJECT PROPERTY), IS A PORTION OF AND LIES WHOLLY WITHIN THE LAND DESCRIBED IN THE TITLE COMMITMENT.

17. ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION #3574, BEING: 2.815 FEET, (NAVD 88), CONVERTED FROM PUBLISHED DATA BY BROWARD COUNTY, FLORIDA.

18. PER RESPONSES TO THE SUNSHINE ONE CALL TICKET, THERE ARE NO GAS FACILITIES WITHIN THE SURVEYED AREA.

LIST OF POSSIBLE ENCROACHMENTS:

NO ENCROACHMENTS OBSERVED

SCHEDULE B-2 EXCEPTIONS NOTES:

11. Matters shown on the Plat of Meek Farms, recorded in Plat Book 161, Page 24; as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 26744, Page 695; as affected by Amendment to NonVehicular Access Lines recorded in Official Records Book 33103, Page 331; as affected by Amendment to NonVehicular Access Lines recorded in Official Records Book 44779, Page 1279. (As to Parcels B and C)
(AFFECTS PARCEL B AND PARCEL C, AS SHOWN HEREON)
12. Matters shown on the Plat of Wolf Family Plat, recorded in Plat Book 171, Page 85; as affected by Agreement for Amendment of Notation on Plat recorded in Instrument No. 113159258. (As to Parcels A and C)
(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)
13. Oil, gas and mineral Reservations contained in Deed from the Board of Commissioners of the Everglades Drainage District recorded in Deed Book 458, Page 483; as affected by Non-Use Commitment No. 1460 recorded in Official Records Book 38415, Page 674; as affected by Release of
Reservations No. 18075, recorded in Official Records Book 38415, Page 677. (As to Parcels B and C)
(AFFECTS PARCEL B AND PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
14. The terms, provisions, and conditions contained in that certain Agreed Order of Taking, recorded in Official Records Book 13902, Page 877. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
15. Terms and conditions of the Road Impact Agreement between Broward County, a political subdivision of the state of Florida and Elise M. Meeks; William H. Meeks; and Kathleen M. Lenhardt, its successors and assigns recorded in Official Records Book 23465, Page 79; as affected by Total Release of Road Impact Lien recorded in Official Records Book 44337, Page 280.
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
16. Terms and conditions of the Road Impact Agreement between Broward County, a political subdivision of the state of Florida and Elise M. Meeks; Kathleen M. Lenhardt, and William H. Meeks, their successors and assigns recorded in Official Records Book 26744, Page 684. (As to Parcels B and C)
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
17. Terms and conditions of the Agreement for Installation of Required Improvements between Broward County, a political subdivision of the state of Florida and Elise M. Meeks, William H. Meeks and Kathleen M. Lenhardt recorded in Official Records Book 33103, Page 340; as affected by Release of Lien Agreement for Installation of Required Improvements recorded in Official Records Book 38601, Page 726. (As to Parcels B and C)
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
18. Terms and conditions of the Traffic Signalization Agreement between Broward County, a political subdivision of the state of Florida and Mary L. Wolf, individually, Harris Trust Company of Florida, as Successor Trustee for the Joseph S. Wolf Family Trust, Susan M. Coryell and Carol Wolf Moorman (f/k/a Carol A. Morales) as co-trustees for the Joseph S. Wolf Family Land Trust, its successors and assigns recorded in Official Records Book 33103, Page 375; as affected by Release of Lien for Traffic Signalization Agreement recorded in Official Records Book 38601, Page 642. (As to Parcels A and C)
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
19. Access Easement to Approved Opening, granted from Elise M. Meeks, William H. Meeks and Kathleen M. Lenhart to Broward County, a political subdivision of the state of Florida, recorded in Official Records Book 33228, Page 678. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
20. Traffic Control Devices Easement, granted from Elise M. Meeks, William H. Meeks and Kathleen M. Lenhardt to Broward County, a political subdivision of the state of Florida, recorded in Official Records Book 33228, Page 682. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
21. Terms and conditions of the Operation and Easement Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 38415, Page 720; as affected by First Amendment to Operation and Easement Agreement recorded in Official Records Book 41324, Page 1796; as affected by Second Amendment to Operation and Easement Agreement recorded in Official Records Book 46632, Page 1969; as affected by Third Amendment to Operation and Easement Agreement recorded in Instrument No. 113100646.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
22. Terms and conditions of the Maintenance Agreement between Central Broward Water Control District a political subdivision of the state of Florida and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 38604, Page 92. (As to all Parcels)
(AFFECTS ALL PARCELS, BLANKET IN NATURE)
23. Terms and conditions of the Water and Sewer Service Agreement Town of Davie Utilities Department between Town of Davie, a municipal corporation of the State of Florida and Fae-Target Acquisition LLC, a Minnesota limited liability company recorded in Official Records Book 39692, Page 79.
(AFFECTS PARCEL A AND PARCEL B, BLANKET IN NATURE)
24. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 40172, Page 1803.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
25. Easement, granted from Target Corporation to BellSouth Telecommunications, Inc., a Georgia Corporation, recorded in Official Records Book 41081, Page 1253.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
26. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 41106, Page 1384, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE)
27. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 41114, Page 685; as affected by First Amendment to Declaration of Restrictive Covenants recorded in Instrument No. 113100645, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the
extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE)
28. Drainage Retention and Flowage Easement, granted from Target Corporation to Central Broward Water Control District , recorded in Official Records Book 41197, Page 454.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
29. Lake Bank Maintenance Easement, granted from Target Corporation to Central Broward Water Control District , recorded in Official Records Book 41197, Page 459.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
30. Lake Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 465.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
31. Drainage Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 476; as affected by Easement Vacation recorded in Instrument No. 113041192.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
32. Drainage Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 484.
(AFFECTS PARCEL A AND PARCEL B, AS SHOWN HEREON)
33. Terms and conditions of the Easement Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 41324, Page 1788.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
34. Terms and conditions of the Cost Sharing Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 44371, Page 288.
(AFFECTS ALL PARCELS, BLANKET IN NATURE)
35. The terms, provisions, and conditions contained in that certain Environmental Resource Permit Notice by South Florida Water Management District, recorded in Official Records Book 44476, Page 221.
(AFFECTS PARCEL A, BLANKET IN NATURE)
36. Utility Easement, granted from Eastern Financial Florida Credit Union to Town of Davie, Florida, municipal corporation, recorded in Official Records Book 44502, Page 1562.
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
37. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 113100647, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(BENEFITS PARCEL A AND PARCEL B, BLANKET IN NATURE)
38. Utility Easement, granted from Target Corporation to Town of Davie, Florida, municipal corporation, recorded in Instrument No. 114074653.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
42. Terms and conditions of the Memorandum of Lease Agreement between Target Corporation, a Delaware corporation and PowerSecure, Inc., a Delaware corporation recorded in Instrument No. 115654788.
(AFFECTS PARCEL A, BLANKET IN NATURE)

ZONING INFORMATION:

Zoning Information Obtained from Executive Summary provided by Client

The subject site is within the Urban Commercial (UC) zoning district. Per meeting with the Town of Davie on March 7, 2019, retail sales of tires and service is a permitted use within the UC District (under minor repair classification).

The building setbacks are as follows:
- front setback: 25' (from Stirling Road)
- rear setback: 25'
- side setback: 25'

Per code requirements, the applicable criteria for a B-3 (Planned Business Center) district would apply:

Maximum building height = 35'
Maximum building coverage = 40%
Minimum open space = 30%

The landscape buffers are as follows:
- front: 15' (from Stirling Road)
- rear: 10'
- sides:10'

LAND AREA:
(DISCOUNT TIRE)

45,277 SQ. FT.
OR 1.0394 ACRES

DESCRIPTION: PARENT PARCEL
(SEE INSET FOR BOUNDARY CALLS)

PARCEL A:
A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE EAST LINE OF SAID TRACT "A", ON A PLAT BEARING OF SOUTH 01° 54' 03" EAST 433.32 FEET; THENCE SOUTH 87° 28' 37" WEST 330.22 FEET; THENCE SOUTH 02° 31' 23" EAST 160.22 FEET; THENCE SOUTH 87° 28' 37" WEST 60.00 FEET; THENCE SOUTH 02° 31' 23" EAST 102.91 FEET; THENCE SOUTH 87° 28' 37" WEST 60.00 FEET; THENCE SOUTH 02° 31' 23" EAST 342.51 FEET; THENCE SOUTH 87° 28' 37" WEST 118.01 FEET; THENCE SOUTH 02° 04' 43" EAST 249.07 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE, SOUTH 88° 01' 36" WEST 24.92 FEET; THENCE NORTH 02° 13' 10" WEST 221.39 FEET; THENCE SOUTH 87° 28' 37" WEST 212.00 FEET; THENCE SOUTH 02° 13' 04" EAST 218.79 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE SOUTH 87° 46' 51" WEST 196.95 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 55' 39" WEST 203.00 FEET; THENCE NORTH 87° 28' 37" EAST 17.57 FEET; THENCE NORTH 02° 31' 23" WEST 29.70 FEET; THENCE NORTH 87° 28' 38" EAST 19.11 FEET; THENCE NORTH 02° 31' 23" WEST 189.68 FEET; THENCE SOUTH 87° 28' 36" WEST 219.32 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 54' 16" WEST 296.48 FEET; THENCE NORTH 87° 28' 37" EAST 201.12 FEET; THENCE NORTH 02° 31' 23" WEST 216.22 FEET; THENCE SOUTH 87° 28' 37" WEST 198.78 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 54' 16" WEST 48.32 FEET; THENCE NORTH 87° 30' 45" EAST 113.63 FEET; THENCE NORTH 02° 29' 15" WEST 23.00 FEET; THENCE NORTH 87° 30' 46" EAST 89.44 FEET; THENCE NORTH 02° 29' 14" WEST 189.96 FEET TO A POINT OF CURVATURE WITH A 45.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 70.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87° 30' 46" WEST 138.04 FEET TO A POINT OF CURVATURE WITH A 40.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 52' 00" AN ARC DISTANCE OF 18.06 FEET TO A POINT OF NON-TANGENCY AND THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE NORTH 01° 54' 16" WEST 46.81 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG THE NORTH LINE, NORTH 87° 28' 37" EAST 1179.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD NO. 817); THENCE NORTH 01°54'16" WEST ON THE WEST LINE OF SAID TRACT "A" AND THE SAID EAST RIGHT-OF-WAY LINE 218.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°54'16" WEST ON SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF TRACT "A" 225.73 FEET; THENCE NORTH 88°11'41" EAST 25.88 FEET; THENCE NORTH 01°54'16" WEST 10.96 FEET; THENCE NORTH 87°28'37" EAST 193.45 FEET; THENCE SOUTH 01°54'16" EAST 236.37 FEET; THENCE SOUTH 87°28'37" WEST 219.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: (1) ON A PLAT BEARING OF SOUTH 87°46'16" WEST 196.43 FEET; (2) SOUTH 88°27'20" WEST 24.27 FEET; (3) NORTH 76°20'49" WEST 51.98 (4) SOUTH 87°46'51" WEST 260.08 FEET TO THE POINT OF BEGINNING; (5) CONTINUE SOUTH 87°46'51" WEST 24.92 FEET TO A CORNER OF SAID TRACT "A"; THENCE NORTH 02°13'09" WEST 17.19; THENCE NORTH 88°30'24" EAST 24.97 FEET; THENCE SOUTH 02°04'43" EAST 16.87 FEET TO THE POINT OF BEGINNING.

PARCEL B

THE EAST 619.95 FEET OF PARCEL "A" OF MEEKS FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AS CREATED BY AND DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT, BETWEEN TARGET CORPORATION AND LAKESIDE TOWN SHOPS, LTD., RECORDED IN OFFICIAL RECORDS BOOK 38415, PAGE 720, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIPTION: PROPOSED DISCOUNT TIRE
(SEE PAGE 2 OF 2 FOR BOUNDARY CALLS)

(WRITTEN BY SURVEYOR)
A portion of Tract "A" of WOLF FAMILY PLAT, according to the plat thereof as recorded in Plat Book 171, page 85 of the public records of Broward County, Florida, more particularly described as follows:

Begin at a Southwesterly corner of said Tract "A"; also being the Southeast corner of Parcel "A" of UNIVERSITY PEGASUS PLAT, according to the plat thereof as recorded in Plat Book 136, page 44 of the public records of Broward County, Florida; thence run N01°55'39"W, along the West line of said Tract "A" and East line of said Parcel "A", a distance of 203.00 feet to the Northeast corner of said Parcel "A"; thence N87°28'37"E a distance of 17.57 feet; thence N02°31'23"W a distance of 29.70 feet; thence N87°28'38"E a distance of 178.51 feet; thence S02°13'04"E, a distance of 233.74 feet to the North Right of Way line of Stirling Road (State Road 848), and the South line of said Tract "A"; thence run S87°46'51"W, along said North Right of Way line of Stirling Road (State Road 848) and said South line of Tract "A", a distance of 196.95 feet to the Point of Beginning.

Contains 45,277 square feet or 1.0394 acres of land, more or less.

ALTA/NSPS Land Title Survey Certification

To: Reinalt-Thomas Corporation, a Michigan corporation; Halle Properties, L.L.C., an Arizona limited liability company; First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(b), 7(a), 7(b1), 7(c), 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on 03-07-2019.

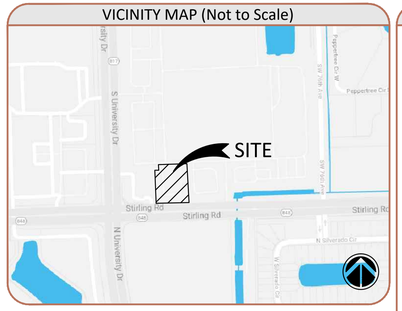
Date: 03-07-2019

JAMES DENNIS BRAY
LICENSED
PSM6507
STATE OF
FLORIDA
Professional Surveyor and Mapper

James D. Bray PSM 6507

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

VICINITY MAP (Not to Scale)



LEGEND

BB - BOTTOM OF BANK
BC - BACK OF CURB
BFP - BACKFLOW PREVENTER
BFP - BACKFLOW PREVENTER
BHM - BUILDING HEIGHT MEASUREMENT
BM - BENCHMARK
- BOLLARD
-E- - BURIED ELECTRIC
- CURB INLET
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CF - CONCRETE FLUME
CHW - CONCRETE HEADWALL
CLF - CHAIN LINK FENCE
℄ - CENTERLINE
CM - CONCRETE MONUMENT
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
COVD - COVID
CP - CONCRETE PAD
CW - CONCRETE WALK
(D) - DESCRIBED
DB - DEED BOOK
DE - DRAINAGE EASEMENT
- DOT INLET
DP - DUMPSTER PAD
DW - DRIVEWAY
EM - ELECTRIC METER
EB - ELECTRIC BOX
ESMT - EASEMENT
EP - EDGE OF PAVEMENT
FIRM - FLOOD INSURANCE RATE MAP
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FND - FOUND
-FOC- - FIBER OPTIC CABLE BOX
-FO- - FIBER OPTIC CABLE LINE
-G- - GAS LINE
GIS - GEOGRAPHIC INFORMATION SYSTEM
GM - GAS METER
GV - GAS VALVE
- GUY WHITE ANCHOR
- HANDICAP PARKING
HDPE - HIGH-DENSITY POLYETHYLENE PIPE
HR - HANDICAP RAMP
INV - INVERT ELEVATION
IP - IRON PIPE
IR - IRON ROD
JB - STORM JUNCTION BOX
L - ARC LENGTH
- LIGHT POLE
LSA - LANDSCAPED AREA
(M) - MEASURED
MF - METAL FENCE
ML - METAL LID
MS - METAL SHED
- MITERED END SECTION
- MONITORING WELL
N&D - NAIL AND DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NTS - NOT TO SCALE
OL - ON LINE
ORB - OFFICIAL RECORDS BOOK
OW - OVERHEAD WIRE
(P) - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE
PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP - PER ENGINEERING PLANS
PG - PAGE
PI - POINT OF INTERSECTION
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
PS - PARKING SPACES
PSP - PEDESTRIAN SIGNAL POLE
PT - POINT OF TANGENCY
PVC - PLASTIC PIPE
R - CURVE RADIUS
(R) - RECORD
RP - RAMP
RCP - REINFORCED CONCRETE PIPE
- REUSE WATER METER
- REUSE WATER VALVE
-RU- - REUSE WATER LINE
R/W - RIGHT OF WAY
- SANITARY MANHOLE
-S- - SANITARY LINE
SDO - SHOWN FOR DIRECTION ONLY
SN - SIGN
SWF - STOCK WIRE FENCE
00.00 - SPOT ELEVATION
-D- - STORM/DRAIN LINE
- STORM INLET
- STORM MANHOLE
-T- - TELEPHONE LINE
-TB- - TOP OF BANK
TP - TRAFFIC POLE
- TRAFFIC SIGN
- TRANSFORMER/JUNCTION BOX
TR - TELEPHONE RISE
TSB - TRAFFIC SIGNAL BOX
TSW - TRAFFIC SIGNAL WIRE
TV - CABLE TV RISER
TYP - TYPICAL
UE - UTILITY EASEMENT
UP - UTILITY POLE
UM - UTILITY MARKER
-U- - UNKNOWN UNDERGROUND UTILITY
VCP - VITRIFIED CLAY PIPE
VF - VINYL FENCE
-W- - WATER LINE
WF - WOOD FENCE
WS - WOOD SHED
- WATER METER
- WATER VALVE
- NUMBER
- EASEMENT NUMBER

ADDRESS:

5800 S UNIVERSITY DRIVE
DAVIE, FL 33328

Job Information

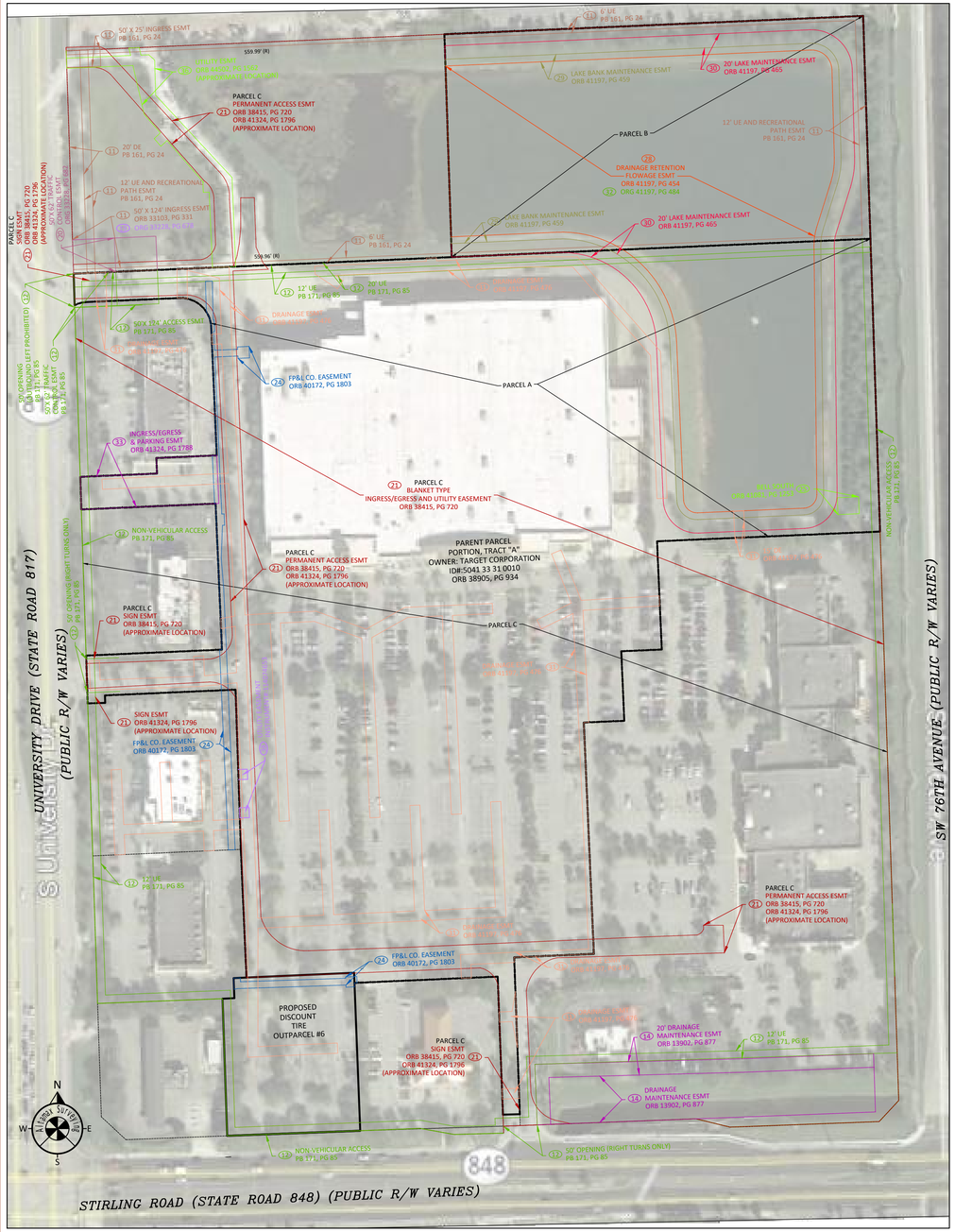
JOB NO. 902566	
CF NO. BRW-171-85-DISCOUNT TIRE	
FIELD DATE: 03-07-2019	
SCALE: VARIES	
DRAWN BY: PJT	

Revisions

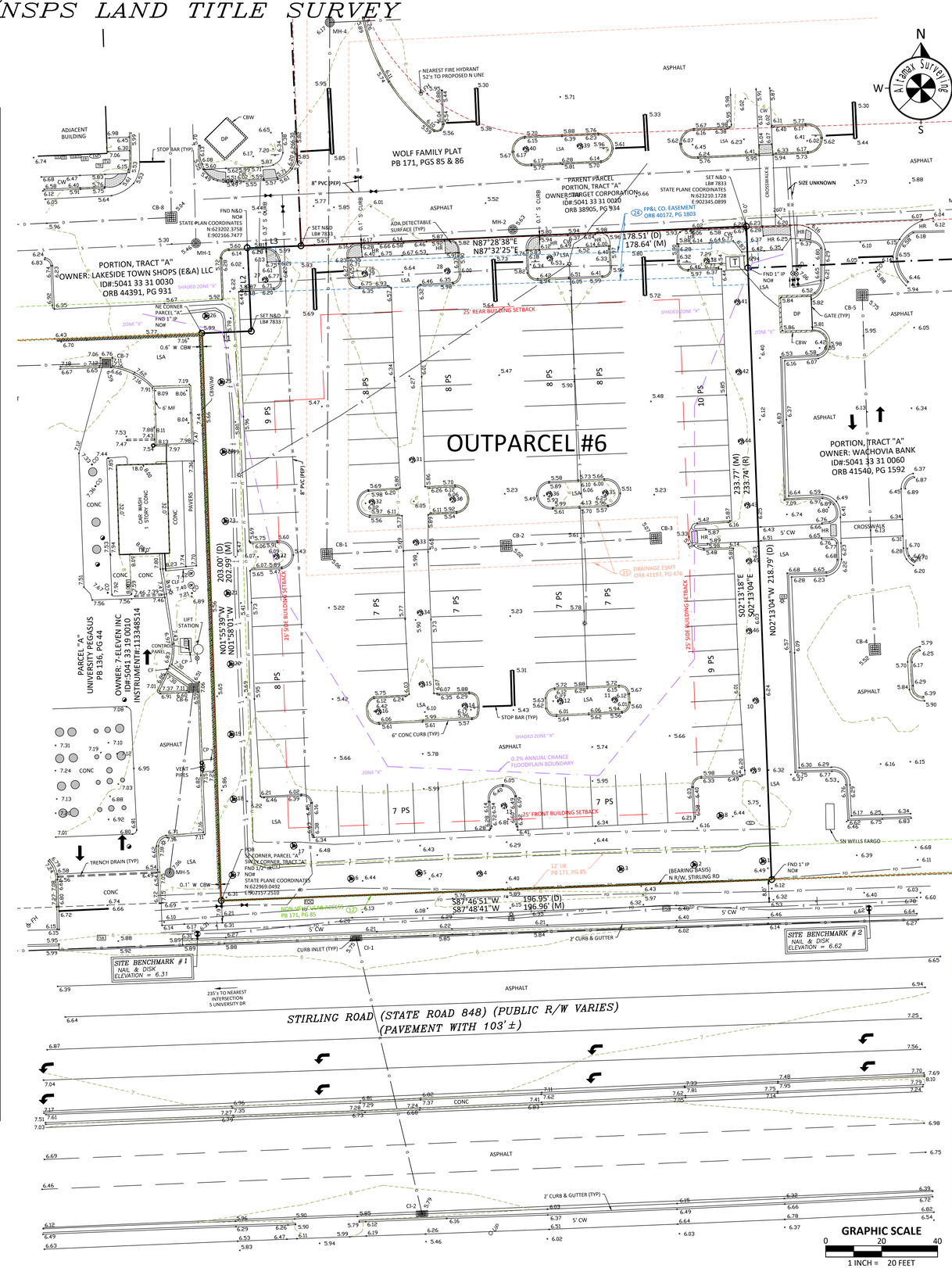
Date:	Description	By:
04-09-19	Add Title Commitment	PJT
04-11-19	Add Zoning/Address Comments	PJT
04-16-19	Address Comments	JB
06-19-19	Address Comments	PJT
07-8-19	Bearing on westerly boundary	JB
10-25-19	Address Clients Comments	PJT

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

ALTA/NSPS LAND TITLE SURVEY



INSET EXHIBIT-OFFSITE EASEMENTS
(SCALE 1" = 100')



LINE	BEARING	DISTANCE
L1	N87°28'37"E	17.57' (D)
	N87°41'26"E	17.72' (M)
L2	N02°31'23"W	29.70' (D)
	N02°48'08"W	29.90' (M)
L3	N87°28'38"E	19.11' (D)
	N87°51'28"E	19.25' (M)

SANITARY SEWER INFORMATION

MH-1
RIM 5.46
8" PVC INV -0.42 W
8" PVC INV -0.49 N
8" PVC INV -0.52 E

MH-2
RIM 5.63
8" PVC INV -1.00 W
8" PVC INV -1.09 E

MH-3
RIM 5.90
8" PVC INV -0.93 S
8" PVC INV -2.07 W
8" PVC INV -2.18 E

STORM SEWER INFORMATION

MH-4 (OUTLET STRUCTURE)
RIM 6.17
24" HDPE INV 1.21 S
36" HDPE INV -0.60 N&E
CONC WEIR 2.85

MH-5
RIM 7.06
12" CMP INV 4.88 E
15" CMP INV 3.66 N

CB-1
RIM 5.06
24" HDPE INV 1.67 N
BOTTOM -0.88 (PIPES COVERED)

CB-2
RIM 5.02
BOTTOM -1.53 (PIPES COVERED)

CB-3
RIM 5.07
BOTTOM 0.77 (PIPES COVERED)

CB-4
RIM 5.52
BOTTOM 0.31 (PIPES COVERED)

CB-5
RIM 5.75
BOTTOM -0.17 (PIPES COVERED)

CB-6
RIM 6.51
(FILLED WITH DEBRIS)

CB-7
RIM 6.59
BOTTOM 1.94 (PIPES COVERED)

CB-8
RIM 5.04
12" HDPE INV 1.64 W
18" HDPE INV 1.51 N

CI-1
RIM 5.75
24" RCP INV -0.97 E&W
18" RCP INV UNKNOWN S

CI-2
RIM 5.79
18" RCP INV 1.97 N

TREE CHART
1 - 15" LIVE OAK
2 - 10" LIVE OAK
3 - 15" LIVE OAK
4 - 8" PINK TABEBUIA
5 - 15" LIVE OAK
6 - 8" LIVE OAK
7 - 10" LIVE OAK
8 - 13" LIVE OAK
9 - 14" GREEN BUTTONWOOD
10 - 13" GREEN BUTTONWOOD
11 - 10" GUMBO LIMBO
12 - 10" GUMBO LIMBO
13 - 15" GUMBO LIMBO
14 - 12" GUMBO LIMBO
15 - 9" CALOPHYLLUM
16 - 15" GUMBO LIMBO
17 - 14" LIVE OAK
18 - 12" LIVE OAK
19 - 12" LIVE OAK
20 - 16" LIVE OAK
21 - 14" LIVE OAK
22 - 8" PINK TABEBUIA
23 - 13" LIVE OAK
24 - 13" LIVE OAK
25 - 12" LIVE OAK
26 - 13" LIVE OAK
27 - 18" GUMBO LIMBO
28 - 16" GUMBO LIMBO
29 - 15" GUMBO LIMBO
30 - 6" PINK TABEBUIA
31 - 8" CALOPHYLLUM
32 - 6" PINK TABEBUIA
33 - 10" CALOPHYLLUM
34 - 8" CALOPHYLLUM
35 - 7" PINK TABEBUIA
36 - 5" PINK TABEBUIA
37 - 17" GUMBO LIMBO
38 - 13" GUMBO LIMBO
39 - 12" GUMBO LIMBO
40 - 12" GUMBO LIMBO
41 - 10" GREEN BUTTONWOOD
42 - 12" GREEN BUTTONWOOD
43 - 4" PINK TABEBUIA
44 - 13" GREEN BUTTONWOOD
45 - 6" PINK TABEBUIA
46 - 15" GREEN BUTTONWOOD

SIZES AND TYPE OF TREES OBTAINED FROM A LETTER SIGNED BY JOE R RODRIGUEZ FROM ARBORCARE INC., DATED OCTOBER 22, 2019

ADDRESS:
5800 S UNIVERSITY DRIVE
DAVIE, FL 33328

Job Information
JOB NO. 902566
CF NO. BRW-171-85-DISCOUNT TIRE
FIELD DATE: 03-07-2019
SCALE: VARIES
DRAWN BY: PJT

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

SHEET 2 OF 2

ALTA/NSPS LAND TITLE SURVEY

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF STIRLING ROAD; BEING: S87°46'51"W PER PLAT BOOK 171, PAGES 85 & 86, OF THE PUBLIC RECORDS FOR BROWARD COUNTY, FLORIDA

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "X", SHADED ZONE "X" AND ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12011C0545H AND 12011C0563H, WITH COMMUNITY NO. 120035, TOWN OF DAVIE, FLORIDA AND BOTH HAVING AN EFFECTIVE DATE OF 08-18-2014.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. NCS-929072-MPLS, EFFECTIVE: MARCH 25, 2019, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

7. THIS ***"BOUNDARY SURVEY"*** WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THE PROPERTY HAS DIRECT ACCESS TO STATE ROAD 848 (STIRLING ROAD) AND STATE ROAD 817 (S UNIVERSITY DRIVE), DEDICATED PUBLIC ROAD WITHIN THE TOWN OF DAVIE, FLORIDA.

9. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGGULATION BY FEDERAL OR MUNICIPAL AUTHORITY AS INLAND COASTAL WETLANDS, BEACH, ESTUARY OR THE LIKE.

10. VISIBLE ABOVE GROUND EVIDENCE OF MUNICIPAL WATER, STORM SEWER FACIUTIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXISTS IN THE LOCATIONS INDICATED HEREON.

11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

13. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

14. THERE IS NO OBSERVED EVIDENCE OF USE AS A CEMETERY OR REFUSE ON SITE.

15. THE "DISCOUNT TIRE" DESCRIPTION (SUBJECT PROPERTY), IS A PORTION OF AND LIES WHOLLY WITHIN THE LAND DESCRIBED IN THE TITLE COMMITMENT.

PARKING COUNT:

PROPOSED DISCOUNT TIRE PARCEL:

REGULAR	110
HANDICAP	0

REMAINDER OF SITE:

REGULAR	660
HANDICAP	18

TOTAL:

REGULAR	770
HANDICAP	18

LAND AREA:

Proposed Discount Tire
45,277 SQ. FT. OR 1.0394 ACRES

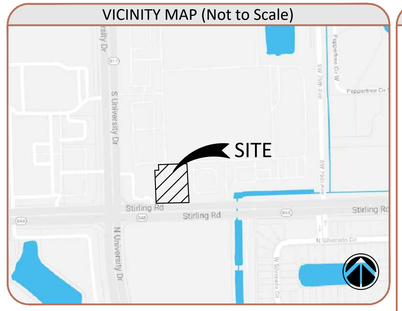
Remainder
810,898 SQ. FT. OR 18.6157 ACRES

Total
856,175 SQ. FT. OR 19.6551 ACRES

SCHEDULE B-2 EXCEPTIONS NOTES:

11. Matters shown on the Plat of Meek Farms, recorded in Plat Book 161, Page 24; as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 26744, Page 695; as affected by Amendment to NonVehicular Access Lines recorded in Official Records Book 33103, Page 331; as affected by Amendment to NonVehicular Access Lines recorded in Official Records Book 44779, Page 1279. (As to Parcels B and C)
(AFFECTS PARCEL B AND PARCEL C, AS SHOWN HEREON)
12. Matters shown on the Plat of Wolf Family Plat, recorded in Plat Book 171, Page 85; as affected by Agreement for Amendment of Notation on Plat recorded in Instrument No. 113159258. (As to Parcels A and C)
(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)
13. Oil, gas and mineral Reservations contained in Deed from the Board of Commissioners of the Everglades Drainage District recorded in Deed Book 458, Page 483; as affected by Non-Use Commitment No. 1460 recorded in Official Records Book 38415, Page 674; as affected by Release of
Reservations No. 18075, recorded in Official Records Book 38415, Page 677. (As to Parcels B and C)
(AFFECTS PARCEL B AND PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
14. The terms, provisions, and conditions contained in that certain Agreed Order of Taking, recorded in Official Records Book 13902, Page 877. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
15. Terms and conditions of the Road Impact Agreement between Broward County, a political subdivision of the state of Florida and Elise M. Meeks; William H. Meeks; and Kathleen M. Lenhardt, its successors and assigns recorded in Official Records Book 23465, Page 79; as affected by Total Release of Road Impact Lien recorded in Official Records Book 44337, Page 280.
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
16. Terms and conditions of the Road Impact Agreement between Broward County, a political subdivision of the state of Florida and Elise M. Meeks; Kathleen M. Lenhardt, and William H. Meeks, their successors and assigns recorded in Official Records Book 26744, Page 684. (As to Parcels B and C)
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
17. Terms and conditions of the Agreement for Installation of Required Improvements between Broward County, a political subdivision of the state of Florida and Elise M. Meeks, William H. Meeks and Kathleen M. Lenhardt recorded in Official Records Book 33103, Page 340; as affected by Release of Lien Agreement for Installation of Required Improvements recorded in Official Records Book 38601, Page 726. (As to Parcels B and C)
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
18. Terms and conditions of the Traffic Signalization Agreement between Broward County, a political subdivision of the state of Florida and Mary L. Wolf, individually, Harris Trust Company of Florida, as Successor Trustee for the Joseph S. Wolf Family Trust, Susan M. Coryell and Carol Wolf Moomaw (f/k/a Carol A. Morales) as co-trustees for the Joseph S. Wolf Family Land Trust, its successors and assigns recorded in Official Records Book 33103, Page 375; as affected by Release of Lien for Traffic Signalization Agreement recorded in Official Records Book 38601, Page 642. (As to Parcels A and C)
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
19. Access Easement to Approved Opening, granted from Elise M. Meeks, William H. Meeks and Kathleen M. Lenhart to Broward County, a political subdivision of the state of Florida, recorded in Official Records Book 33228, Page 678. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
20. Traffic Control Devices Easement, granted from Elise M. Meeks, William H. Meeks and Kathleen M. Lenhardt to Broward County, a political subdivision of the state of Florida, recorded in Official Records Book 33228, Page 682. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
21. Terms and conditions of the Operation and Easement Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 38415, Page 720; as affected by First Amendment to Operation and Easement Agreement recorded in Official Records Book 41324, Page 1796; as affected by Second Amendment to Operation and Easement Agreement recorded in Official Records Book 46632, Page 1969; as affected by Third Amendment to Operation and Easement Agreement recorded in Instrument No. 113100646.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
22. Terms and conditions of the Maintenance Agreement between Central Broward Water Control District a political subdivision of the state of Florida and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 38604, Page 92. (As to all Parcels)
(AFFECTS ALL PARCELS, BLANKET IN NATURE)
23. Terms and conditions of the Water and Sewer Service Agreement Town of Davie Utilities Department between Town of Davie, a municipal corporation of the State of Florida and Fae-Target Acquisition LLC, a Minnesota limited liability company recorded in Official Records Book 39692, Page 79.
(AFFECTS PARCEL A AND PARCEL B, BLANKET IN NATURE)
24. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 40172, Page 1803.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
25. Easement, granted from Target Corporation to BellSouth Telecommunications, Inc., a Georgia Corporation, recorded in Official Records Book 41081, Page 1253.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
26. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 41106, Page 1384, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE)
27. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 41114, Page 685; as affected by First Amendment to Declaration of Restrictive Covenants recorded in Instrument No. 113100645, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the
extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE)
28. Drainage Retention and Flowage Easement, granted from Target Corporation to Central Broward Water Control District , recorded in Official Records Book 41197, Page 454.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
29. Lake Bank Maintenance Easement, granted from Target Corporation to Central Broward Water Control District , recorded in Official Records Book 41197, Page 459.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
30. Lake Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 465.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
31. Drainage Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 476; as affected by Easement Vacation recorded in Instrument No. 113841192.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
32. Drainage Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 484.
(AFFECTS PARCEL A AND PARCEL B, AS SHOWN HEREON)
33. Terms and conditions of the Easement Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 41324, Page 1788.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
34. Terms and conditions of the Cost Sharing Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 44371, Page 288.
(AFFECTS ALL PARCELS, BLANKET IN NATURE)
35. The terms, provisions, and conditions contained in that certain Environmental Resource Permit Notice by South Florida Water Management District, recorded in Official Records Book 44476, Page 221.
(AFFECTS PARCEL A, BLANKET IN NATURE)
36. Utility Easement, granted from Eastern Financial Florida Credit Union to Town of Davie, Florida, municipal corporation, recorded in Official Records Book 44502, Page 1562.
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
37. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 113100647, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(BENEFITS PARCEL A AND PARCEL B, BLANKET IN NATURE)
38. Utility Easement, granted from Target Corporation to Town of Davie, Florida, municipal corporation, recorded in Instrument No. 114074653.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
42. Terms and conditions of the Memorandum of License Agreement between Target Corporation, a Delaware corporation and PowerSecure, Inc., a Delaware corporation recorded in Instrument No. 115654788.
(AFFECTS PARCEL A, BLANKET IN NATURE)

VICINITY MAP (Not to Scale)



DESCRIPTION: PARENT PARCEL

PARCEL A:
A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE EAST LINE OF SAID TRACT "A", ON A PLAT BEARING OF SOUTH 01° 54' 00" EAST 433.32 FEET; THENCE SOUTH 87° 28' 37" WEST 330.22 FEET; THENCE SOUTH 02° 31' 23" EAST 160.22 FEET; THENCE SOUTH 87° 28' 37" WEST 60.00 FEET; THENCE SOUTH 02° 31' 23" EAST 102.91 FEET; THENCE SOUTH 87° 28' 37" WEST 60.00 FEET; THENCE SOUTH 02° 31' 23" EAST 342.51 FEET; THENCE SOUTH 87° 28' 37" WEST 118.01 FEET; THENCE SOUTH 02° 04' 43" EAST 249.07 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE, SOUTH 88° 01' 36" WEST 24.92 FEET; THENCE NORTH 02° 13' 10" WEST 221.39 FEET; THENCE SOUTH 87° 28' 37" WEST 212.00 FEET; THENCE SOUTH 02° 13' 04" EAST 218.79 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE SOUTH 87° 46' 51" WEST 196.95 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 55' 39" WEST 203.00 FEET; THENCE NORTH 87° 28' 37" EAST 17.57 FEET; THENCE NORTH 02° 31' 23" WEST 29.70 FEET; THENCE NORTH 87° 28' 38" EAST 19.11 FEET; THENCE NORTH 02° 31' 23" WEST 189.68 FEET; THENCE SOUTH 87° 28' 36" WEST 219.32 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 54' 16" WEST 296.48 FEET; THENCE NORTH 87° 28' 37" EAST 201.12 FEET; THENCE NORTH 02° 31' 23" WEST 216.22 FEET; THENCE SOUTH 87° 28' 37" WEST 198.78 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 54' 16" WEST 48.32 FEET; THENCE NORTH 87° 30' 45" EAST 113.63 FEET; THENCE NORTH 02° 29' 15" WEST 23.00 FEET; THENCE NORTH 87° 30' 46" EAST 89.44 FEET; THENCE NORTH 02° 29' 14" WEST 189.96 FEET TO A POINT OF CURVATURE WITH A 45.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 70.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87° 30' 46" WEST 138.04 FEET TO A POINT OF CURVATURE WITH A 40.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 52' 00" AN ARC DISTANCE OF 18.06 FEET TO A POINT OF NON-TANGENCY AND THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE NORTH 01° 54' 16" WEST 46.81 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG THE NORTH LINE, NORTH 87° 28' 37" EAST 1179.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD NO. 817); THENCE NORTH 01°54'16" WEST ON THE WEST LINE OF SAID TRACT "A" AND THE SAID EAST RIGHT-OF-WAY LINE 218.51 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 01°54'16" WEST ON SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF TRACT "A" 225.73 FEET; THENCE NORTH 88°11'41" EAST 25.88 FEET; THENCE NORTH 01°54'16" WEST 10.96 FEET; THENCE NORTH 87°28'37" EAST 193.45 FEET; THENCE SOUTH 01°54'16" EAST 236.37 FEET; THENCE SOUTH 87°28'37" WEST 219.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: (1) ON A PLAT BEARING OF SOUTH 87°46'16" WEST 196.43 FEET; (2) SOUTH 88°27'20" WEST 24.27 FEET; (3) NORTH 76°20'49" WEST 51.98 (4) SOUTH 87°46'51" WEST 260.08 FEET TO THE POINT OF BEGINNING; (5) CONTINUE SOUTH 87°46'51" WEST 24.92 FEET TO A CORNER OF SAID TRACT "A"; THENCE NORTH 02°13'09" WEST 17.19; THENCE NORTH 88°30'24" EAST 24.97 FEET; THENCE SOUTH 02°04'43" EAST 16.87 FEET TO THE POINT OF BEGINNING.

PARCEL B

THE EAST 619.95 FEET OF PARCEL "A" OF MEEKS FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AS CREATED BY AND DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT, BETWEEN TARGET CORPORATION AND LAKESIDE TOWN SHOPS, LTD., RECORDED IN OFFICIAL RECORDS BOOK 38415, PAGE 720, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIPTION: PROPOSED DISCOUNT TIRE
(SEE PAGE 2 OF 2 FOR BOUNDARY CALLS)

(WRITTEN BY SURVEYOR)
A portion of Tract "A" of WOLF FAMILY PLAT, according to the plat thereof as recorded in Plat Book 171, page 85 of the public records of Broward County, Florida, more particularly described as follows:

Begin at a Southwesterly corner of said Tract "A"; also being the Southeast corner of Parcel "A" of UNIVERSITY PEGASUS PLAT, according to the plat thereof as recorded in Plat Book 136, page 44 of the public records of Broward County, Florida; thence run N01°55'39"W, along the West line of said Tract "A" and East line of said Parcel "A", a distance of 203.00 feet to the Northeast corner of said Parcel "A"; thence N87°28'37"E a distance of 17.57 feet; thence N02°31'23"W a distance of 29.70 feet; thence N87°28'38"E a distance of 178.51 feet; thence S02°13'04"E, a distance of 233.74 feet to the North Right of Way line of Stirling Road (State Road 848), and the South line of said Tract "A"; thence run S87°46'51"W, along said North Right of Way line of Stirling Road (State Road 848) and said South line of Tract "A", a distance of 196.95 feet to the Point of Beginning.

Contains 45,277 square feet or 1.0394 acres of land, more or less.

ALTA/NSPS Land Title Survey Certification

To: Reinalt-Thomas Corporation, a Michigan corporation; Halle Properties, L.L.C., an Arizona limited liability company; Target Corporation, a Minnesota corporation; First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b1), 7(c), 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on 05-09-2019.

Date: 05-09-2019

JAMES DENNIS BRAY
Licensed Number
PSM6507
STATE OF
FLORIDA
Professional Surveyor and Mapper

James D. Bray PSM 6507

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

LEGEND

BB	- BOTTOM OF BANK
BC	- BACK OF CURB
BFP	- BACKFLOW PREVENTER
BFP	- BACKFLOW PREVENTER
BHM	- BUILDING HEIGHT MEASUREMENT
BM	- BENCHMARK
	- BOLLARD
-E-	- BURIED ELECTRIC
	- CURB INLET
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CLF	- CHAIN LINK FENCE
℄	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVID
CP	- CONCRETE PAD
CW	- CONCRETE WALK
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
	- DOT INLET
DP	- DUMPSTER PAD
DW	- DRIVEWAY
EM	- ELECTRIC METER
EB	- ELECTRIC BOX
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
FH	- FIRE HYDRANT
FND	- FOUND
-FOC-	- FIBER OPTIC CABLE BOX
-FO-	- FIBER OPTIC CABLE LINE
-G-	- GAS LINE
GIS	- GEOGRAPHIC INFORMATION SYSTEM
GM	- GAS METER
GV	- GAS VALVE
	- GUY WHITE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH-DENSITY POLYETHYLENE PIPE
HR	- HANDICAP RAMP
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
JB	- STORM JUNCTION BOX
L	- ARC LENGTH
	- LIGHT POLE
LSA	- LANDSCAPED AREA
(M)	- MEASURED
MF	- METAL FENCE
ML	- METAL LID
MS	- METAL SHED
	- MITERED END SECTION
	- MONITORING WELL
N&D	- NAIL AND DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
OL	- ON LINE
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PDOT	- PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP	- PER ENGINEERING PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
# PS	- PARKING SPACES
PSP	- PEDESTRIAN SIGNAL POLE
PT	- POINT OF TANGENCY
PVC	- PLASTIC PIPE
R	- CURVE RADIUS
(R)	- RECORD
RP	- RAMP
RCP	- REINFORCED CONCRETE PIPE
	- REUSE WATER METER
	- REUSE WATER VALVE
-RU-	- REUSE WATER LINE
R/W	- RIGHT OF WAY
	- SANITARY MANHOLE
-S-	- SANITARY LINE
SDO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
SWF	- STOCK WIRE FENCE
00.00	- SPOT ELEVATION
-D-	- STORM/DRAIN LINE
	- STORM INLET
	- STORM MANHOLE
-T-	- TELEPHONE LINE
-TB-	- TOP OF BANK
TP	- TRAFFIC POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
TR	- TELEPHONE RISE
TSB	- TRAFFIC SIGNAL BOX
TSW	- TRAFFIC SIGNAL WIRE
TV	- CABLE TV RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
UM	- UTILITY MARKER
-U-	- UNKNOWN UNDERGROUND UTILITY
VCP	- VITRIFIED CLAY PIPE
VF	- VINYL FENCE
-W-	- WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER METER
	- WATER VALVE
#	- NUMBER
	- EASEMENT NUMBER

ADDRESS:
5800 S UNIVERSITY DRIVE
DAVIE, FL 33328

Job Information

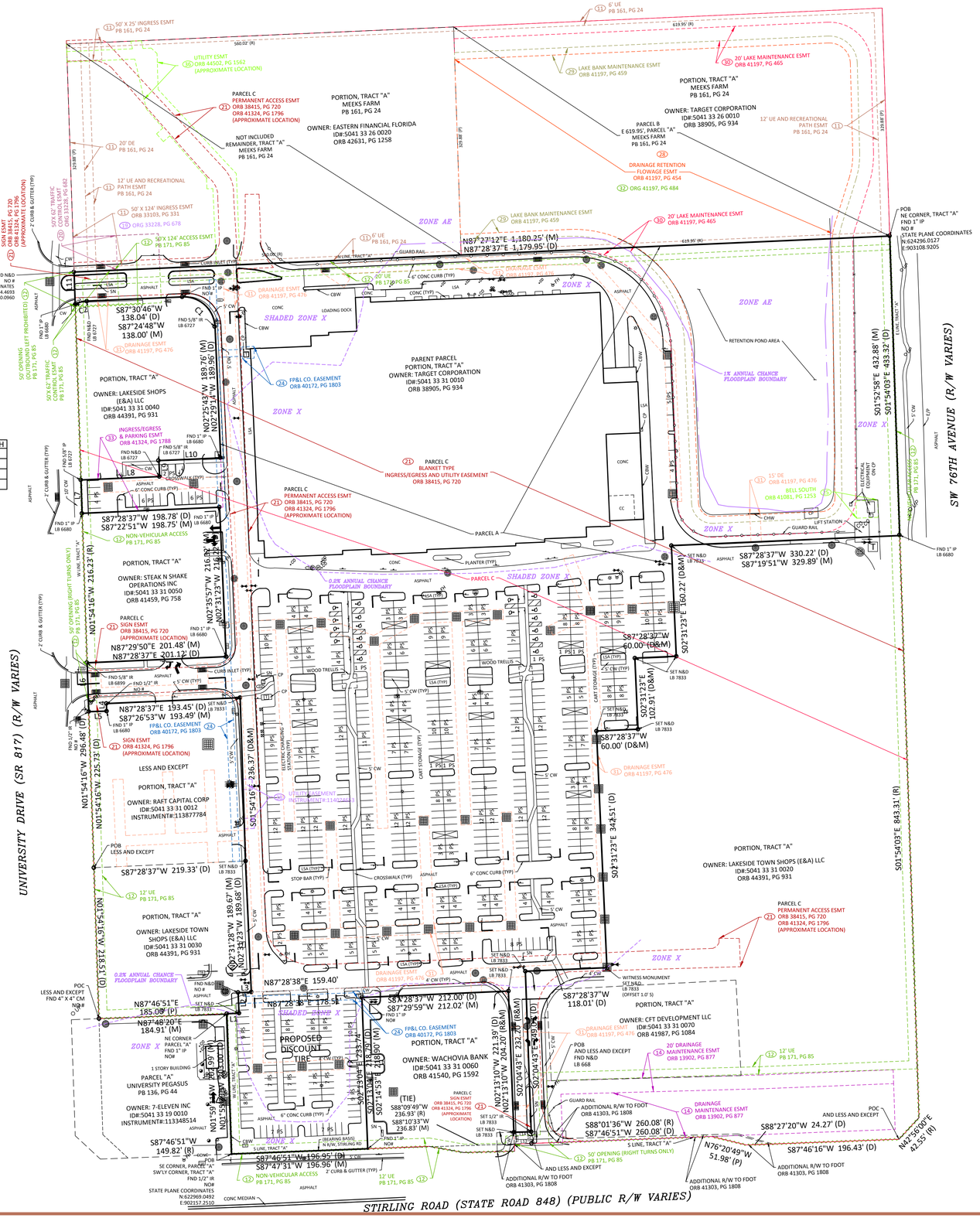
JOB NO. 902722
CF NO. BRW-171-85-TARGET
FIELD DATE: 05-09-2019
SCALE: 1" = 80'
DRAWN BY: PJT

Revisions

Date:	Description	By:
06-19-19	ADDRESS COMMENTS	PJT
07-8-19	Bearing on westerly boundary	JB
07-17-19	Revise Parking Count	JB

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

ALTA/NSPS LAND TITLE SURVEY


SW 76TH AVENUE (R/W VARIES)
UNIVERSITY DRIVE (SR 817) (R/W VARIES)
STIRLING ROAD (STATE ROAD 848) (PUBLIC R/W VARIES)
PARENT PARCEL
PORTION, TRACT "A"
OWNER: TARGET CORPORATION
ID#:5041 33 31 0010
ORB 38905, PG 934
PROPOSED DISCOUNT TIRE
OWNER: WACHOVIA BANK
ID#:5041 33 31 0060
ORB 41540, PG 1592
OWNER: CFT DEVELOPMENT LLC
ID#:5041 33 31 0070
ORB 41987, PG 1084
OWNER: LAKESIDE TOWN SHOPS (E&A) LLC
ID#:5041 33 31 0020
ORB 44391, PG 931
OWNER: LAKESIDE SHOPS (E&A) LLC
ID#:5041 33 31 0040
ORB 44391, PG 931
OWNER: STEAK N SHAKE OPERATIONS INC
ID#:5041 33 31 0050
ORB 41459, PG 758
OWNER: RAFT CAPITAL CORP
ID#:5041 33 31 0012
INSTRUMENT#:113877784
OWNER: 7-ELEVEN INC
ID#:5041 33 19 0010
INSTRUMENT#:113348514
PARCEL "A"
UNIVERSITY PEGASUS
PB 136, PG 44
1 STORY BUILDING
ZONE AE
ZONE X
SHADED ZONE X
0.2% ANNUAL CHANCE FLOODPLAIN BOUNDARY
1% ANNUAL CHANCE FLOODPLAIN BOUNDARY
RETENTION POND AREA
LIFT STATION
POB
NE CORNER, TRACT "A"
FND 1" IP
NO #
STATE PLANE COORDINATES
N:624296.0127
E:903108.9205
POC
SE CORNER, PARCEL "A"
SW'LY CORNER, TRACT "A"
FND 1/2" IR
NO#
STATE PLANE COORDINATES
N:622969.0492
E:902157.2510
N87°27'12"E 1,180.25' (M)
N87°28'37"E 1,179.95' (D)
S87°28'37"W 330.22' (D)
S87°19'51"W 329.89' (M)
S01°52'58"E 432.88' (M)
S01°54'03"E 433.32' (D)
S01°54'03"E 843.31' (R)
N02°50'00"E 42.55' (R)
S87°28'37"W 198.78' (D)
S87°22'51"W 198.75' (M)
N87°28'37"E 193.45' (D)
S87°26'53"W 193.49' (M)
N87°29'50"E 201.48' (M)
N87°28'37"E 201.12' (D)
S87°30'46"W 138.04' (D)
S87°24'48"W 138.00' (M)
N87°46'51"W 185.08' (P)
N87°48'20"E 184.91' (M)
S87°46'51"W 149.82' (R)
S87°46'51"W 196.95' (D)
S87°47'31"W 196.96' (M)
S87°28'37"W 219.33' (D)
N87°28'38"E 159.40'
N87°28'38"E 178.51'
S87°28'37"W 212.00' (D)
S87°29'59"W 212.02' (M)
S87°28'37"W 118.01' (D)
S87°28'37"W 60.00' (D&M)
N87°28'37"W 60.00' (D&M)
S88°01'36"W 260.08' (R)
S87°46'51"W 260.08' (D)
S88°27'20"W 24.27' (D)
S87°46'16"W 196.43' (D)
N76°20'49"W 51.98' (P)
N01°54'16"W 296.48' (D)
N01°54'16"W 225.73' (D)
N01°54'16"W 216.23' (R)
N01°54'16"W 228.81' (D)
N01°54'16"W 236.37' (D&M)
N01°54'16"W 189.68' (D)
N02°25'43"W 189.36' (M)
N02°29'14"W 189.56' (D)
N02°35'57"W 216.82' (M)
N02°31'23"W 216.23' (D)
S02°31'23"E 150.22' (D&M)
S02°31'23"E 102.91' (D&M)
S02°31'23"E 342.51' (D)
S02°14'53"E 239.90' (M)
S02°13'06"E 218.25' (D)
S02°04'43"E 232.20' (R&M)
S02°04'43"E 230.06' (D)
N02°13'10"W 221.38' (D)
N02°13'10"W 229.20' (R&M)
N01°54'16"W 196.95' (D)
N01°54'16"W 196.96' (M)
N01°54'16"W 216.82' (D)
N01°54'16"W 216.23' (D)
N01°54'16"W 216.23' (R)
N01°54'16"W 216.82' (D)
N01°54'16"W 216.23' (D

BOUNDARY SURVEY

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF STIRLING ROAD; BEING: S87°46'51"W PER PLAT BOOK 171, PAGES 85 & 86, OF THE PUBLIC RECORDS FOR BROWARD COUNTY, FLORIDA.

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.

4. THIS SITE LIES IN ZONE "X", SHADED ZONE "X" AND ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12011C0545H AND 12011C0561H, WITH COMMUNITY NO. 120035, TOWN OF DAVIE, FLORIDA AND BOTH HAVING AN EFFECTIVE DATE OF 08-18-2014.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. NCS-929072-MPLS, EFFECTIVE: MARCH 25, 2019, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

7. THIS ***"BOUNDARY SURVEY"*** WAS MADE IN ACCORDANCE WITH LAWS AND/OR STANDARDS OF PRACTICE FOR THE STATE OF FLORIDA.

8. THE PROPERTY HAS DIRECT ACCESS TO STATE ROAD 848 (STIRLING ROAD) AND STATE ROAD 817 (S UNIVERSITY DRIVE), DEDICATED PUBLIC ROAD WITHIN THE TOWN OF DAVIE, FLORIDA.

9. THE PROPERTY DOES NOT LIE WITHIN ANY AREA SUBJECT TO REGULATION BY FEDERAL OR MUNICIPAL AUTHORITY AS INLAND COASTAL WETLANDS, BEACH, ESTUARY OR THE LIKE.

10. VISIBLE ABOVE GROUND EVIDENCE OF MUNICIPAL WATER, STORM SEWER FACILITIES AND TELEPHONE, GAS AND ELECTRIC SERVICES OF PUBLIC UTILITIES EXISTS IN THE LOCATIONS INDICATED HEREON.

11. ALL PARCELS AND/OR LOTS SHOWN HEREON ARE CONTIGUOUS BETWEEN SAID PARCELS AND/OR LOTS AND DO NOT CREATE ANY GAPS, GORES OR HIATUSES.

12. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

13. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

14. THERE IS NO OBSERVED EVIDENCE OF USE AS A CEMETERY OR REFUSE ON SITE.

15. THE "DISCOUNT TIRE" DESCRIPTION (SUBJECT PROPERTY), IS A PORTION OF AND LIES WHOLLY WITHIN THE LAND DESCRIBED IN THE TITLE COMMITMENT.

PARKING COUNT:

PROPOSED DISCOUNT TIRE PARCEL:

REGULAR	110
HANDICAP	0

REMAINDER OF SITE:

REGULAR	1021
HANDICAP	31

TOTAL:

REGULAR	1131
HANDICAP	31

SCHEDULE B-2 EXCEPTIONS NOTES:
(SEE PAGE 3 OF 3 FOR LOCATIONS)

11. Matters shown on the Plat of Meek Farms, recorded in Plat Book 161, Page 24; as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 26744, Page 695; as affected by Amendment to NonVehicular Access Lines recorded in Official Records Book 33103, Page 331; as affected by Amendment to NonVehicular Access Lines recorded in Official Records Book 44779, Page 1279. (As to Parcels B and C)
(AFFECTS PARCEL B AND PARCEL C, AS SHOWN HEREON)
12. Matters shown on the Plat of Wolf Family Plat, recorded in Plat Book 171, Page 85; as affected by Agreement for Amendment of Notation on Plat recorded in Instrument No. 113159258. (As to Parcels A and C)
(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)
13. Oil, gas and mineral Reservations contained in Deed from the Board of Commissioners of the Everglades Drainage District recorded in Deed Book 458, Page 483; as affected by Non-Use Commitment No. 1460 recorded in Official Records Book 38415, Page 674; as affected by Release of
Reservations No. 18075, recorded in Official Records Book 38415, Page 677. (As to Parcels B and C)
(AFFECTS PARCEL B AND PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
14. The terms, provisions, and conditions contained in that certain Agreed Order of Taking, recorded in Official Records Book 13902, Page 877. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
15. Terms and conditions of the Road Impact Agreement between Broward County, a political subdivision of the state of Florida and Elise M. Meeks; William H. Meeks; and Kathleen M. Lenhardt, its successors and assigns recorded in Official Records Book 23465, Page 79; as affected by Total Release of Road Impact Lien recorded in Official Records Book 44337, Page 280.
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
16. Terms and conditions of the Road Impact Agreement between Broward County, a political subdivision of the state of Florida and Elise M. Meeks; Kathleen M. Lenhardt, and William H. Meeks, their successors and assigns recorded in Official Records Book 26744, Page 684. (As to Parcels B and C)
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
17. Terms and conditions of the Agreement for Installation of Required Improvements between Broward County, a political subdivision of the state of Florida and Elise M. Meeks, William H. Meeks and Kathleen M. Lenhardt recorded in Official Records Book 33103, Page 340; as affected by Release of Lien Agreement for Installation of Required Improvements recorded in Official Records Book 38601, Page 726. (As to Parcels B and C)
(AFFECTS PARCEL B AND PORTION OF PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
18. Terms and conditions of the Traffic Signalization Agreement between Broward County, a political subdivision of the state of Florida and Mary L. Wolf, individually, Harris Trust Company of Florida, as Successor Trustee for the Joseph S. Wolf Family Trust, Susan M. Coryell and Carol Wolf Moomaw (f/k/a Carol A. Morales) as co-trustees for the Joseph S. Wolf Family Land Trust, its successors and assigns recorded in Official Records Book 33103, Page 375; as affected by Release of Lien for Traffic Signalization Agreement recorded in Official Records Book 38601, Page 642. (As to Parcels A and C)
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE; THE DISCOUNT TIRE PARCEL IS A PORTION OF PARCEL C)
19. Access Easement to Approved Opening, granted from Elise M. Meeks, William H. Meeks and Kathleen M. Lenhart to Broward County, a political subdivision of the state of Florida, recorded in Official Records Book 33228, Page 678. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
20. Traffic Control Devices Easement, granted from Elise M. Meeks, William H. Meeks and Kathleen M. Lenhardt to Broward County, a political subdivision of the state of Florida, recorded in Official Records Book 33228, Page 682. (As to Parcel C)
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
21. Terms and conditions of the Operation and Easement Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 38415, Page 720; as affected by First Amendment to Operation and Easement Agreement recorded in Official Records Book 41324, Page 1796; as affected by Second Amendment to Operation and Easement Agreement recorded in Official Records Book 46632, Page 1969; as affected by Third Amendment to Operation and Easement Agreement recorded in Instrument No. 113100646.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
22. Terms and conditions of the Maintenance Agreement between Central Broward Water Control District a political subdivision of the state of Florida and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 38604, Page 92. (As to all Parcels)
(AFFECTS ALL PARCELS, BLANKET IN NATURE)
23. Terms and conditions of the Water and Sewer Service Agreement Town of Davie Utilities Department between Town of Davie, a municipal corporation of the State of Florida and Fae-Target Acquisition LLC, a Minnesota limited liability company recorded in Official Records Book 39692, Page 79.
(AFFECTS PARCEL A AND PARCEL B, BLANKET IN NATURE)
24. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 40172, Page 1803.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
25. Easement, granted from Target Corporation to BellSouth Telecommunications, Inc., a Georgia Corporation, recorded in Official Records Book 41081, Page 1253.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
26. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 41106, Page 1384, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE)
27. Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 41114, Page 685; as affected by First Amendment to Declaration of Restrictive Covenants recorded in Instrument No. 113100645, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the
extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(AFFECTS PARCEL A AND PARCEL C, BLANKET IN NATURE)
28. Drainage Retention and Flowage Easement, granted from Target Corporation to Central Broward Water Control District , recorded in Official Records Book 41197, Page 454.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
29. Lake Bank Maintenance Easement, granted from Target Corporation to Central Broward Water Control District , recorded in Official Records Book 41197, Page 459.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
30. Lake Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 465.
(AFFECTS ALL PARCELS, AS SHOWN HEREON)
31. Drainage Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 476; as affected by Easement Vacation recorded in Instrument No. 113841192.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
32. Drainage Maintenance Easement, granted from Target Corporation to Central Broward Water Control District, recorded in Official Records Book 41197, Page 484.
(AFFECTS PARCEL A AND PARCEL B, AS SHOWN HEREON)
33. Terms and conditions of the Easement Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 41324, Page 1788.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
34. Terms and conditions of the Cost Sharing Agreement between Target Corporation, a Minnesota corporation and Lakeside Town Shops, Ltd., a Florida limited partnership recorded in Official Records Book 44371, Page 288.
(AFFECTS ALL PARCELS, BLANKET IN NATURE)
35. The terms, provisions, and conditions contained in that certain Environmental Resource Permit Notice by South Florida Water Management District, recorded in Official Records Book 44476, Page 221.
(AFFECTS PARCEL A, BLANKET IN NATURE)
36. Utility Easement, granted from Eastern Financial Florida Credit Union to Town of Davie, Florida, municipal corporation, recorded in Official Records Book 44502, Page 1562.
(AFFECTS PARCEL C, AS SHOWN HEREON; THE EASEMENT DOES NOT LIE ON THE DISCOUNT TIRE PARCEL)
37. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 113100647, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(BENEFITS PARCEL A AND PARCEL B, BLANKET IN NATURE)
38. Utility Easement, granted from Target Corporation to Town of Davie, Florida, municipal corporation, recorded in Instrument No. 114074653.
(AFFECTS PARCEL A AND PARCEL C, AS SHOWN HEREON)
42. Terms and conditions of the Memorandum of License Agreement between Target Corporation, a Delaware corporation and PowerSecure, Inc., a Delaware corporation recorded in Instrument No. 115654788.
(AFFECTS PARCEL A, BLANKET IN NATURE)

DESCRIPTION: OUTPARCELS
(SEE PAGE 2 OF 3 FOR BOUNDARY CALLS)

(OFFICIAL RECORD BOOK 44391, PAGE 931)
PARCEL 1 (LAKESIDE TOWNSHIPS MAIN RETAIL - BUILDINGS B-G PARCEL) (FEE SIMPLE)

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A", ON A PLAT BEARING OF SOUTH 87° 46' 16" WEST 196.43 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 88° 27' 20" WEST 24.27 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 76° 20' 49" WEST 51.98 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE, SOUTH 87° 46' 51" WEST 235.07 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT A; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID TRACT "A", SOUTH 87° 46' 51" WEST 25.01 FEET; THENCE NORTH 02° 04' 43" WEST 249.07 FEET; THENCE NORTH 87° 28' 37" EAST 118.01 FEET; THENCE NORTH 02° 31' 23" WEST 342.51 FEET; THENCE NORTH 87° 28' 37" EAST 60.00 FEET; THENCE NORTH 02° 31' 23" WEST 102.91 FEET; THENCE NORTH 87° 28' 37" EAST 60.00 FEET; THENCE NORTH 02° 31' 23" WEST 160.22 FEET; THENCE NORTH 87° 28' 37" EAST 330.22 FEET TO THE EAST LINE OF SAID TRACT "A"; THENCE ALONG SAID EAST LINE SOUTH 01° 54' 03" EAST 842.19 FEET; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID TRACT "A", SOUTH 42° 56' 00" WEST 42.55 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING:

BEGINNING AT THE AFORESAID REFERENCE POINT A; THENCE ALONG THE WEST LINE OF THAT CERTAIN 20 FOOT DRAINAGE MAINTENANCE EASEMENT DESCRIBED IN THE ORDER OF TAKING IN CASE NO. 86-17088-CH, BROWARD COUNTY RECORDS AND ALSO KNOWN AS PARCEL 800-B, NORTH 02° 13' 09" WEST 89.67 FEET; THENCE ALONG THE NORTH LINE OF SAID 20 FOOT DRAINAGE MAINTENANCE EASEMENT NORTH 88° 27' 28" EAST 7.02 FEET TO THE POINT OF BEGINNING #2, THENCE NORTH 02° 59' 11 " WEST 117.22 FEET; THENCE NORTH 38° 51' 13" EAST 19.11 FEET; THENCE NORTH 87° 01' 15" EAST 261.24 FEET; THENCE SOUTH 03° 06' 11" EAST 138.34 FEET TO THE NORTH LINE OF THE AFORESAID 20 FOOT DRAINAGE MAINTENANCE EASEMENT; THENCE ALONG SAID NORTH LINE, SOUTH 88° 27' 28" WEST 274.35 FEET TO THE POINT OF BEGINNING.

ALSO LESS THEREFROM THAT PORTION WHICH WAS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 41145, PAGE 415, AND OFFICIAL RECORDS BOOK 41303, PAGE 1808, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2 (LAKESIDE TOWNSHIPS RETAIL - BUILDING H PARCEL) (FEE SIMPLE)

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE WESTERNMOST SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST LINE OF SAID TRACT "A", ON A PLAT BEARING OF NORTH 01° 54' 16" WEST 218.51 FEET; THENCE NORTH 87° 28' 37" EAST 219.33 FEET; THENCE SOUTH 02° 31' 23" EAST 189.68 FEET; THENCE SOUTH 87° 28' 37" WEST 19.11 FEET; THENCE SOUTH 02° 31' 23" EAST 29.90 FEET TO AN EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID EASTERLY PROLONGATION AND SAID SOUTH LINE, SOUTH 87° 46' 51" WEST 202.57 FEET TO THE POINT OF BEGINNING.

RECORD DOCUMENT (INSTRUMENT#:1138877784)

PARCEL A-1

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD NO. 817); THENCE NORTH 01 DEGREE 54 MINUTES 16 SECONDS WEST ON THE WEST LINE OF SAID TRACT "A" AND THE SAID EAST RIGHT-OF-WAY LINE 218.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01 DEGREE 54 MINUTES 16 SECONDS WEST ON SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF TRACT "A" 225.73 FEET; THENCE NORTH 88 DEGREES 11 MINUTES 41 SECONDS EAST 25.88 FEET; THENCE NORTH 01 DEGREE 54 MINUTES 16 SECONDS WEST 10.96 FEET; THENCE NORTH 87 DEGREES 28 MINUTES 37 SECONDS EAST 193.45 FEET; THENCE SOUTH 01 DEGREE 54 MINUTES 16 SECONDS EAST 236.37 FEET; THENCE SOUTH 87 DEGREES 28 MINUTES 37 SECONDS WEST 219.33 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: PARENT PARCEL
(SEE PAGE 2 OF 3 FOR BOUNDARY CALLS)

PARCEL A:
A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE EAST LINE OF SAID TRACT "A", ON A PLAT BEARING OF SOUTH 01° 54' 03" EAST 433.32 FEET; THENCE SOUTH 87° 28' 37" WEST 330.22 FEET; THENCE SOUTH 02° 31' 23" EAST 160.22 FEET; THENCE SOUTH 87° 28' 37" WEST 60.00 FEET; THENCE SOUTH 02° 31' 23" EAST 102.91 FEET; THENCE SOUTH 87° 28' 37" WEST 60.00 FEET; THENCE SOUTH 02° 31' 23" EAST 342.51 FEET; THENCE SOUTH 87° 28' 37" EAST 118.01 FEET; THENCE SOUTH 02° 04' 43" EAST 249.07 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE, SOUTH 88° 01' 36" WEST 24.92 FEET; THENCE NORTH 02° 13' 10" WEST 221.39 FEET; THENCE SOUTH 87° 28' 37" WEST 212.00 FEET; THENCE SOUTH 02° 13' 04" EAST 218.79 FEET TO THE SOUTH LINE OF SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE SOUTH 87° 46' 51" WEST 196.95 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 55' 39" WEST 203.00 FEET; THENCE NORTH 87° 28' 37" EAST 17.57 FEET; THENCE NORTH 02° 31' 23" WEST 29.70 FEET; THENCE NORTH 87° 28' 38" EAST 19.11 FEET; THENCE NORTH 02° 31' 23" WEST 189.68 FEET; THENCE SOUTH 87° 28' 36" WEST 219.32 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 54' 16" WEST 296.48 FEET; THENCE NORTH 87° 28' 37" EAST 201.12 FEET; THENCE NORTH 02° 31' 23" WEST 216.22 FEET; THENCE SOUTH 87° 28' 37" WEST 198.78 FEET TO THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE, NORTH 01° 54' 16" WEST 48.32 FEET; THENCE NORTH 87° 30' 45" EAST 113.63 FEET; THENCE NORTH 02° 29' 15" WEST 23.00 FEET; THENCE NORTH 87° 30' 46" EAST 89.44 FEET; THENCE NORTH 02° 29' 14" WEST 189.96 FEET TO A POINT OF CURVATURE WITH A 45.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" AN ARC DISTANCE OF 70.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87° 30' 46" WEST 138.04 FEET TO A POINT OF CURVATURE WITH A 40.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25° 52' 00" AN ARC DISTANCE OF 18.06 FEET TO A POINT OF NON-TANGENCY AND THE WEST LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST LINE NORTH 01° 54' 16" WEST 46.81 FEET TO THE NORTH LINE OF SAID TRACT "A"; THENCE ALONG THE NORTH LINE, NORTH 87° 28' 37" EAST 1179.95 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:
A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD NO. 817); THENCE NORTH 01°54'16" WEST ON THE WEST LINE OF SAID TRACT "A" AND THE SAID EAST RIGHT-OF-WAY LINE 218.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°54'16" WEST ON SAID EAST RIGHT-OF-WAY LINE AND SAID WEST LINE OF TRACT "A" 225.73 FEET; THENCE NORTH 88°11'41" EAST 25.88 FEET; THENCE NORTH 01°54'16" WEST 10.96 FEET; THENCE NORTH 87°28'37" EAST 193.45 FEET; THENCE SOUTH 01°54'16" EAST 236.37 FEET; THENCE SOUTH 87°28'37" WEST 219.33 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

A PORTION OF TRACT "A" OF WOLF FAMILY PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 171, PAGE 85 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A" THE FOLLOWING FIVE (5) COURSES: (1) ON A PLAT BEARING OF SOUTH 87°46'16" WEST 196.43 FEET; (2) SOUTH 88°27'20" WEST 24.27 FEET; (3) NORTH 76°20'49" WEST 51.98 (4) SOUTH 87°46'51" WEST 260.08 FEET TO THE POINT OF BEGINNING; (5) CONTINUE SOUTH 87°46'51" WEST 24.92 FEET TO A CORNER OF SAID TRACT "A"; THENCE NORTH 02°13'09" WEST 17.19; THENCE NORTH 88°30'24" EAST 24.97 FEET; THENCE SOUTH 02°04'43" EAST 16.87 FEET TO THE POINT OF BEGINNING.

PARCEL B

THE EAST 619.95 FEET OF PARCEL "A" OF MEEKS FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 161, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL C

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES AS CREATED BY AND DESCRIBED IN THE OPERATION AND EASEMENT AGREEMENT, BETWEEN TARGET CORPORATION AND LAKESIDE TOWN SHOPS, LTD., RECORDED IN OFFICIAL RECORDS BOOK 38415, PAGE 720, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

DESCRIPTION: PROPOSED DISCOUNT TIRE
(SEE PAGE 2 OF 3 FOR BOUNDARY CALLS)

(WRITTEN BY SURVEYOR)
A portion of Tract "A" of WOLF FAMILY PLAT, according to the plat thereof as recorded in Plat Book 171, page 85 of the public records of Broward County, Florida, more particularly described as follows:

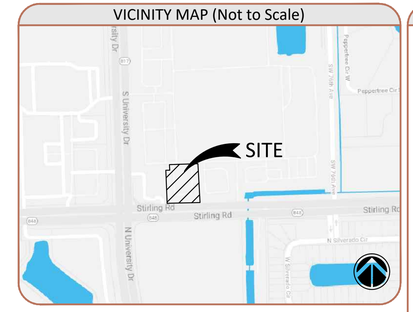
Begin at a Southwesterly corner of said Tract "A"; also being the Southeast corner of Parcel "A" of UNIVERSITY PEGASUS PLAT, according to the plat thereof as recorded in Plat Book 136, page 44 of the public records of Broward County, Florida; thence run N01°55'39"W, along the West line of said Tract "A" and East line of said Parcel "A", a distance of 203.00 feet to the Northeast corner of said Parcel "A"; thence N87°28'37"E a distance of 17.57 feet; thence N02°31'23"W a distance of 29.70 feet; thence N87°28'38"E a distance of 178.51 feet; thence S02°13'04"E, a distance of 233.74 feet to the North Right of Way line of Stirling Road (State Road 848), and the South line of said Tract "A"; thence run S87°46'51"W, along said North Right of Way line of Stirling Road (State Road 848) and said South line of Tract "A", a distance of 196.95 feet to the Point of Beginning.

Contains 45,277 square feet or 1.0394 acres of land, more or less.

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.

JAMES DENNIS BRAY
Licensed
PSM6507
STATE OF FLORIDA
Professional Surveyor and Mapper

VICINITY MAP (Not to Scale)



LEGEND

BB	- BOTTOM OF BANK
BC	- BACK OF CURB
BFP	- BACKFLOW PREVENTER
BFP	- BACKFLOW PREVENTER
BHM	- BUILDING HEIGHT MEASUREMENT
BM	- BENCHMARK
BOLLARD	- BOLLARD
-E-	- BURIED ELECTRIC
CURB INLET	- CURB INLET
CBW	- CONCRETE BLOCK WALL
CC	- COVERED CONCRETE
CF	- CONCRETE FLUME
CHW	- CONCRETE HEADWALL
CLF	- CHAIN LINK FENCE
℄	- CENTERLINE
CM	- CONCRETE MONUMENT
CMP	- CORRUGATED METAL PIPE
CO	- CLEAN OUT
CONC	- CONCRETE
COVD	- COVD
CP	- CONCRETE PAD
CW	- CONCRETE WALK
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DOT INLET	- DOT INLET
DP	- DUMPSTER PAD
DW	- DRIVEWAY
EM	- ELECTRIC METER
EB	- ELECTRIC BOX
ESMT	- EASEMENT
EP	- EDGE OF PAVEMENT
FIRM	- FLOOD INSURANCE RATE MAP
FFE	- FINISHED FLOOR ELEVATION
FH	- FIRE HYDRANT
FND	- FOUND
FOC	- FIBER OPTIC CABLE BOX
-FO-	- FIBER OPTIC CABLE LINE
-G-	- GAS LINE
GIS	- GEOGRAPHIC INFORMATION SYSTEM
GM	- GAS METER
GV	- GAS VALVE
	- GUY WHITE ANCHOR
	- HANDICAP PARKING
HDPE	- HIGH-DENSITY POLYETHYLENE PIPE
HR	- HANDICAP RAMP
INV	- INVERT ELEVATION
IP	- IRON PIPE
IR	- IRON ROD
JB	- STORM JUNCTION BOX
L	- ARC LENGTH
	- LIGHT POLE
LSA	- LANDSCAPED AREA
(M)	- MEASURED
MF	- METAL FENCE
ML	- METAL LID
MS	- METAL SHED
	- MITERED END SECTION
	- MONITORING WELL
N&D	- NAIL AND DISK
NAVD	- NORTH AMERICAN VERTICAL DATUM
NGVD	- NATIONAL GEODETIC VERTICAL DATUM
NTS	- NOT TO SCALE
OL	- ON LINE
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PDOT	- PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP	- PER ENGINEERING PLANS
PG	- PAGE
PI	- POINT OF INTERSECTION
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
# PS	- PARKING SPACES
PSP	- PEDESTRIAN SIGNAL POLE
PT	- POINT OF TANGENCY
PVC	- PLASTIC PIPE
R	- CURVE RADIUS
(R)	- RECORD
RP	- RAMP
RCP	- REINFORCED CONCRETE PIPE
	- REUSE WATER METER
	- REUSE WATER VALVE
-RU-	- REUSE WATER LINE
R/W	- RIGHT OF WAY
	- SANITARY MANHOLE
-S-	- SANITARY LINE
SDO	- SHOWN FOR DIRECTION ONLY
SN	- SIGN
SWF	- STOCK WIRE FENCE
00.00	- SPOT ELEVATION
-D-	- STORM/DRAIN LINE
	- STORM INLET
	- STORM MANHOLE
-T-	- TELEPHONE LINE
-TB-	- TOP OF BANK
TP	- TRAFFIC POLE
	- TRAFFIC SIGN
	- TRANSFORMER/JUNCTION BOX
TR	- TELEPHONE RISE
TSB	- TRAFFIC SIGNAL BOX
TSW	- TRAFFIC SIGNAL WIRE
TV	- CABLE TV RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
UM	- UTILITY MARKER
-U-	- UNKNOWN UNDERGROUND UTILITY
VCP	- VITRIFIED CLAY PIPE
VF	- VINYL FENCE
-W-	- WATER LINE
WF	- WOOD FENCE
WS	- WOOD SHED
	- WATER METER
	- WATER VALVE
#	- NUMBER
	- EASEMENT NUMBER

ADDRESS:
5800 S UNIVERSITY DRIVE
DAVIE, FL 33328

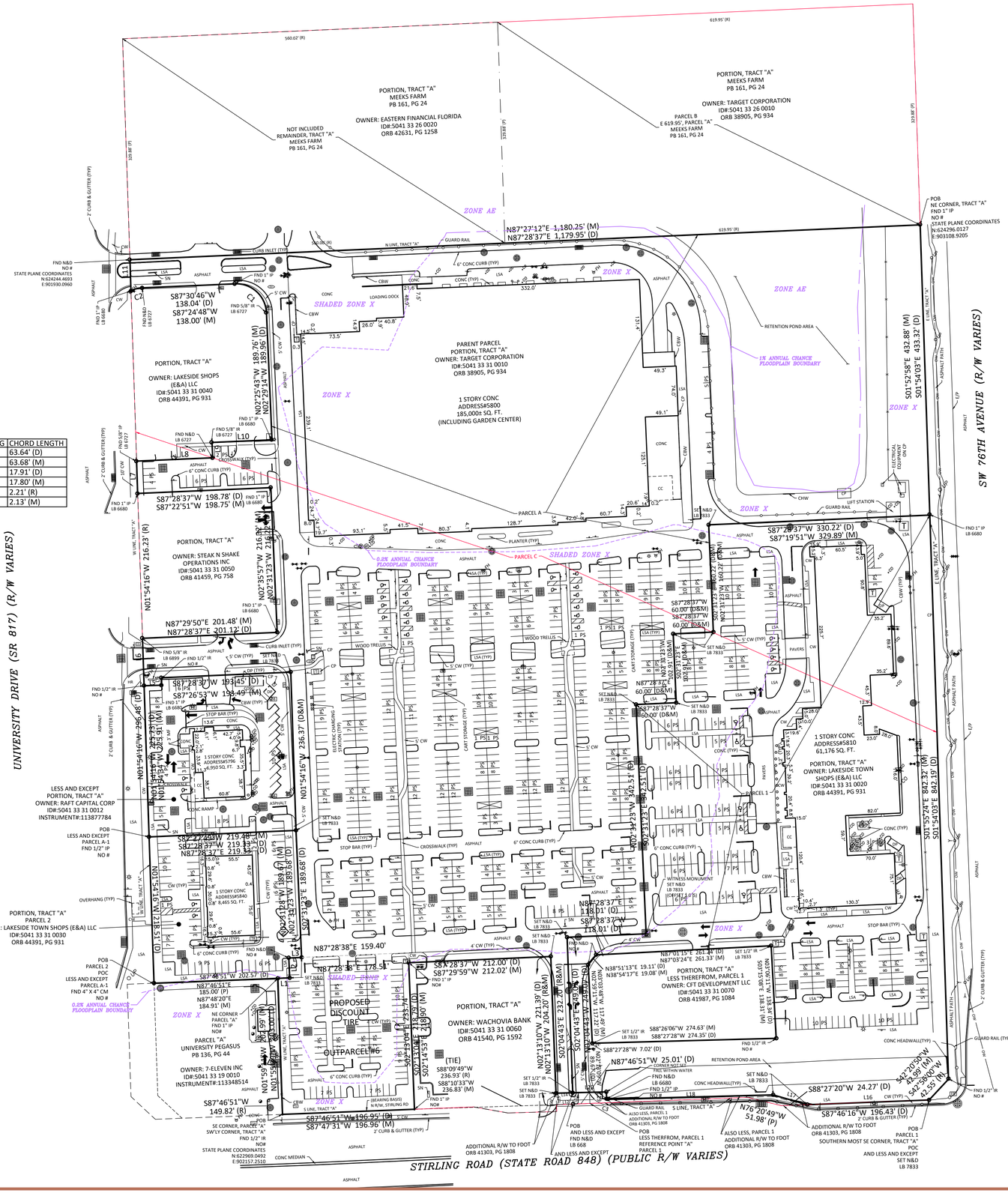
Job Information

JOB NO. 902807
CF NO. BRW-171-85-OVERALL
FIELD DATE: 06-15-2019
SCALE: 1" = 80'
DRAWN BY: PJT

Revisions

Date:	Description	By:
7-8-2019	Bearing on westerly boundary	JB
7

BOUNDARY SURVEY



LINE	BEARING	DISTANCE
L1	N87°28'37"E	17.57' (D)
	N87°40'17"E	17.72' (M)
L2	N02°31'23"W	29.70' (D)
	S02°31'23"E	29.70' (D)
	N02°49'18"W	29.90' (M)
L3	N87°28'38"E	19.11' (D)
	S87°28'38"W	19.11' (D)
	N87°50'18"E	19.25' (M)
L4	N01°54'16"W	10.96' (D)
	S01°54'16"E	10.96' (R)
	S01°48'05"E	11.01' (M)
L5	N88°11'41"E	25.88' (D)
	S88°11'41"W	25.88' (R)
	S88°43'04"W	25.92' (M)
L6	N01°54'16"W	70.75' (R)
	N02°06'00"W	70.79' (M)
L7	N01°54'16"W	48.32' (D)
	N01°04'28"W	48.37' (M)
L8	N87°30'45"E	113.63' (D)
	N87°31'08"E	113.72' (M)
L9	N02°29'15"W	23.00' (D)
	N03°18'41"W	23.08' (M)
L10	N87°30'46"E	89.44' (D)
	N87°16'40"E	89.49' (M)
L11	N01°54'16"W	46.81' (D)
	N01°54'45"W	46.78' (M)
L12	S88°01'36"W	24.92' (D)
L13	N02°13'10"W	17.19' (D)
L14	N88°30'24"E	24.97' (D)
	S88°30'24"W	24.97' (R&M)
L15	S02°04'43"E	16.87' (D)
L16	S87°46'16"W	181.71' (R&M)
L17	N73°55'13"W	53.13' (R&M)
L18	S88°30'24"W	246.44' (R)
	S88°33'03"W	246.39' (M)
L19	N01°54'16"W	10.28' (R)
L20	N88°30'24"E	50.13' (R)

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	45.00'	90°00'00"	70.69'	N47°28'04"W	63.64' (D)
				N47°39'44"W	63.68' (M)
C2	40.00'	25°52'00"	18.06'	S74°35'56"W	17.91' (D)
				S74°55'27"W	17.80' (M)
C3	31.40'	04°01'04"	2.21'	N74°55'19"W	2.21' (R)
				N78°08'11"W	2.13' (M)

PARKING COUNT:

PROPOSED DISCOUNT TIRE PARCEL:
- REGULAR 110
- HANDICAP 0

REMAINDER OF SITE:
- REGULAR 1021
- HANDICAP 31

TOTAL:
- REGULAR 1131
- HANDICAP 31

GRAPHIC SCALE

0 80 160

1 INCH = 80 FEET

ADDRESS:

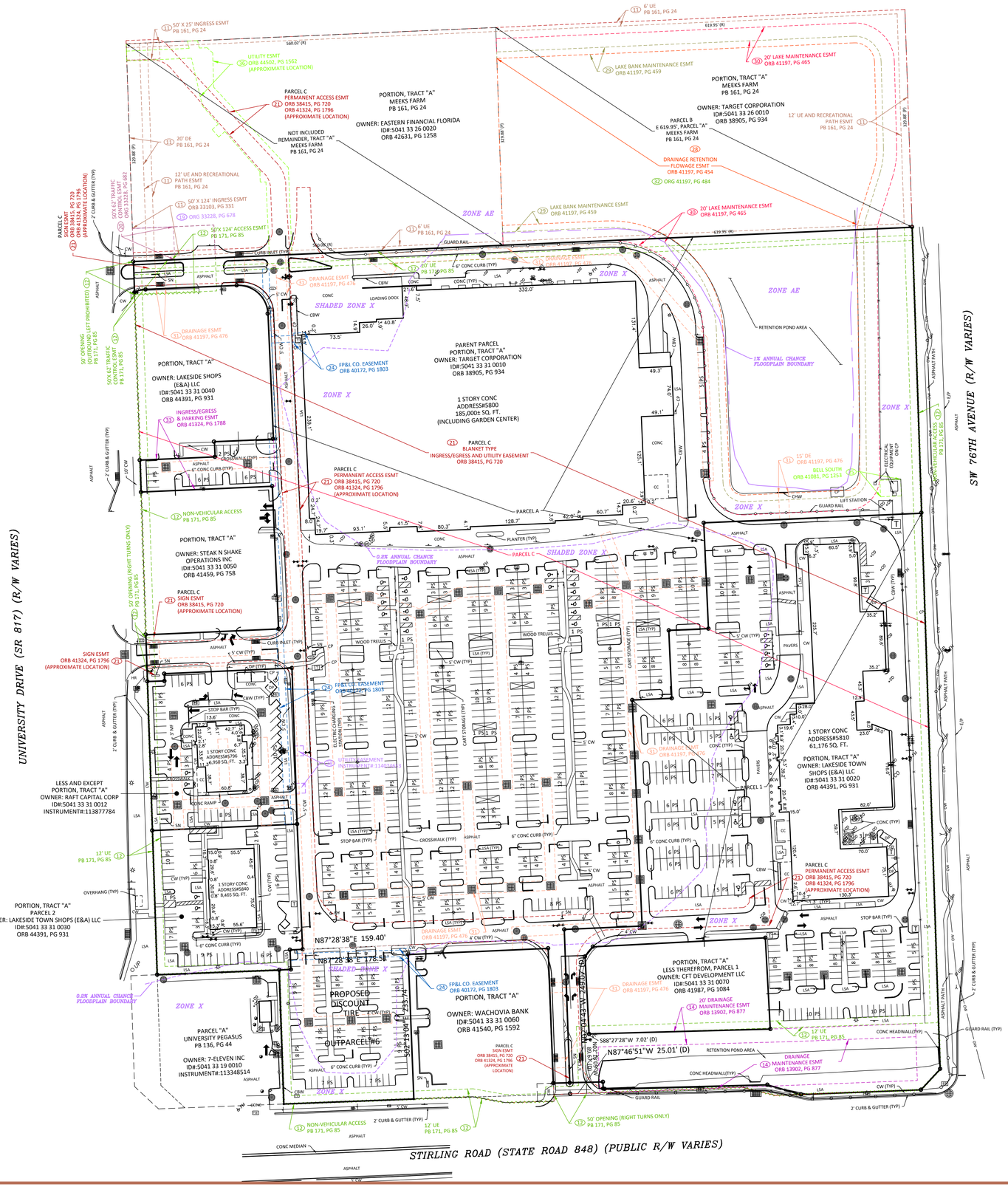
5800 S UNIVERSITY DRIVE
DAVIE, FL 33328

Job Information
JOB NO. 902807
CF NO. BRW-171-85-OVERALL
FIELD DATE: 06-15-2019
SCALE: 1" = 80'
DRAWN BY: PJT

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

SHEET 2 OF 3

BOUNDARY SURVEY



PARKING COUNT:

PROPOSED DISCOUNT TIRE PARCEL:

REGULAR	110
HANDICAP	0

REMAINDER OF SITE:

REGULAR	1021
HANDICAP	31

TOTAL:

REGULAR	1131
HANDICAP	31

N
W E
S

GRAPHIC SCALE

0 80 160

1 INCH = 80 FEET

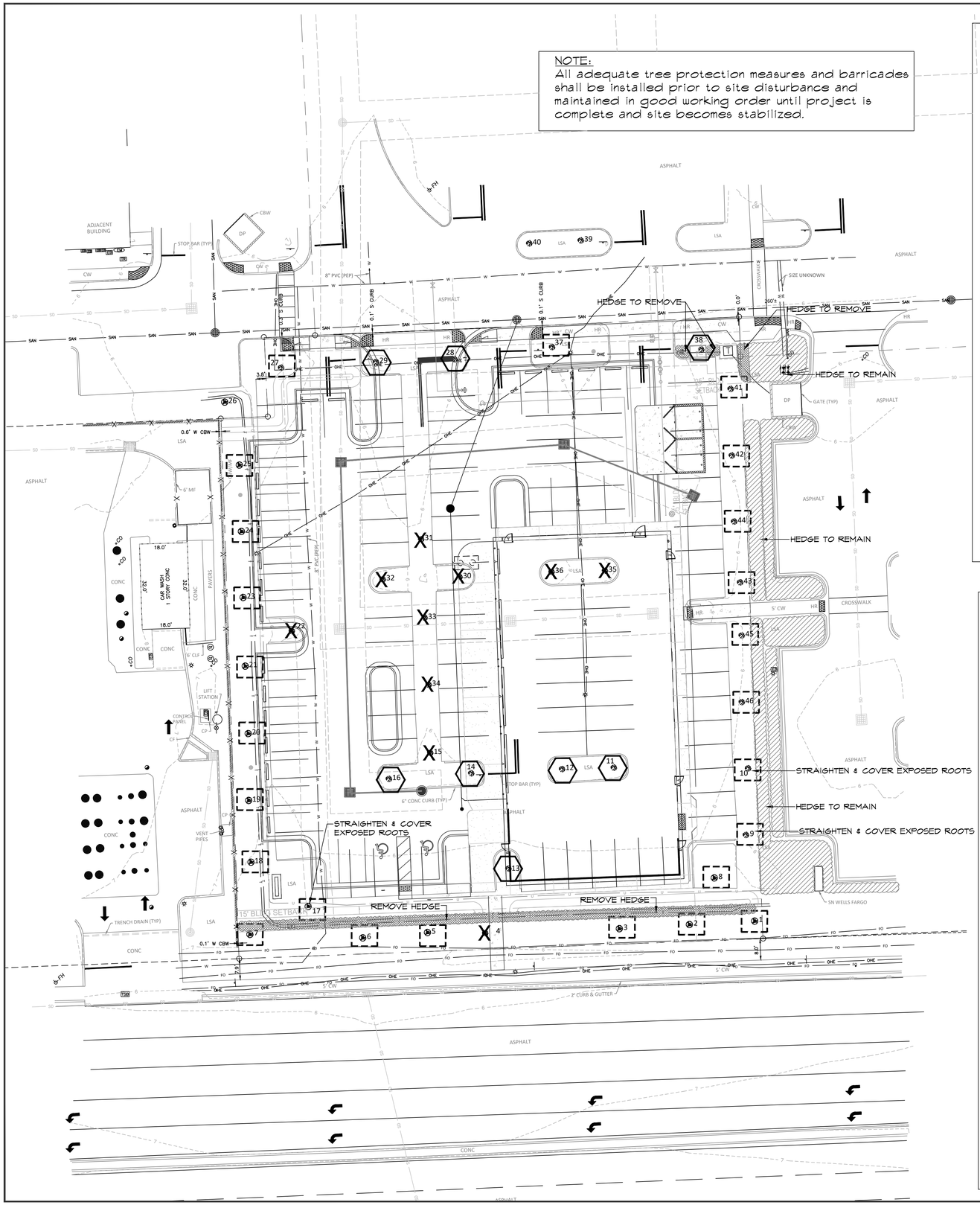
ADDRESS:
5800 S UNIVERSITY DRIVE
DAVIE, FL 33328

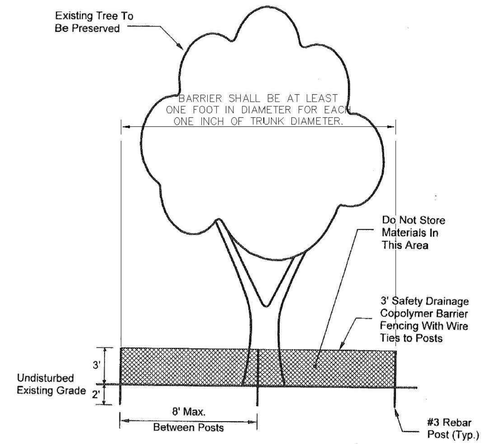
Job Information

JOB NO. 902807	
CF NO. BRW-171-85-OVERALL	
FIELD DATE: 06-15-2019	
SCALE: 1" = 80'	
DRAWN BY: PJT	

Altamax Surveying
910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

NOTE:
All adequate tree protection measures and barricades shall be installed prior to site disturbance and maintained in good working order until project is complete and site becomes stabilized.





The Tree Protection Barricade Shall be at Least Three (3) Feet High. The Barrier Shall Consist of Either a Wood Fence With 2x4 Posts Placed a Maximum of Eight (8) Feet Apart, With a 2x4 Minimum Top Rail, or a Temporary Wire Mesh Fence, or Other Similar Barrier Which Will Limit Access to the Protected Area.

The Barricade Shall be at Least One Foot in Diameter for Each Inch of Trunk Diameter. For Trees less than 12" DBH, the Minimum Barricade Shall Be Placed At Least Six (6) Feet Away From The Base Of the Tree.

Tree Barricade Approval: Obtain City Approval of Tree Barricades Before Beginning Clearing Operations or Any Site Development.

TREE BARRICADE DETAIL
Scale = N.T.S.

NOTES:

- ALL MATERIALS REMOVED FROM SITE TO BE DISPOSED OF PROPERLY OFF SITE.
- ALL TRANSPLANTED TREES MUST BE RELOCATED ONE TIME DIRECTLY TO THE NEW LOCATION. INSTALL CURBING AND UTILITIES PRIOR TO MOVING TREE TO NEW LOCATION.

KEY:

X 36	PROTECTED TREE TO BE REMOVED WITH MITIGATION REQUIRED
4	PROTECTED TREE TO BE REMOVED WITH NO MITIGATION REQUIRED
4	PROTECTED TREE TO BE RELOCATED
46	PROTECTED TREE TO REMAIN WITH MITIGATION REQUIREMENTS. SEE TREE PROTECTION BARRIER DETAIL THIS SHEET.

5800 S. University Drive
Davie, FL

A	B	C	D	E	F	G	
Tree #	Common Name	Botanical Name	DBH "	Height '	Spread '	Condition	DISPOSITION
1	Live Oak	Quercus virginiana	15"	35'	25'	Good	PRESERVED
2	Live Oak	Quercus virginiana	10"	25'	15'	Good	PRESERVED
3	Live Oak	Quercus virginiana	15"	26'	21'	Good	PRESERVED
~	Pink Tabebuia	Tabebuia heterophylla	5"	not on survey		DEAD	REMOVE
4	Pink Tabebuia	Tabebuia heterophylla	8"	27'	12'	Good	REMOVE
5	Live Oak	Quercus virginiana	15"	28'	28'	Good	PRESERVED
6	Live Oak	Quercus virginiana	8"	25'	15'	Good	PRESERVED
7	Live Oak	Quercus virginiana	10"	26'	18'	Fair	PRESERVED
8	Live Oak	Quercus virginiana	13"	30'	22'	Good	PRESERVED
9	Green Buttonwood	Conocarpus erectus	14"	30'	20'	Moderate	PRESERVED
10	Green Buttonwood	Conocarpus erectus	13"	26'	17'	Moderate	PRESERVED
11	Gumbo Limbo	Bursera simaruba	10"	17'	15'	Good	RELOCATE
12	Gumbo Limbo	Bursera simaruba	10"	18'	15'	Good	RELOCATE
13	Gumbo Limbo	Bursera simaruba	15"	20'	24'	Good	RELOCATE
14	Gumbo Limbo	Bursera simaruba	12"	19'	14'	Good	RELOCATE
15	Calophyllum	Calophyllum inophyllum	9"	20'	16'	Good	REMOVE
16	Gumbo Limbo	Bursera simaruba	15"	20'	18'	Good	RELOCATE
17	Live Oak	Quercus virginiana	14"	30'	25'	Moderate	PRESERVED
18	Live Oak	Quercus virginiana	12"	22'	16'	Fair	PRESERVED
19	Live Oak	Quercus virginiana	12"	26'	20'	Good	PRESERVED
20	Live Oak	Quercus virginiana	16"	27'	22'	Good	PRESERVED
21	Live Oak	Quercus virginiana	14"	26'	20'	Good	PRESERVED
22	Pink Tabebuia	Tabebuia heterophylla	8"	24'	14'	Good	REMOVE
23	Live Oak	Quercus virginiana	13"	26'	20'	Good	PRESERVED
24	Live Oak	Quercus virginiana	13"	27'	20'	Good	PRESERVED
25	Live Oak	Quercus virginiana	12"	27'	20'	Good	PRESERVED
26	Live Oak	Quercus virginiana	13"	26'	20'	Good	PRESERVED
27	Gumbo Limbo	Bursera simaruba	18"	27'	27'	Good	PRESERVED
28	Gumbo Limbo	Bursera simaruba	16"	22'	22'	Good	RELOCATE
29	Gumbo Limbo	Bursera simaruba	15"	25'	20'	Good	RELOCATE
30	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Good	REMOVE
31	Calophyllum	Calophyllum inophyllum	8"	21'	15'	Good	REMOVE
32	Pink Tabebuia	Tabebuia heterophylla	6"	15'	10'	Moderate	REMOVE
33	Calophyllum	Calophyllum inophyllum	10"	20'	20'	Good	REMOVE
34	Calophyllum	Calophyllum inophyllum	8"	17'	12'	Good	REMOVE
35	Pink Tabebuia	Tabebuia heterophylla	7"	18'	8'	Good	REMOVE
36	Pink Tabebuia	Tabebuia heterophylla	5"	13'	9'	Moderate	REMOVE
37	Gumbo Limbo	Bursera simaruba	17"	25'	25'	Good	PRESERVED
38	Gumbo Limbo	Bursera simaruba	13"	19'	19'	Good	RELOCATE
39	Gumbo Limbo	Bursera simaruba	12"	21'	18'	Good	PRESERVED
40	Gumbo Limbo	Bursera simaruba	12"	19'	18'	Good	PRESERVED
41	Green Buttonwood	Conocarpus erectus	10"	24'	18'	Good	PRESERVED
~	Brazilian Pepper	Schinus terebinthifolia	Not on survey - Prohibited species				REMOVE
42	Green Buttonwood	Conocarpus erectus	12"	26'	15'	Good	PRESERVED
43	Pink Tabebuia	Tabebuia heterophylla	4"	15'	7'	Moderate	PRESERVED
44	Green Buttonwood	Conocarpus erectus	13"	30'	21'	Good	PRESERVED
45	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Moderate	PRESERVED
46	Green Buttonwood	Conocarpus erectus	15"	30'	20'	Good	PRESERVED

TREE REMOVAL SUMMARY
4 - 8" PINK TABEBULIA TREE
15 - 9" CALOPHYLLUM TREE
22 - 8" PINK TABEBULIA TREE
30 - 6" PINK TABEBULIA TREE
31 - 8" CALOPHYLLUM TREE
32 - 6" PINK TABEBULIA TREE
33 - 10" CALOPHYLLUM TREE
34 - 8" CALOPHYLLUM TREE
35 - 7" PINK TABEBULIA TREE
36 - 5" PINK TABEBULIA TREE

TOTAL TREES REMOVED: 10
TOTAL TREES RELOCATED: 8
TOTAL TREES REMAIN: 28
TOTAL INCHES REMOVED: 75"
TOTAL INCHES REQUIRED:
75 x 1.5 = 112.5"
TOTAL INCHES PROVIDED: 27"
TOTAL MITIGATION PAYMENT:
112.5" @ 135 per inch = $15,187.50

NORTH
N
20' 0 20'
SCALE: 1"=20'

A & K LAND PLANNING & DESIGN Inc.
PHONE (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA0062112

REVISIONS	DATE

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL. 33328

DISCOUNT TIRE

TREE PROTECTION / REMOVAL PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO: 2019.24
DRAWN: FD
CHECK: ALT/SH
DATE: FEB. 2020
SHEET NO.
L001

5800 S. University Drive
Davie, FL

A	B	C	D	E	F	G
Tree #	Common Name	Botanical Name	DBH "	Height '	Spread '	Condition
1	Live Oak	Quercus virginiana	15"	35'	25'	Good
2	Live Oak	Quercus virginiana	10"	25'	15'	Good
3	Live Oak	Quercus virginiana	15"	26'	21'	Good
--	Pink Tabebuia	Tabebuia heterophylla	5"	not on survey		DEAD
4	Pink Tabebuia	Tabebuia heterophylla	8"	27'	12'	Good
5	Live Oak	Quercus virginiana	15"	28'	28'	Good
6	Live Oak	Quercus virginiana	8"	25'	15'	Good
7	Live Oak	Quercus virginiana	10"	26'	18'	Fair
8	Live Oak	Quercus virginiana	13"	30'	22'	Good
9	Green Buttonwood	Conocarpus erectus	14"	30'	20'	Moderate
10	Green Buttonwood	Conocarpus erectus	13"	26'	17'	Moderate
11	Gumbo Limbo	Bursera simaruba	10"	17'	15'	Good
12	Gumbo Limbo	Bursera simaruba	10"	18'	15'	Good
13	Gumbo Limbo	Bursera simaruba	15"	20'	24'	Good
14	Gumbo Limbo	Bursera simaruba	12"	19'	14'	Good
15	Calophyllum	Calophyllum inophyllum	9"	20'	16'	Good
16	Gumbo Limbo	Bursera simaruba	15"	20'	18'	Good
17	Live Oak	Quercus virginiana	14"	30'	25'	Moderate
18	Live Oak	Quercus virginiana	12"	22'	16'	Fair
19	Live Oak	Quercus virginiana	12"	26'	20'	Good
20	Live Oak	Quercus virginiana	16"	27'	22'	Good
21	Live Oak	Quercus virginiana	14"	26'	20'	Good
22	Pink Tabebuia	Tabebuia heterophylla	8"	24'	14'	Good
23	Live Oak	Quercus virginiana	13"	26'	20'	Good
24	Live Oak	Quercus virginiana	13"	27'	20'	Good
25	Live Oak	Quercus virginiana	12"	27'	20'	Good
26	Live Oak	Quercus virginiana	13"	26'	20'	Good
27	Gumbo Limbo	Bursera simaruba	18"	27'	27'	Good
28	Gumbo Limbo	Bursera simaruba	16"	22'	22'	Good
29	Gumbo Limbo	Bursera simaruba	15"	25'	20'	Good
30	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Good
31	Calophyllum	Calophyllum inophyllum	8"	21'	15'	Good
32	Pink Tabebuia	Tabebuia heterophylla	6"	15'	10'	Moderate
33	Calophyllum	Calophyllum inophyllum	10"	20'	20'	Good
34	Calophyllum	Calophyllum inophyllum	8"	17'	12'	Good
35	Pink Tabebuia	Tabebuia heterophylla	7"	18'	8'	Good
36	Pink Tabebuia	Tabebuia heterophylla	5"	13'	9'	Moderate
37	Gumbo Limbo	Bursera simaruba	17"	25'	25'	Good
38	Gumbo Limbo	Bursera simaruba	13"	19'	19'	Good
39	Gumbo Limbo	Bursera simaruba	12"	21'	18'	Good
40	Gumbo Limbo	Bursera simaruba	12"	19'	18'	Good
41	Green Buttonwood	Conocarpus erectus	10"	24'	18'	Good
--	Brazilian Pepper	Schinus terebinthifolia	Not on survey - Prohibited species			
42	Green Buttonwood	Conocarpus erectus	12"	26'	15'	Good
43	Pink Tabebuia	Tabebuia heterophylla	4"	15'	7'	Moderate
44	Green Buttonwood	Conocarpus erectus	13"	30'	21'	Good
45	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Moderate
46	Green Buttonwood	Conocarpus erectus	15"	30'	20'	Good

arborcare inc.
63 E. 57th Street
Hialeah, FL 33013
305-557-8595

Property / Location: **5800 S. University Drive**
Davie, FL 33328

Prepared by: Joe R. Rodriguez
ISA Certified Arborist FL0124A

Tree Inventory List

Tree #	Common Name	Botanical Name	D.B.H./Dia.	Height	Canopy Value (spread)	Description/Condition *
1-	Live Oak	Quercus virginiana	15"	35'	25'	Good condition
2-	Live Oak	Quercus virginiana	10"	25'	15'	Good condition discoloration of foliage
3-	Live Oak	Quercus virginiana	15"	26'	21'	Good condition
--	Pink Tabebuia	Tabebuia heterophylla	5"	Not on Survey		DEAD
4-	Pink Tabebuia	Tabebuia heterophylla	8"	27'	12'	Good condition U-codominant starting at approximately 8' height
5-	Live Oak	Quercus virginiana	15"	28'	28'	Good condition
6-	Live Oak	Quercus virginiana	8"	25'	15'	Good condition discoloration and dieback of Canopy

1

5800 S. University Drive, Davie, FL 33328 Page 2

Tree #	Common Name	Botanical Name	D.B.H./Dia.	Height	Canopy Value (spread)	Disposition/Description
7-	Live Oak	Quercus virginiana	10"	26'	18'	Fair condition partially uprooted root ball/leaning trunk
8-	Live Oak	Quercus virginiana	13"	30'	22'	Good condition
9-	Green Buttonwood	Conocarpus erectus	14"	30'	20'	Moderate condition partially uprooted root ball-leaning toward parking lot
10-	Green Buttonwood	Conocarpus erectus	13"	26'	17'	Moderate condition slightly uprooted root ball/ slight lean
11-	Gumbo Limbo	Bursera simaruba	10"	17'	15'	Good condition
12-	Gumbo Limbo	Bursera simaruba	10"	18'	15'	Good condition
13-	Gumbo Limbo	Bursera simaruba	15"	20'	24'	Good condition
14-	Gumbo Limbo	Bursera simaruba	12"	19'	14'	Good condition
15-	Calophyllum	Calophyllum inophyllum	9"	20'	16'	Good condition
16-	Gumbo Limbo	Bursera simaruba	15"	20'	18'	Good condition
17-	Live Oak	Quercus virginiana	14"	30'	25'	Moderate condition partially uprooted root ball/leaning trunk
18-	Live Oak	Quercus virginiana	12"	22'	16'	Fair condition Trunk riddled with canker- likely Bot Canker (No lab report) - Tree has overcome the canker
19-	Live Oak	Quercus virginiana	12"	26'	20'	Good condition

5800 S. University Drive, Davie, FL 33328 Page 3

Tree #	Common Name	Botanical Name	D.B.H./Dia.	Height	Canopy Value (spread)	Disposition/Description
20-	Live Oak	Quercus virginiana	16"	27'	22'	Good condition
21-	Live Oak	Quercus virginiana	14"	26'	20'	Good condition
22-	Pink Tabebuia	Tabebuia heterophylla	8"	24'	14'	Good condition
23-	Live Oak	Quercus virginiana	13"	26'	20'	Good condition
24-	Live Oak	Quercus virginiana	13"	27'	20'	Good condition
25-	Live Oak	Quercus virginiana	12"	27'	20'	Good condition
26-	Live Oak	Quercus virginiana	13"	26'	20'	Good condition
27-	Gumbo Limbo	Bursera simaruba	18"	27'	27'	Good condition
28-	Gumbo Limbo	Bursera simaruba	16"	22'	22'	Good condition
29-	Gumbo Limbo	Bursera simaruba	15"	25'	20'	Good condition-
30-	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Good condition
31-	Calophyllum	Calophyllum inophyllum	8"	21'	15'	Good condition
32-	Pink Tabebuia	Tabebuia heterophylla	6"	15'	10'	Moderate condition
33-	Calophyllum	Calophyllum inophyllum	10"	20'	20'	Good condition
34-	Calophyllum	Calophyllum inophyllum	8"	17'	12'	Good condition
35-	Pink Tabebuia	Tabebuia heterophylla	7"	18'	8'	Good condition

5800 S. University Drive, Davie, FL 33328 Page 4

Tree #	Common Name	Botanical Name	D.B.H./Dia.	Height	Canopy Value (spread)	Disposition/Description
36-	Pink Tabebuia	Tabebuia heterophylla	5"	13'	9'	Moderate condition
37-	Gumbo Limbo	Bursera simaruba	17"	25'	25'	Good condition
38-	Gumbo Limbo	Bursera simaruba	13"	19'	19'	Good condition
39-	Gumbo Limbo	Bursera simaruba	12"	21'	18'	Good condition
40-	Gumbo Limbo	Bursera simaruba	12"	19'	18'	Good condition
41-	Green Buttonwood	Conocarpus erectus	10"	24'	18'	Good condition
--	Brazilian Pepper	Schinus terebinthifolia	Prohibited species/Class 1 Invasive			Not on Survey
42-	Green Buttonwood	Conocarpus erectus	12"	26'	15'	Good condition
43-	Pink Tabebuia	Tabebuia heterophylla	4"	15'	7'	Moderate condition tree under stress
44-	Green Buttonwood	Conocarpus erectus	13"	30'	21'	Good condition slightly uprooted root ball/slightly leaning
45-	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Moderate condition due to trunk damage
46-	Green Buttonwood	Conocarpus erectus	15"	30'	20'	Good condition

* Condition Components: Table 4.1 - Guide for Plant Appraisal – 10th Edition, 2nd Printing

Joe R. Rodriguez as of 10-18-2019

A & K LAND PLANNING & DESIGN Inc.
PHONE: (904) 476-9602
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA0002112

REVISIONS
DATE

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL. 33328

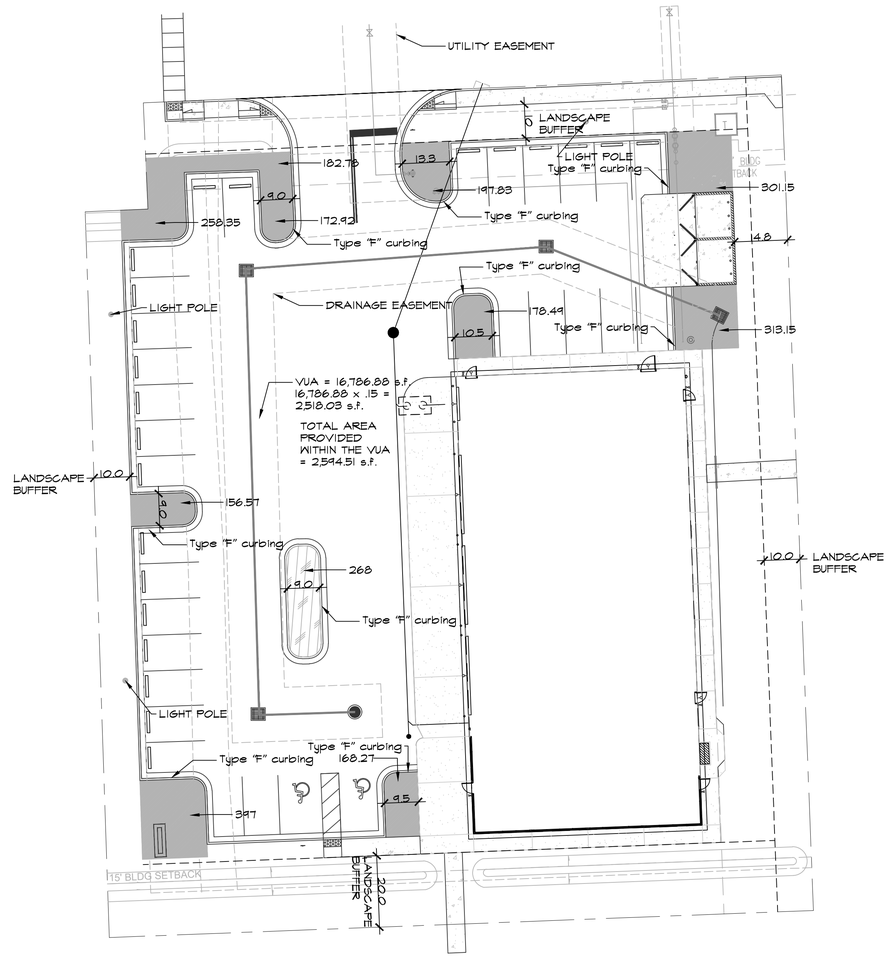
DISCOUNT TIRE

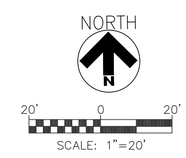
ARBORIST REPORT

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO: 2019.24
DRAWN: FD
CHECK: ALT/SH
DATE: FEB. 2020
SHEET NO.
L002

A & K LAND PLANNING & DESIGN
Inc.
PHONE (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA0667112





REVISIONS	DATE

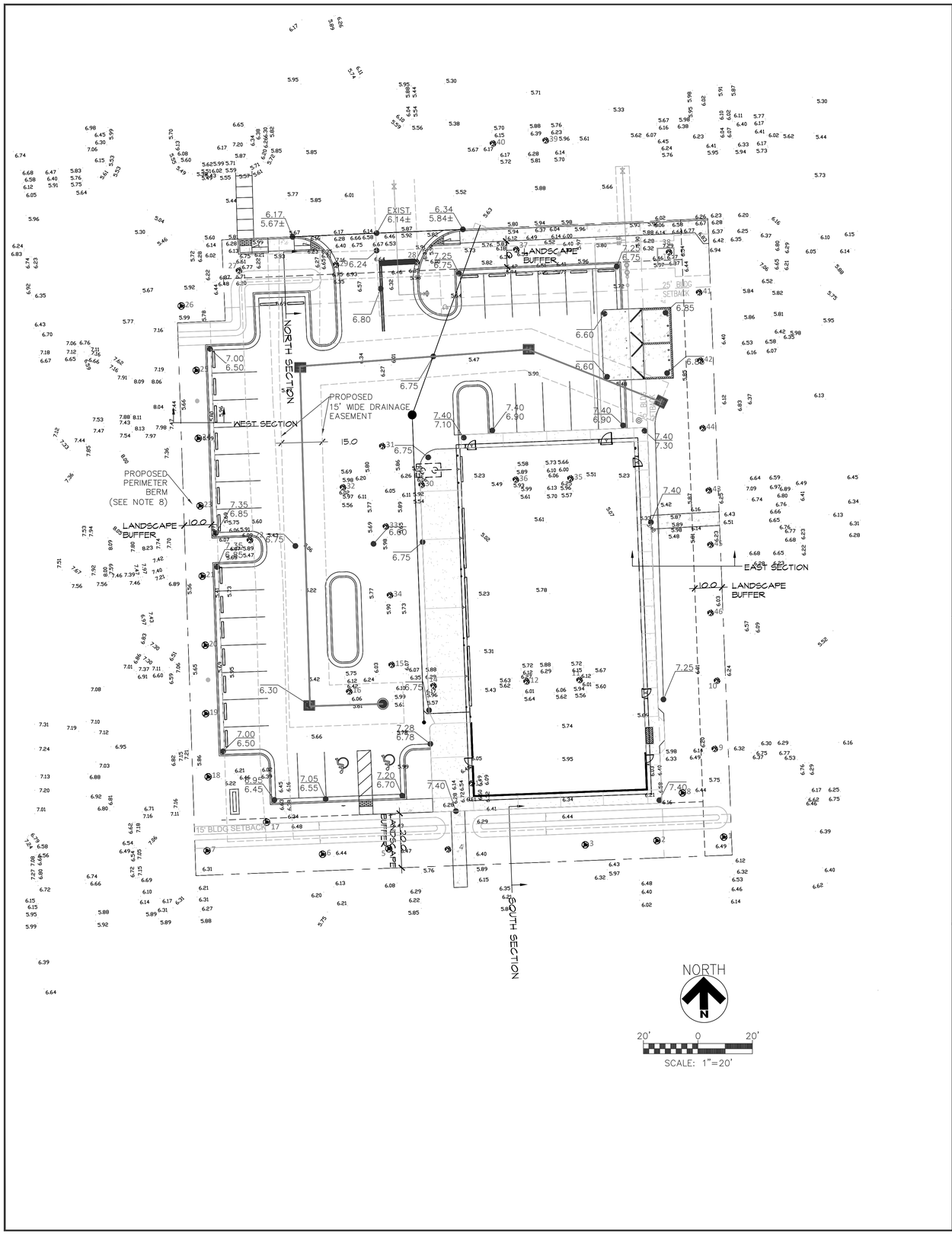
DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL. 33328

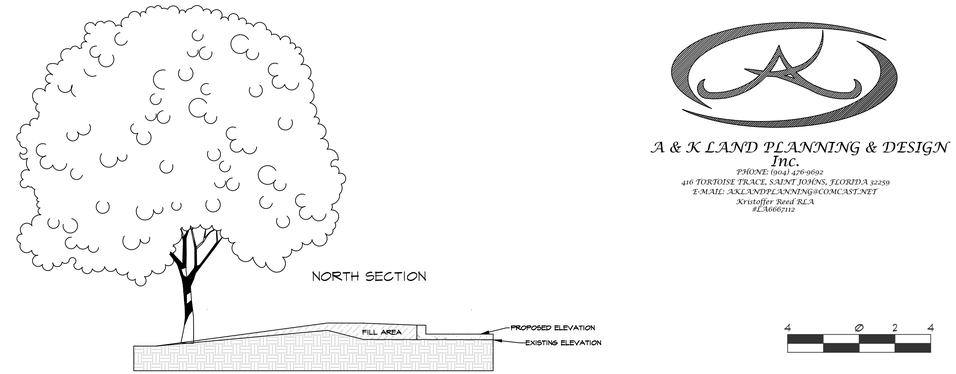
DISCOUNT TIRE

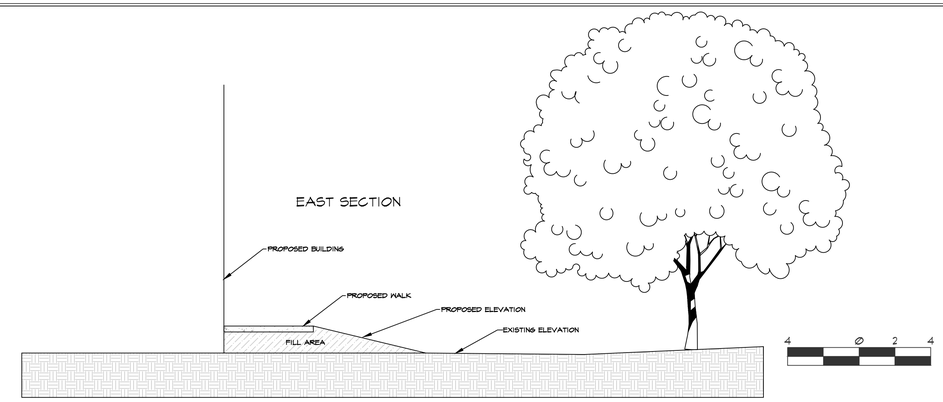
LANDSCAPE AREAS & DIMENSIONS PLAN

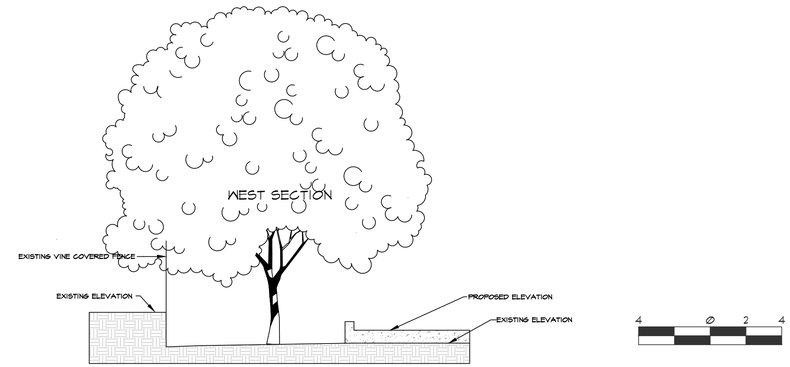
H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

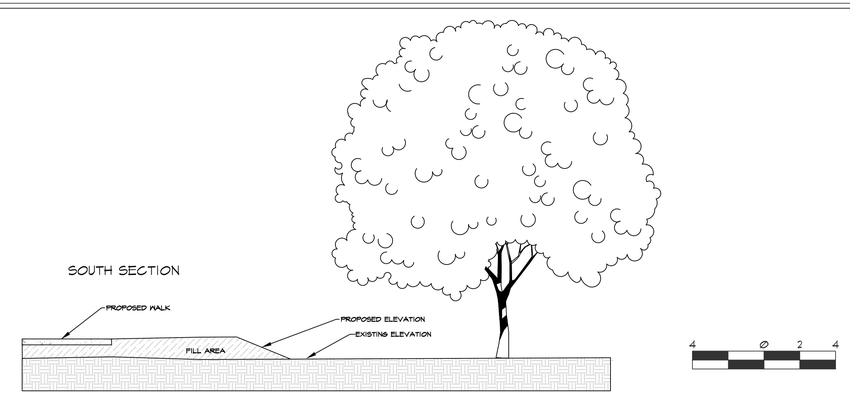
JOB NO: 2019.24
DRAWN: FD
CHECK: ALT/SH
DATE: FEB. 2020
SHEET NO.
L003











A & K LAND PLANNING & DESIGN Inc.
PHONE (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA0667112

REVISIONS

DATE

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL. 33328

BUFFER CROSS SECTIONS

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO: 2019.24

DRAWN: FD

CHECK: ALT/SH

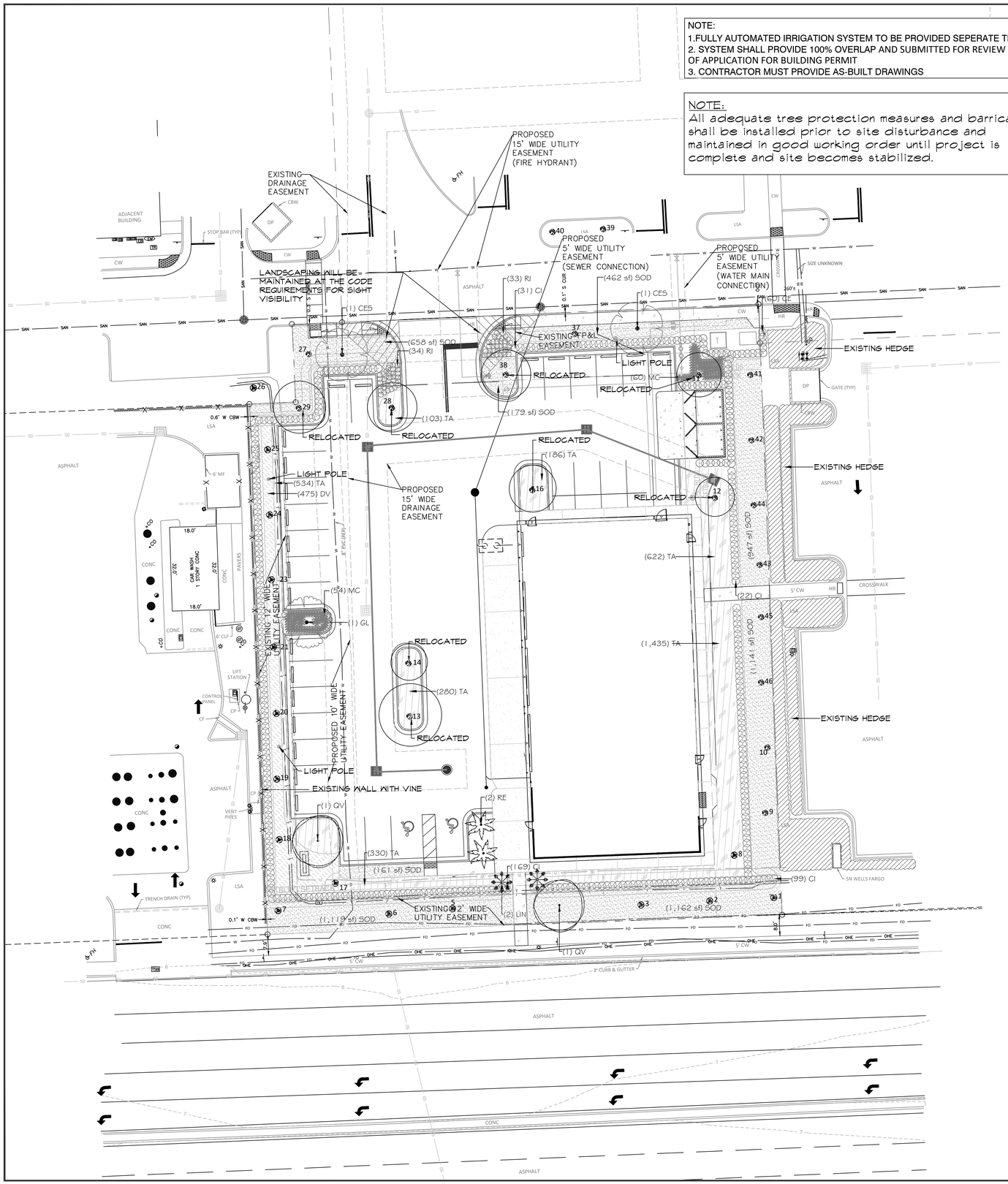
DATE: FEB. 2020

SHEET NO.

L004

NOTE:
1.FULLY AUTOMATED IRRIGATION SYSTEM TO BE PROVIDED SEPERATE TREE, SHRUB, AND LAWN AREAS.
2. SYSTEM SHALL PROVIDE 100% OVERLAP AND SUBMITTED FOR REVIEW AND PERMITTING AT THE TIME OF APPLICATION FOR BUILDING PERMIT
3. CONTRACTOR MUST PROVIDE AS-BUILT DRAWINGS

NOTE:
All adequate tree protection measures and barricades shall be installed prior to site disturbance and maintained in good working order until project is complete and site becomes stabilized.



LANDSCAPE CALCULATIONS:

TOTAL LOT AREA:	45,277 s.f.
ZONING:	Urban Commercial
BUILDING AREA:	8,192 s.f.
V.U.A. PUBLIC AREA:	16,805.92 s.f.
15% VUA REQ. OPEN AREA	2,520.84 S.F.
OPEN AREA PROVIDED:	2,515.47 S.F.

PERIMETER AREA REQUIREMENT BREAKDOWN

PERIMETER AREA NORTH SIDE:	178 L.F.
10 S.F. / L.F. = 10' x 178 L.F.	
AREA REQUIRED:	1,780 S.F.
AREA PROVIDED:	1,780 S.F.
PERIMETER AREA SOUTH SIDE:	197 L.F.
20' S.F. / L.F. = 20' x 197 L.F.	
AREA REQUIRED:	3,940 S.F.
AREA PROVIDED:	3,940 S.F.
PERIMETER AREA EAST SIDE:	234 L.F.
10' S.F. / L.F. = 10' x 234 L.F.	
AREA REQUIRED:	2,340 S.F.
AREA PROVIDED:	2,340 S.F.
PERIMETER AREA WEST SIDE:	240 L.F.
10 S.F. / L.F. = 10' x 240 L.F.	
AREA REQUIRED:	2,400 S.F.
AREA PROVIDED:	2,400 S.F.

PERIMETER AND INTERIOR TREE REQUIREMENT BREAKDOWN

SITE LANDSCAPE REQUIREMENTS:

20 SHRUBS & GROUNDCOVER / 1st 20,000 S.F. + 5 / ea. additional 20,000 SITE = 45,277 s.f	
SHRUBS & GROUNDCOVER REQUIRED:	30s & 30gc
SHRUBS & GROUNDCOVER PROVIDED:	30+s & 30+gc
4 TREES / 1st 20,000 S.F. + 1 / ea. additional 20,000 SITE = 45,277 s.f	
TREES REQUIRED:	6
TREES PROVIDED:	6 (existing)

V.U.A. TREE REQUIREMENTS:
INTERNAL LANDSCAPE:
1 TREE / PER ISLAND + 1 TREE PER 200 S.F. REMAINING L.S. AREA - ISLANDS
11 ISLANDS + (2520.84 - 2515.47 = 54.58) = 12 TREES

TREES REQUIRED:	12
TREES PROVIDED:	12
PERIMETER TREES NORTH SIDE:	145 L.F.
1 TREE / 40 L.F.	
TREES REQUIRED:	4
TREES PROVIDED:	4
PERIMETER TREES SOUTH SIDE:	197 L.F.
1 TREE / 40 L.F. + 1 ACCENT TREE / 100 L.F.	
TREES REQUIRED:	5T + 2A
TREES PROVIDED:	5 (existing) + 2A
PERIMETER TREES EAST SIDE:	234 L.F.
1 TREE / 40 L.F.	
TREES REQUIRED:	6
TREES PROVIDED:	6 (existing)
PERIMETER TREES WEST SIDE:	240 L.F.
1 TREE / 40 L.F.	
TREES REQUIRED:	6
TREES PROVIDED:	6 (existing)

5800 S. University Drive
Davie, FL

A	B	C	D	E	F	G	
Tree #	Common Name	Botanical Name	DBH "	Height '	Spread '	Condition	DISPOSITION
1	Live Oak	Quercus virginiana	15"	35'	25'	Good	PRESERVED
2	Live Oak	Quercus virginiana	10"	25'	15'	Good	PRESERVED
3	Live Oak	Quercus virginiana	15"	26'	21'	Good	PRESERVED
~	Pink Tabebuia	Tabebuia heterophylla	5".	not on survey		DEAD	REMOVE
4	Pink Tabebuia	Tabebuia heterophylla	8"	27'	12'	Good	REMOVE
5	Live Oak	Quercus virginiana	15"	28'	28'	Good	PRESERVED
6	Live Oak	Quercus virginiana	8"	25'	15'	Good	PRESERVED
7	Live Oak	Quercus virginiana	10"	26'	18'	Fair	PRESERVED
8	Live Oak	Quercus virginiana	13"	30'	22'	Good	PRESERVED
9	Green Buttonwood	Conocarpus erectus	14"	30'	20'	Moderate	PRESERVED
10	Green Buttonwood	Conocarpus erectus	13"	26'	17'	Moderate	PRESERVED
11	Gumbo Limbo	Bursera simaruba	10"	17'	15'	Good	RELOCATE
12	Gumbo Limbo	Bursera simaruba	10"	18'	15'	Good	RELOCATE
13	Gumbo Limbo	Bursera simaruba	15"	20'	24'	Good	RELOCATE
14	Gumbo Limbo	Bursera simaruba	12"	19'	14'	Good	RELOCATE
15	Calophyllum	Calophyllum inophyllum	9"	20'	16'	Good	REMOVE
16	Gumbo Limbo	Bursera simaruba	15"	20'	18'	Good	RELOCATE
17	Live Oak	Quercus virginiana	14"	30'	25'	Moderate	PRESERVED
18	Live Oak	Quercus virginiana	12"	22'	16'	Fair	PRESERVED
19	Live Oak	Quercus virginiana	12"	26'	20'	Good	PRESERVED
20	Live Oak	Quercus virginiana	16"	27'	22'	Good	PRESERVED
21	Live Oak	Quercus virginiana	14"	26'	20'	Good	PRESERVED
22	Pink Tabebuia	Tabebuia heterophylla	8"	24'	14'	Good	REMOVE
23	Live Oak	Quercus virginiana	13"	26'	20'	Good	PRESERVED
24	Live Oak	Quercus virginiana	13"	27'	20'	Good	PRESERVED
25	Live Oak	Quercus virginiana	12"	27'	20'	Good	PRESERVED
26	Live Oak	Quercus virginiana	13"	26'	20'	Good	PRESERVED
27	Gumbo Limbo	Bursera simaruba	18"	27'	27'	Good	PRESERVED
28	Gumbo Limbo	Bursera simaruba	16"	22'	22'	Good	RELOCATE
29	Gumbo Limbo	Bursera simaruba	15"	25'	20'	Good	RELOCATE
30	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Good	REMOVE
31	Calophyllum	Calophyllum inophyllum	8".	21'	15'	Good	REMOVE
32	Pink Tabebuia	Tabebuia heterophylla	6"	15'	10'	Moderate	REMOVE
33	Calophyllum	Calophyllum inophyllum	10"	20'	20'	Good	REMOVE
34	Calophyllum	Calophyllum inophyllum	8"	17'	12'	Good	REMOVE
35	Pink Tabebuia	Tabebuia heterophylla	7"	18'	8'	Good	REMOVE
36	Pink Tabebuia	Tabebuia heterophylla	5"	13'	9'	Moderate	REMOVE
37	Gumbo Limbo	Bursera simaruba	17"	25'	25'	Good	PRESERVED
38	Gumbo Limbo	Bursera simaruba	13"	19'	19'	Good	RELOCATE
39	Gumbo Limbo	Bursera simaruba	12"	21'	18'	Good	PRESERVED
40	Gumbo Limbo	Bursera simaruba	12"	19'	18'	Good	PRESERVED
41	Green Buttonwood	Conocarpus erectus	10"	24'	18'	Good	PRESERVED
~	Brazilian Pepper	Schinus terebinthifolia	Not on survey - Prohibited species				REMOVE
42	Green Buttonwood	Conocarpus erectus	12"	26'	15'	Good	PRESERVED
43	Pink Tabebuia	Tabebuia heterophylla	4"	15'	7'	Moderate	PRESERVED
44	Green Buttonwood	Conocarpus erectus	13"	30'	21'	Good	PRESERVED
45	Pink Tabebuia	Tabebuia heterophylla	6"	21'	10'	Moderate	PRESERVED
46	Green Buttonwood	Conocarpus erectus	15"	30'	20'	Good	PRESERVED

NORTH
N

20' 0 20'
SCALE: 1"=20'

A & K LAND PLANNING & DESIGN Inc.
PHONE (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA0667112

REVISIONS	DATE

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL. 33328

DISCOUNT TIRE

LANDSCAPE PLAN

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO: 2019.24
DRAWN: FD
CHECK: ALT/SH
DATE: FEB. 2020
SHEET NO.
L005

UB 24–2 Specifications
24" DeepRoot Tree Root Barriers

Specified tree root barriers are a mechanical barrier and root deflector to prevent tree roots from damaging hard–scapes and landscapes. Assembled in 2' long modules to create varying sizes of cylinders for surrounding root balls (Surround planting style) or for linear applications directly beside a hardscape adjacent to one side of the trees (Linear planting style).

A. Materials

1. The contractor shall furnish and install tree root barriers as specified. The tree root barriers shall be product # UB 24–2 as manufactured by Deep Root Partners, L.P. 81 Langton St. #4 San Francisco, LA (800–458–7668), or approved equal. The barrier shall be Black, Injection Molded Panels, of 0.085" (2.16mm) wall thickness in modules 24" (61cm) long by 24" (61 cm) deep; manufactured with a minimum 50% post consumer recycled polypropylene plastic with added ultraviolet inhibitors; recyclable. Each panel shall have:

Not less than 4 Molded Integral Vertical Root Deflecting Ribs of at least 0.085" (2.16mm) thickness protruding 1/2" (12.7mm) at 90° from interior of the barrier panel, spaced 6" (15.24cm) apart. (See panel drawing below)

A Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel of a minimum 0.085" (2.16mm) thickness, 3/8" (9.53mm) wide and 1/4" (6.35mm) apart with the lower rib attached to the vertical root deflecting ribs.(See detail "A")

A minimum of 9 Anti–Lift Ground Lock Tabs consisting of integral horizontal ridges of a minimum 0.085" (2.16mm) thickness in the shape of a segment of a circle, the 2" (50.8mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53mm) from the panel. The nine ground locks on each panel shall be about equally spaced between each of the vertical root deflecting ribs (3 between each set of ribs, see Detail "B").

An integrated Zipper Joining System providing for instant assembly by sliding one panel into another. (See Detail "C")

2.The basic properties of the material shall be:

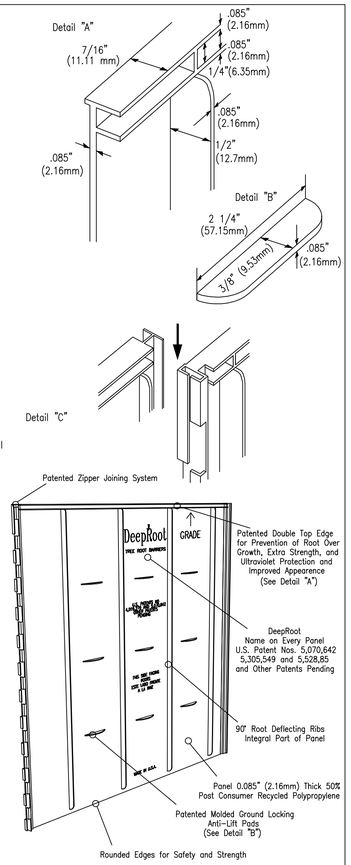
Test	ASTM Test Method	Typical Value Copolymer Polypropylene
Tensile strength @ yield – Wall	D638	2.354 PSI
Tensile strength @ yield – Hinge	D638	2.846 PSI
Yield Elongation – Wall	D638	7.44%
Yield Elongation – Hinge	D638	7.01%
Flexural Modulus	D790B	119.625 PSI
Notched Izod Impact – Wall	D256A	3.84 (ft–lbs)
Rockwell Hardness r. scale – Wall	D785A	84.4

U.S. Patents: 5,070,642 , 5,305,549 and 5,528,857.
Other Patents Pending.

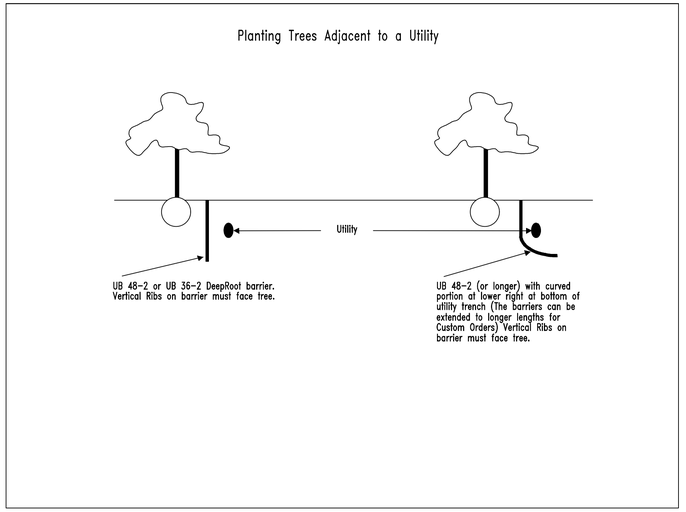
B. Construction and Installation

1. The contractor shall install the tree root barriers with the number of panels and in the manner shown on the Draw–ings. The vertical root deflecting ribs shall be facing inwards to the root ball and the double top edge shall be 1/2" (12.7mm) above grade. Each of the required number of panels shall be connected to form a circle around the root ball or joined in a linear fashion and placed along the adjacent hardscape.

2. Excavation and soil preparation shall conform to the Drawings



NOTE:
PROVIDE 24" DEPTH ROOT BARRIER TO BE UTILIZED WITH TREES OR PALMS WITHIN 5' FROM SIDEWALKS, ASPHALT AND UNDERGROUND LINES



A & K LAND PLANNING & DESIGN Inc.
PHONE: (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA6667112

REVISIONS	DATE

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL. 33328

ROOT BARRIER DETAILS

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904–419–1001 FAX: 904–419–1004

JOB NO: 2019.24
DRAWN: FD
CHECK: ALT/SH
DATE: FEB. 2020
SHEET NO.
L006

STANDARD TOWN OF DAVIE NOTES:
o All landscaping shall be Florida grade #1 or better.
o All tree removal and relocated trees will require a tree permit and bonding from the Town of Davie prior to the commencement of work.
o All principals of Florida-Friendly landscaping and design standings shall be utilized.
o All landscaping shall meet or exceed Town of Davie code specification requirements.
o Call Sunshine One Call Service at 811 before you dig.
o All dead, dying or misting landscape must be replaced to current code requirements prior to final landscape inspection.
o All landscaping shall be warranted for 1 year after final acceptance.
o All groundcover shall be installed at 75% coverage and 100% within 6 months after final acceptance.
o All Landscape islands and medians shall be excavated to a depth of 30" and backfilled with the specified planting mix. Also, landscape areas or planters along the buildings require excavation to a depth of 12" and backfilled with specified planting soil mix.
o No landscape substitutions shall be made without the Town of Davie approval.
o An underground, rust free, automatic irrigation system with a rain sensor shall be installed with 100% overlap prior to final inspection. Also, irrigation plans shall be submitted for review and permitting at time of application for building permit.
o All PVC risers must be pained flat black and irrigation system shall have no overspray onto impervious areas. o All trees and palms shall be braced or guyed, and all nylon straps or wood bracing shall be removed within one year of final inspection.
o The planting soil must be 50% muck and 50% sand and must free of construction debris, weeds, rocks and ph. between 6.5 and 7.0.
o All plant material shall receive at minimum NPK fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source.
o All plants to be top dressed in 3" deep layer of arsenic free organic mulch.
o All trees or palms in lawn areas shall receive a 2-foot diameter mulch ring around the trees and the mulch must be pulled away 3" from the trunks.
o All above ground elements, including but not limited to a/c units, transformers, and irrigation pumps shall be screened with landscaping to 36"at installation.
o All sod to be healthy, weed/pest free (including fungus and disease) St. Augustine; laid smooth with tight alternating/abutting joints over 2" topsoil and conform to curbs and planters.
o All plant root balls shall be 10% above grade and the wire baskets, burlap, string and rope must be removed.
o All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material.
o All lights shall have a minimum 15' separation on large trees and 7.5' on palms.
o All planting pits shall be a minimum of 3X the root ball diameter.
o All trees trimming shall be done in accordance to Town of Davie requirements.
o All existing landscaping, including but not limited to tree, palms, shrubs, groundcover, sod, irrigation, grading, and curbing destroyed during the construction shall be restored/replaced prior to final inspection.
o Remove all invasive exotic plants from the site.
o All owners of the land or their agents shall be responsible for the maintenance of the landscaping.
o All shrubs and groundcovers of different species panted adjacent to each other shall be separated by a minimum of 18". o All planting to be done in accordance to proper horticultural practices.
o Call the City of Town of Davie landscape inspector to schedule a pre-construction landscape meeting prior to commencement of construction.

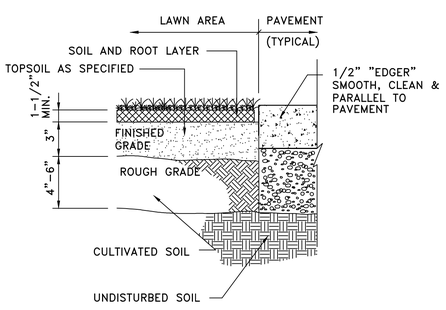
PLANT SCHEDULE DISCOUNT TIRE DAVIE FLORIDA

TREES	QTY	COMMON / BOTANICAL NAME	SPACING	SIZE	DEGREE OF DROUGHT TOLERANCE	25% NATIVE REQ.
CES	2	Silver Buttonwood / Conocarpus erectus 'Sericeus'	As Shown	3" D.B.H., 14'-16' Ht. x 5' spd.	VERY	22%
GL	1	Gumbo Limbo / Bursera simaruba	As Shown	3" D.B.H., 14'-16' Ht. x 5' spd.	VERY	11%
LIN	2	Crape Myrtle / Lagerstroemia x 'Natchez'	As Shown	2" D.B.H., 10'-12' Ht. x 3' spd.	MODERATE	NO
QV	2	Southern Live Oak / Quercus virginiana	As Shown	3" D.B.H., 14'-16' Ht. x 5' spd.	VERY	22%
RE	2	Florida Royal Palm / Roystonea elata	As Shown	14'-16' g.w. x 10' spd.	MODERATE	22%
						77% total
SHRUBS	QTY	COMMON / BOTANICAL NAME	SPACING			
CE	60	Silver Buttonwood / Conocarpus erectus 'Sericeus'	24" o.c.	15 gallon, 36" SPD. x 36" ht. minimum	VERY	360 s.f. (native)
CI	321	Coco Plum / Chrysobalanus icaco	24" o.c.	15 gallon, 36" SPD. x 24" ht. minimum	MODERATE	1,944 s.f. (native)
MC	114	Pink Muhly / Muhlenbergia capillaris	12" o.c.	3 gallon, 12" SPD. x 12" ht. minimum	VERY	297 s.f. (native)
RI	67	Indian Hawthorn / Rhaphiolepis indica	18" o.c.	7 gallon, 18" SPD x 12" ht. minimum	MODERATE	351 s.f.
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SPACING			
DV	475	Flax Lily / Dianella tasmanica 'Variegata'	18" o.c.	3 gallon, 18" spd x 12" ht. minimum	MODERATE	1,026 s.f.
SOD	5,830 sf	St. Augustine Seville / Stenotaphrum secundatum 'Seville'				
TA	3,490	Asian Jasmine / Trachelospermum asiaticum	12" o.c.	1 gallon 12" spd x 12" ht. minimum	MODERATE	3,497 s.f.
						Total s.f. = 7,475
						Native s.f. = 2,601
						% Native = 35%

CONTRACTOR TO VERIFY ALL QUANTITIES

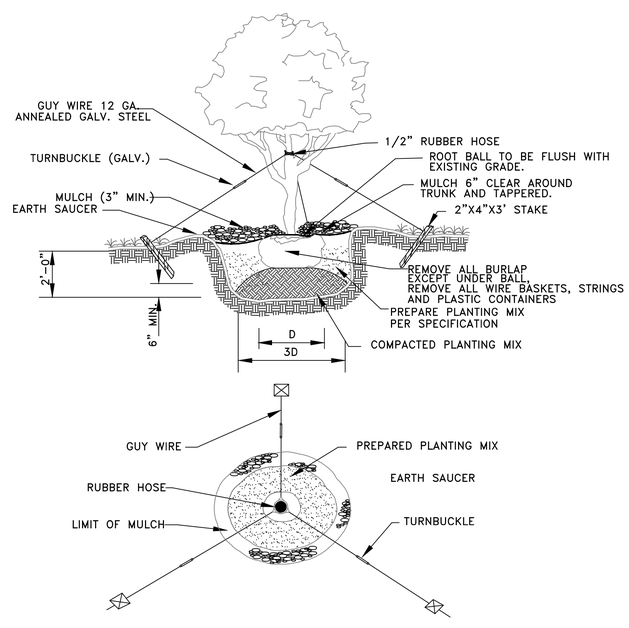
NOTES:
1. MULCH ALL PLANTING BEDS WITH 3"-4" ORGANIC MULCH
2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.
4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT
5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERRENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
6. ALL CALIPER SIZES MUST BE MET AND MEASURED AT 4.5' (D.B.H.) ABOVE ROOTBALL AT PLANTING
7. CONTRACTOR TO VERIFY ALL QUANTITIES

NOTE:
All adequate tree protection measures and barricades shall be installed prior to site disturbance and maintained in good working order until project is complete and site becomes stabilized.

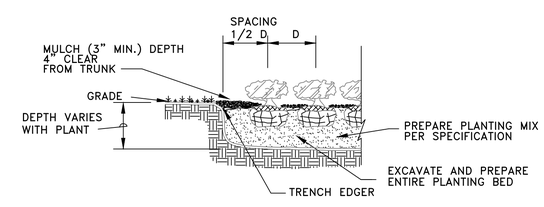


NOTE:
INSTALL SOD SUCH THAT TOP OF SOIL & ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT

SOD DETAIL



TREE PLANTING DETAIL



SHRUB & GROUNDCOVER PLANTING DETAIL

A & K LAND PLANNING & DESIGN Inc.
PHONE: (904) 476-9692
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
#LA6676112

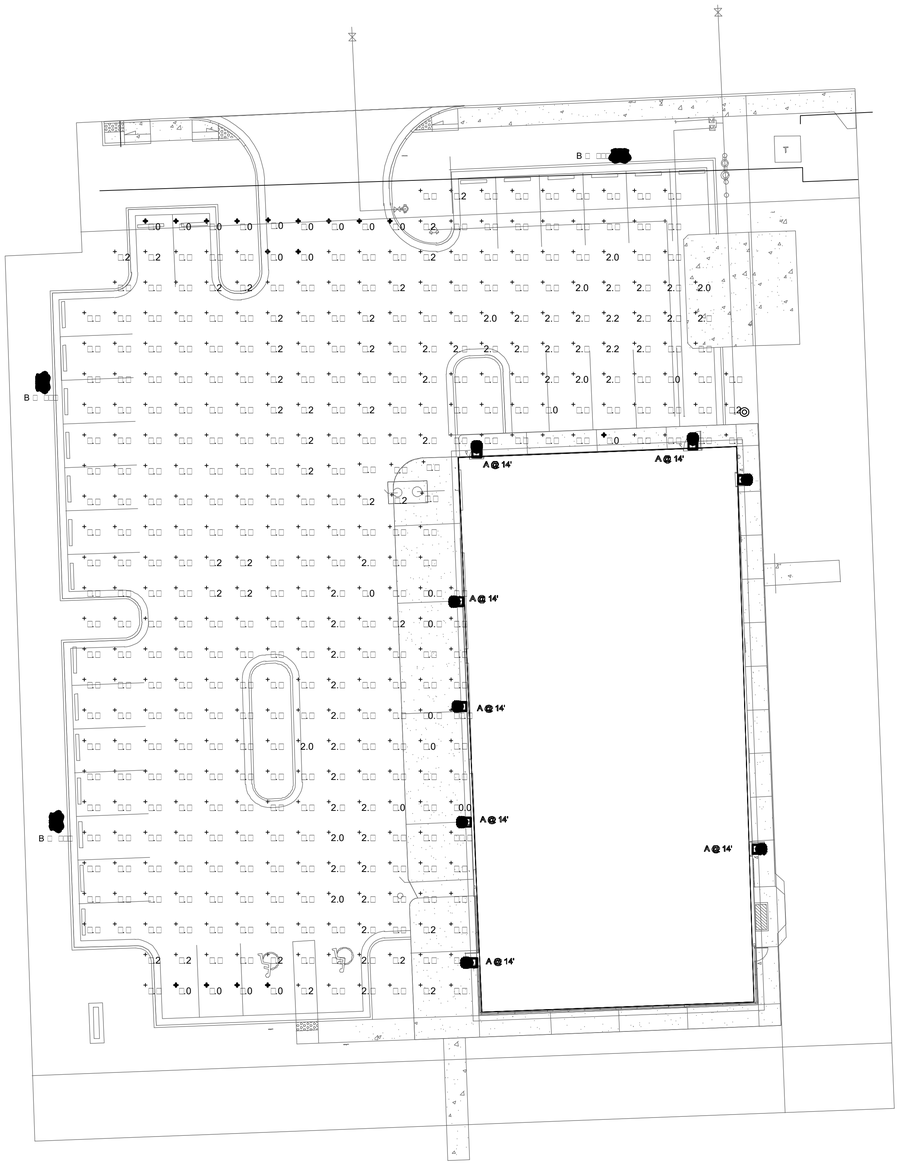
REVISIONS
DATE

DISCOUNT TIRE STORE
5800 S. UNIVERSITY DRIVE
DAVIE, FL. 33328

LANDSCAPE DETAILS

H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO: 2019.24
DRAWN: FD
CHECK: ALT/SH
DATE: FEB. 2020
SHEET NO.
L007



SITE PHOTOMETRIC PLAN

N.T.S.

NORTH

S□□□d□□											
S□□ □□	L□□□	□ □□ntit□	M□n□□□□t□r □r	C□1□□g N□□□□r	□□□□n□□□n	L□□ □	N□□ □□r L□□ □□	Fil□n □□ □	L□□ □n□P□r L□□□	Lig□1 L□□□ F□□□r	W□tt□g□
	A	□	EATON □ LUMARK (FORMER COOPER LIGHTING)	□TOR□A	LUMARK CROSSTOUR MA□□LED □□W □ □000K, FULL CUTOFF		□	□TOR□A.IES	□□□□	0.□	□□.□
	B	□	Lit□ni□ Lig□ting	KAD LED □D□000 □DK R□ MVOLT HS	KAD LED, □0 LED, □AMP MVOLT DRIVER, □000K, TYPE □OPTICS WITH HOUSE SIDE SHIELDS.	LED	□	KAD□LED□□0 C□□000□□DK □R□□MVOLT□□ HS.I□□	□□□□□	0.□	2□□

St□□□□□□					
D□□□□□□□n	S□□ □□	A□g	M□□	Min	M□□/Min	A□g/Min
C□□□□□□□n □□	+	2.□□	□□.□ □□	□.0 □□	□□.□□	2.□□

DISCOUNT TIRE

THIS PLAN IS PROPERTY OF EI DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

5800 S. University Blvd.
DAVIE, FL 33328

PLUMP ENGINEERING INC.
CONSULTING ENGINEERS
STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, SURVEYING, ARCHITECTURAL
914 E. KATELLA AVENUE, ANAHEIM, CA 92805
P (714) 385-1835 F(714) 385-1834
www.plumpgroup.com

BUILDING MODEL **ALT - 1R**
REVISION #2-10.08.19
DATE 03.04.19
SCALE AS NOTED
PROJECT NUMBER 70.0026193

Sheet No.
E00□

LUMARK®

DESCRIPTION

The patent pending Lumark Crosstour™ MAXX LED Wall Pack Series of luminaires provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools, and loading docks.

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 50W and 85W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Four (4) conduit entries are NPT threaded conduit entry points. The back box is secured by four (4) lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour luminaries are thermally optimized with two (2) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system utilizes conduction, convection and natural convection to transfer heat rapidly away from the LED source. 50W and 85W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available. Crosstour MAXX luminaires maintain greater than 85% of initial light output after 60,000 hours of operation. Four (4) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" square tapered pole is ideal for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty
Five-year warranty.

XTOR CROSSTOUR MAXX LED

APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS

FULL CUTOFF: 11" [279mm]; 8-3/4" [222mm]; 6-1/4" [159mm]
DEEP BACK BOX: 7" [178mm]
REFRACTIVE LENS: 11" [279mm]; 8-3/4" [222mm]; 7" [178mm]
DEEP BACK BOX: 7" [178mm]

OPTIONAL POLE MOUNT ARM: 4-1/2" [114mm]; 6-1/2" [165mm]; 13-1/2" [343mm]
ARM DRILLING: TYPE "C"; 2-5/8" [67mm]; 3/4" [19mm] Dia. Hole; 3" [77mm]; 1-1/2" [38mm]; (2) 9/16" [15mm] Dia. Holes
ESCUTCHEON PLATES: 19-1/4" [489mm]; 19-1/4" [489mm]

CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
ARRA Compliant
NOM Compliant Models
3G Vibration Tested
Dark Sky Compliant (DSP Models)
IP66 Rated
Lighting Facts® Registered
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTORSA/XTORSA = 0.54
With Pole Mount Arm = 0.98

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

* www.designlights.org

Cooper Lighting by EATON

ADH130015
2013-11-20 08:17:52

XTOR CROSSTOUR MAXX LED

POWER AND LUMENS BY FIXTURE MODEL

50W LED Information	XTORSA	XTORSA/RL	XTORSA-N	XTORSA/RL-N
Delivered Lumens	4,292	4,553	3,532	3,830
B.U.G. Rating	B1-U0-G1	B1-U3-G2	B1-U0-G1	B1-U3-G2
CCT (Kelvin)	5000K	5000K	3500K	3500K
CRI (Color Rendering Index)	65	65	68	68
Power Consumption (Watts)	50W	50W	50W	50W

85W LED Information	XTORSA	XTORSA/RL	XTORSA-N	XTORSA/RL-N
Delivered Lumens	7,192	7,418	5,456	5,702
B.U.G. Rating	B1-U0-G1	B1-U3-G3	B1-U0-G1	B1-U3-G2
CCT (Kelvin)	5000K	5000K	3500K	3500K
CRI (Color Rendering Index)	65	65	68	68
Power Consumption (Watts)	86W	85W	84W	82W

EGRESS Information	50W and 85W Full Cut Off Models CBP Egress LED	50W and 85W Refractive Lens Models CBP Egress LED
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

CURRENT DRAW

Current (A)	Model Series			
	XTORSA	XTORSA	XTORSA-CBP (Fixture/Battery)	XTORSA-CBP (Fixture/Battery)
120V	0.43	0.72	0.66/0.25	0.81/0.25
208V	0.26	0.41	--	--
240V	0.22	0.36	--	--
277V	0.20	0.32	0.41/0.21	0.53/0.21
347V	0.16	0.26	--	--
480V	0.12	0.19	--	--

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance	Theoretical L70 (Hours)
50W Model	72,000 Hours	
25°C	> 91%	> 332,000
40°C	> 91%	> 324,000
50°C	> 91%	> 324,000
85W Model	36,000 Hours	
25°C	> 92%	> 192,000
40°C	> 91%	> 134,000
50°C	> 88%	> 85,000

Cooper Lighting by EATON

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

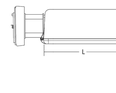
Specifications and dimensions subject to change without notice.

ADH130015
2013-11-20 08:17:52

KAD LED
LED Area Luminaire

Specifications

EPA: 1.2 ft² [0.11 m²]
Length: 17-1/2" [44.5 cm]
Width: 17-1/2" [44.5 cm]
Height: 7-3/8" [18.1 cm]
Weight (max): 36 lbs. [16.4 kg]



Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM2® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.
1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information **EXAMPLE:** KAD LED 40C 1000 40K R5 MVOLT SPD04 DDBXD

KAD LED

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting[1]
KAD LED	20C[1] 20 LEDs 30C[1] 30 LEDs 40C 40 LEDs 60C 60 LEDs	530 530 mA[2] 700 700 mA 1000 1000 mA	30K 3000 K 40K 4000 K 50K 5000 K	R2 Type II R3 Type III R4 Type IV R5 Type V	MVOLT[3] 277[3] 120[3] 347[3,4] 208[3,4] 480[3,4]	**Shipped included** SPUMBA___ Square pole universal mounting adapter[7] RPUMBA___ Round pole universal mounting adapter[7] SPD___ Square pole RPD___ Round pole WBD___ Wall bracket WWD___ Wood pole or wall **Shipped separately** DA212P Degree arm (pole) DA212WB Degree arm (wall) KMA Mast arm external filter

Options						Finish (no charge)			
Shipped installed PER5 NEMA twist-lock five-wire receptacle only (no controls)[11,12] PER7 Seven-wire receptacle only (no controls)[11,12] SF Single fuse (120, 277, 347V)[1] DF Double fuse (208, 240, 480V)[1] PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[13,14,15] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[13,14,15]	PIR1FC3V Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 3fc[13,14,15] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 3fc[13,14,15] BL30 Bi-level switched dimming, 120v[16,17] BL50 Bi-level switched dimming, 347v[16,17]	PNMTD2S Part night, dim 50 dawn[18,19] PNMTD2T Part night, dim 5 hrs.[18,19] PNMTD2O Part night, dim 6 hrs.[18,19] PNMTD2D Part night, dim 7 hrs.[18,19] HS Houseside shield[1,4]	**Shipped separately**[10] WG Wire guard	DDBTD Dark bronze DBLKD Black DNAGD Natural aluminum DWHGD White	DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white		

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
© 2012-2018 Acuity Brands Lighting, Inc. All rights reserved.

KAD-LED
Rev. 01/18/18

XTOR CROSSTOUR MAXX LED

ORDERING INFORMATION

Sample Number: XTORSA-N HT PC1

Series[1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)
Full Cutoff **XTORSA**=50W **XTORSA**=85W **Refractive Lens** **XTORSA/RL**=50W **XTORSA/RL**=85W	**(Blank)**=Bright White (Standard) 5000K **N**=Neutral Warm White, 3500K	**(Blank)**=Carbon Bronze (Standard) **WT**=Summit White	**347V**=347V[1,4,5,6] **480V**=480V[1,4,5,6] **PC1**=Photocontrol 120V[1] **PC2**=Photocontrol 208-277V[1] **DIM**=0-10V Dimming Driver[1] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter[7] **HA**=50°C High Ambient[1] **MS-L20**=Motion Sensor for ON/OFF Operation[1,5,8,9] **MS/DIM-L20**=Motion Sensor for Dimming Operation[1,5,8,9,10,11] **CBP**=Cold Weather Battery Pack[1,5,8,9]

Accessories (Order Separately)	
WG XTORMAX=Crosstour MAXX Wire Guard	**VA1046-XX**=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon[18]
PE120V=Field Installed 120V Photocontrol	**VA1053-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon[18]
PE277V BUTTON PC=Field Installed 208-277V Photocontrol[1]	**VA1054-XX**=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon[18]
VA1040-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon[18]	**VA1055-XX**=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon[18]
VA1041-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon[18]	**VA1056-XX**=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon[18]
VA1042-XX=2 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon[18]	**VA1057-XX**=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon[18]
VA1043-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon[18]	**VA1058-XX**=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon[18]
VA1044-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon[18]	**VA1059-XX**=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon[18]
VA1045-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon[18]	**EWPXTORMAX**=Escutcheon Wall Plate, Carbon Bronze **EWPXTORMAX-WT**=Escutcheon Wall Plate, Summit White

NOTES: 1 DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2 Not available with HA option. 3 Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20. 4 Not available with CBP option. 5 Thru-branch wiring not available with HA option or with 347V. 6 Not available with MS-L20 and MS/DIM-L20 options. 7 Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V load. 8 For use in downlight orientation only. Optimal coverage at mounting heights of 8'-30'. 9 120V or 277V only. 10 Factory set to 10% power reduction after 15 minutes of inactivity. Dimming driver included. 11 Includes integral photo sensor. 12 Operating temperatures: 25°C to 35°C. 13 Replace "XX" with CB for carbon bronze or WT for summit white.

STOCK ORDERING INFORMATION

50W Series	85W Series
Full Cutoff	
XTORSA-50W, 5000K, Carbon Bronze	XTORSA-85W, 5000K, Carbon Bronze
XTORSA-PC1-50W, 5000K, 120V PC, Carbon Bronze	XTORSA-PC1-85W, 5000K, 120V PC, Carbon Bronze
XTORSA-WT-50W, 5000K, Summit White	XTORSA-WT-85W, 5000K, Summit White
XTORSA-N-50W, 3500K, Carbon Bronze	XTORSA-PC2-85W, 5000K, 208-277V PC, Carbon Bronze
	XTORSA-480V-85W, 5000K, 480V, Carbon Bronze
	XTORSA-PMA-85W, 5000K, Pole Mount Arm, Carbon Bronze
Refractive Lens	
XTORSA/RL-50W, 5000K, Refractive Lens, Carbon Bronze	XTORSA/RL-85W, 5000K, Refractive Lens, Carbon Bronze
XTORSA/RL-PC1-50W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	XTORSA/RL-PC1-85W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTORSA/RL-WT-50W, 5000K, Refractive Lens, Summit White	XTORSA/RL-WT-85W, 5000K, Refractive Lens, Summit White
XTORSA/RL-N-50W, 3500K, Refractive Lens, Carbon Bronze	XTORSA/RL-PC2-85W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
	XTORSA/RL-480V-85W, 5000K, Refractive Lens, 480V, Carbon Bronze
	XTORSA/RL-PMA-85W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

5 Days Quick-Ship

5-DAY QUICK SHIP ORDERING INFORMATION

50W Series	85W Series
Full Cutoff	
XTORSA-CBP-50W, 5000K, Carbon Bronze, Cold Weather Battery Pack	XTORSA-CBP-85W, 5000K, Carbon Bronze, Cold Weather Battery Pack
XTORSA-480V-50W, 5000K, Carbon Bronze, 480V	XTORSA-N-85W, 3500K, Carbon Bronze
XTORSA-PC2-50W, 5000K, Carbon Bronze, 208-277V PC	
Refractive Lens	
XTORSA/RL-PC2-50W, Refractive Lens, 5000K, Carbon Bronze, 208-277V PC	XTORSA/RL-CBP-85W, Refractive Lens, 5000K, Carbon Bronze, Cold Weather Battery Pack
XTORSA/RL-CBP-50W, Refractive Lens, 5000K, Carbon Bronze, Cold Weather Battery Pack	XTORSA/RL-N-85W, Refractive Lens, 3500K, Carbon Bronze
XTORSA/RL-480V-50W, Refractive Lens, 5000K, Carbon Bronze, 480V	

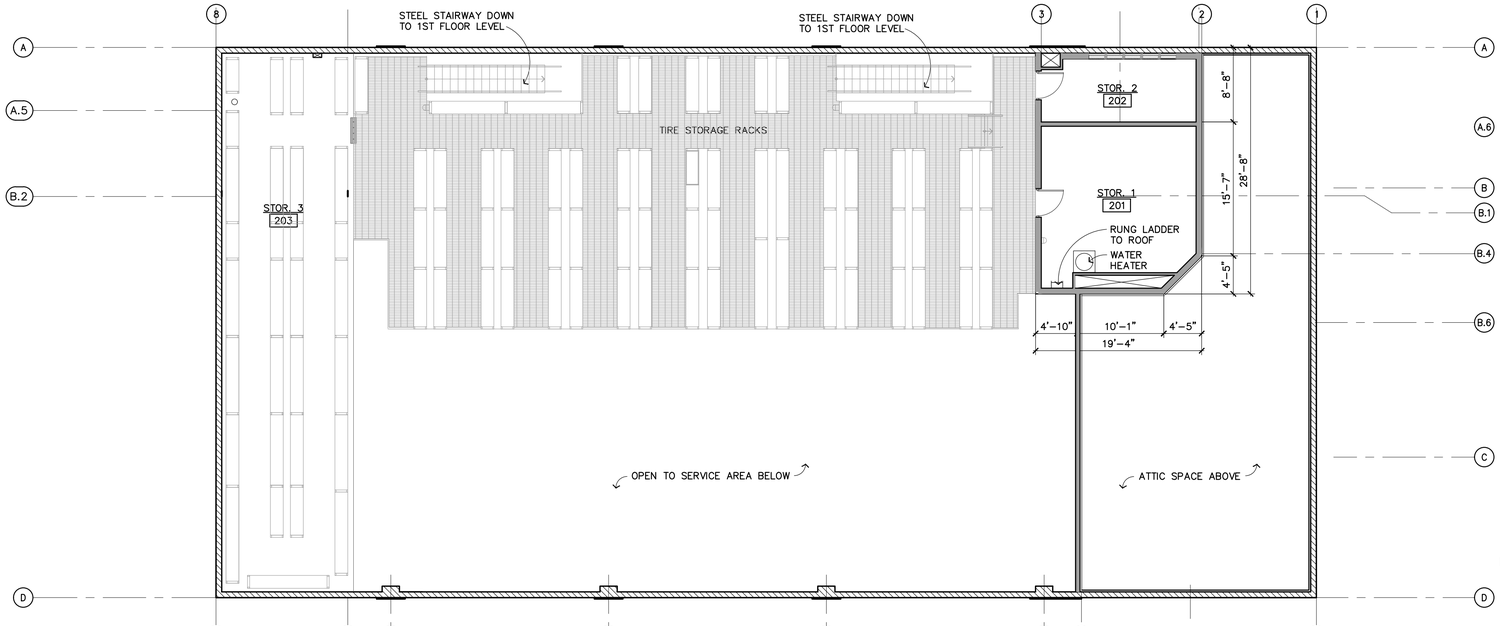
Cooper Lighting by EATON

Eaton
1000 Eaton Boulevard
Cleveland, OH 44122
United States
Eaton.com

Eaton's Cooper Lighting Business
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

ADH130015
2013-11-20 08:17:52



NORTH

CONCEPTUAL ME□□. FLOOR PLAN

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

BUILDING DATA

B□ilding Ar□□ Br□□□d□□n

GROUND FLOOR AREA

M□OCCUPANCY:

SALES / DISPLAY	□2□□.□□S.F.
OFFICE	□□□.□0 S.F.
COMPUTER	2□.□□S.F.
HALL	□2.□□S.F.
MEN	□□.□□ S.F.
WOMEN	□□.□2 S.F.
EMPLOYEE	□□.□2 S.F.
□ANITOR ROOM:	2□.□0 S.F.

S□□OCCUPANCY:

SERVICE	□□2□.□0 S.F.
RECYCLE TIRE	□□□.□□ S.F.
COMPRESSOR ROOM	□□□.□□S.F.
FIRE RISER ROOM	□□.00 S.F.
	□,□20.□□S.F. (NET AREA / USABLE)

TOTAL GROUND FLOOR AREA: □,□□2 S.F. (BLDG FOOTPRINT)

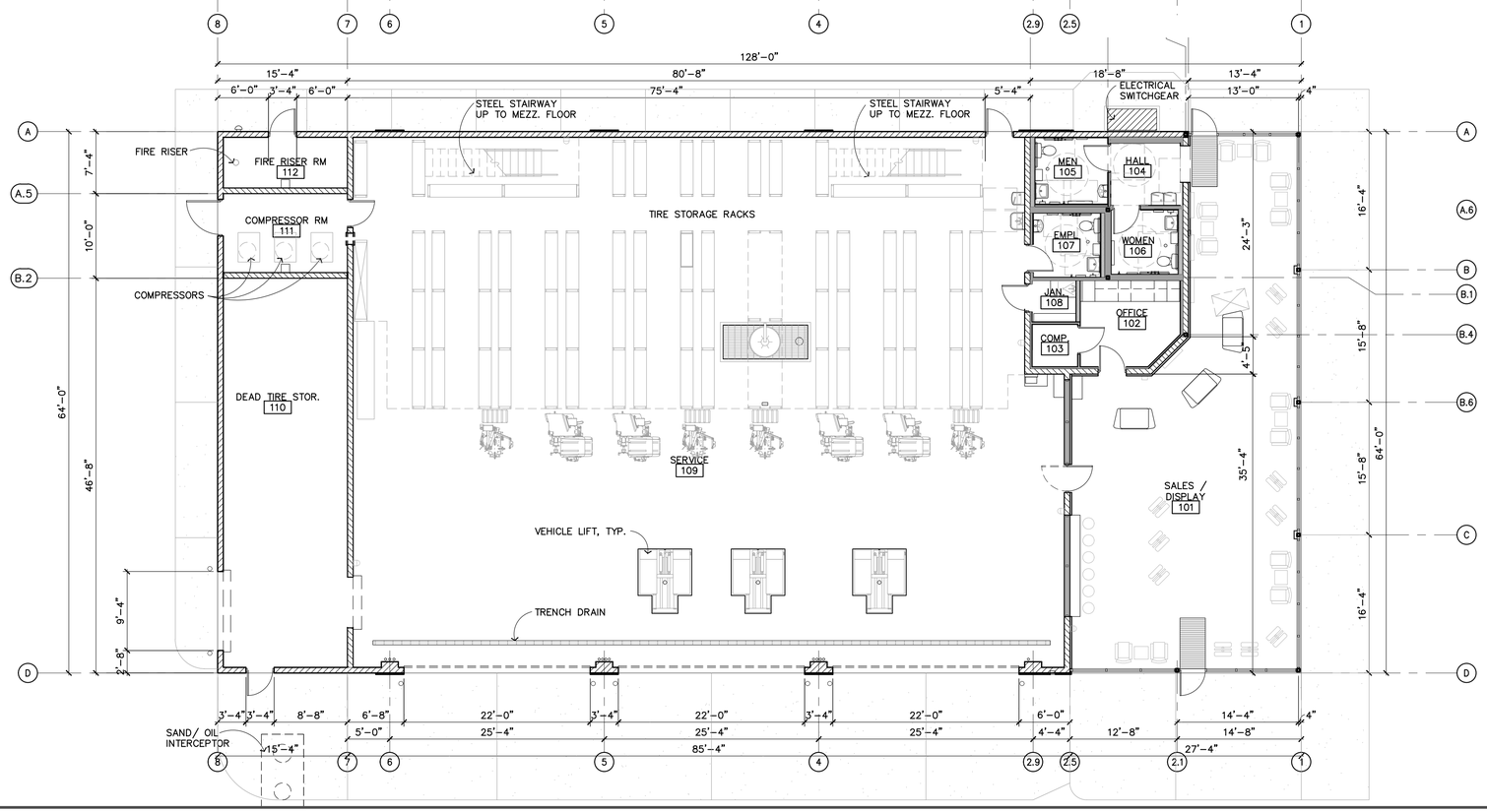
ME□□ANINE LEVEL AREA:
S□□OCCUPANCY:

STORAGE □□:	□20.□□S.F.
STORAGE □2:	□□□.□2 S.F.
STORAGE □□:	□□□2□S.F.
WALKING GRATE:	□□□.□□S.F.
	2,□□0.2□S.F. (NET AREA / USABLE)

TYPE OF CONSTRUCTION: II.B (F□I□S□rin□□□d)

OCCUPANCY GROUP: M□R□□□I / S□□ (S□r□□□ □ St□□g□)

SPRINKLER TYPE: ESFR S□rin□□r S□□□□ (W□t)



NORTH

CONCEPTUAL □ST FLOOR PLAN

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

DISCOUNT TIRE

THIS PLAN IS PROPERTY OF EI DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL FLOOR PLANS

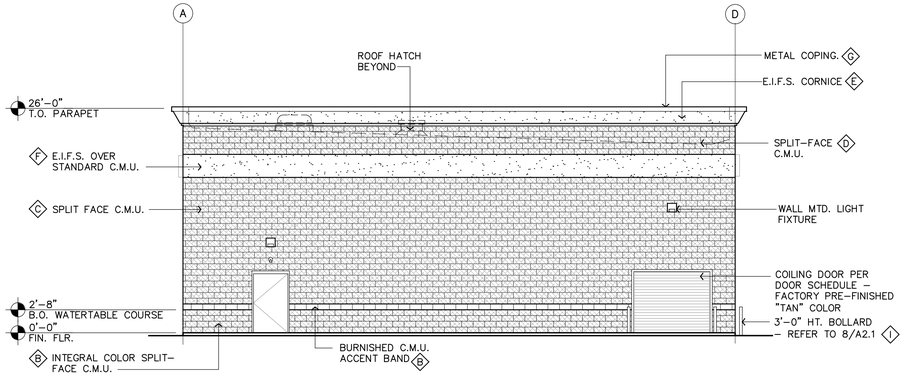
5800 S. University Blvd.
DAVIE, FL 33328

Ei DESIGN
Ei Design Inc.
1260 Corona Pointe,
Suite 301
Corona, CA 92879
951-444-5642 (T)
eidesigninc.com

BUILDING MODEL	ALT - 1R
REVISION	-
DATE	03.04.19
SCALE	AS NOTED
PROJECT NUMBER	70.0026193

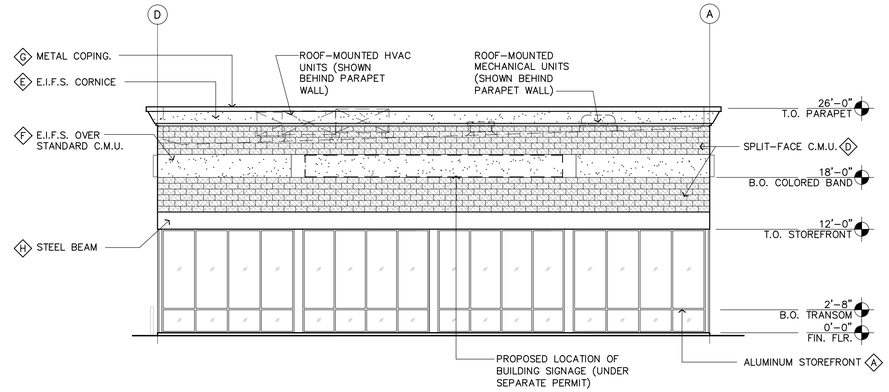
Sheet No.

A00□



NORTH ELEVATION

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

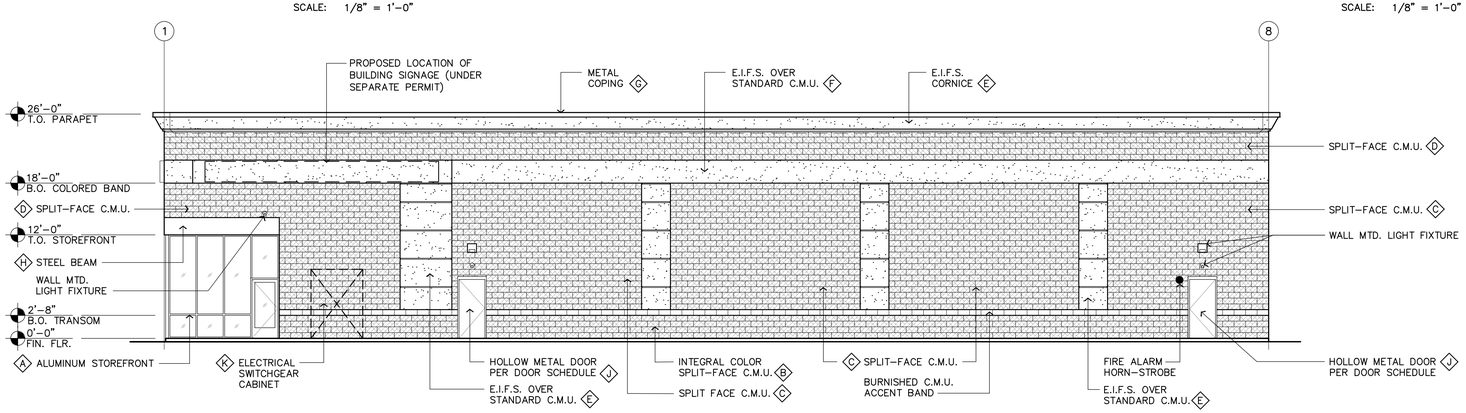


SOUTH ELEVATION (Stirling Rd.)

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

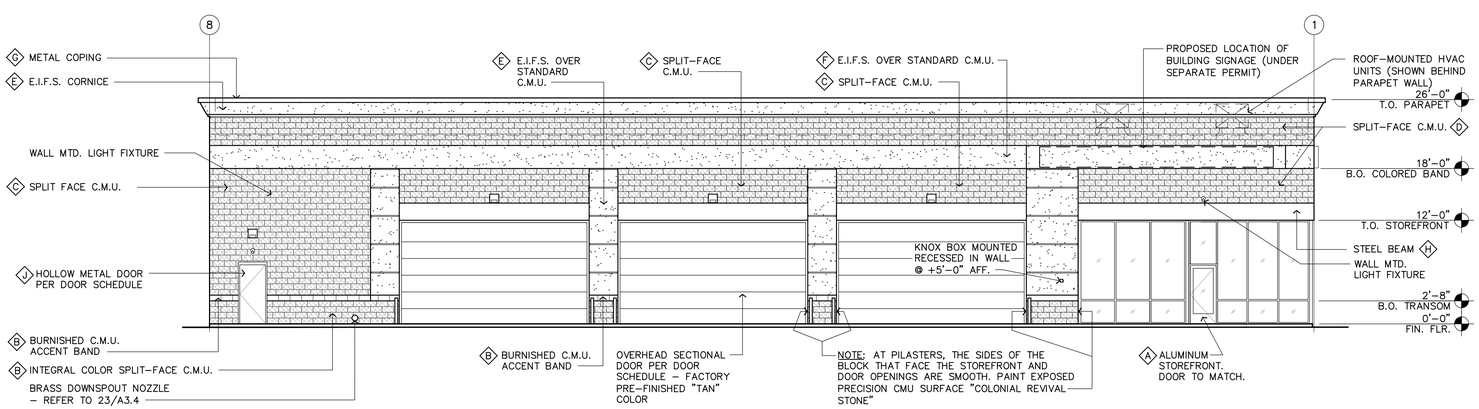
FINISH LEGEND

- A — ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- B — INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH SW 2827 "COLONIAL REVIVAL STONE"
- C — GRAY SPLIT-FACE CMU – PAINTED SHERWIN WILLIAMS #2827 "COLONIAL REVIVAL STONE"
- D — GRAY SPLIT-FACE CMU– PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- E — PAINT – SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- F — E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- G — METAL COPING – FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- H — EXPOSED STEEL / EIFS – PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- I — STEEL BOLLARDS – PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- J — HOLLOW METAL DOORS – PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- K — ELECTRICAL SWITCHGEAR CABINET – PAINTED SHERWIN WILLIAMS SW 2827 "COLONIAL REVIVAL STONE"



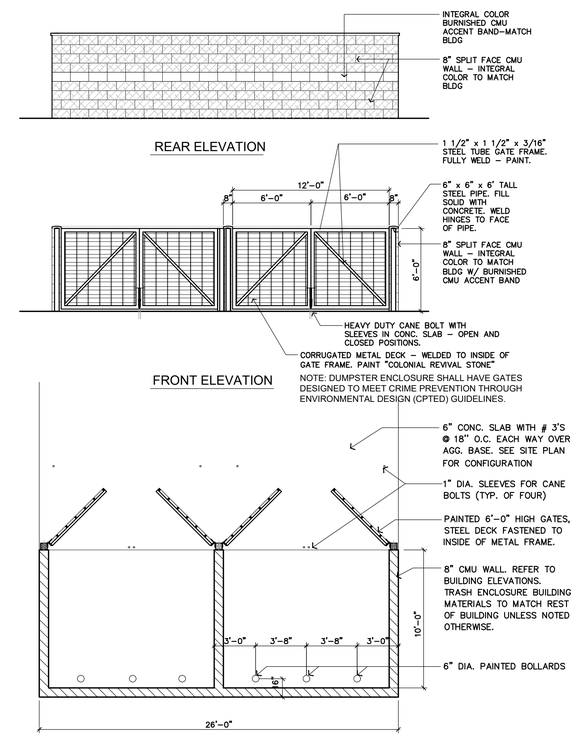
EAST ELEVATION

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



WEST ELEVATION

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



TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"

DISCOUNT TIRE

THIS PLAN IS PROPERTY OF EI DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

CONCEPTUAL ELEVATIONS

5800 S. University Blvd.
DAVIE, FL 33328

Ei DESIGN
Ei Design Inc.
1260 Corona Pointe, Suite 301
Corona, CA 92879
951-251-0136 (T)
eidesigninc.com

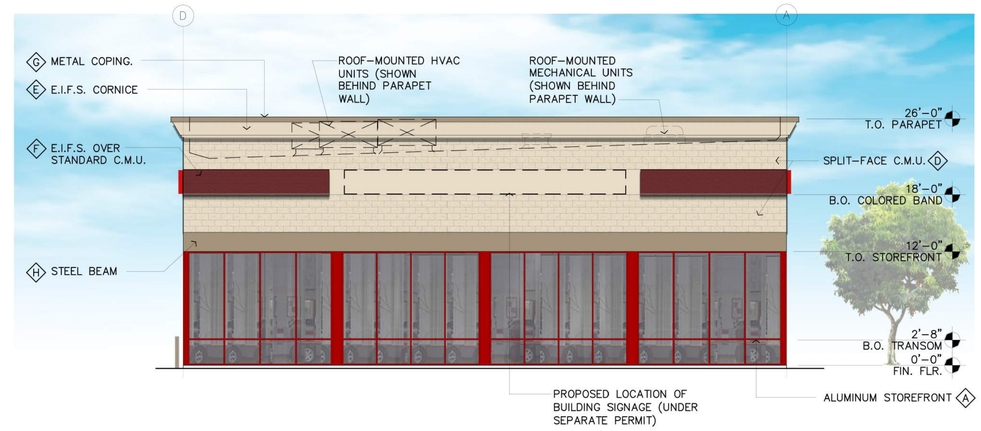
BUILDING MODEL	ALT - 1R
REVISION	#2-10.08.19
DATE	03.04.19
SCALE	AS NOTED
PROJECT NUMBER	70.0026193

Sheet No.

A002

NORTH ELEVATION

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

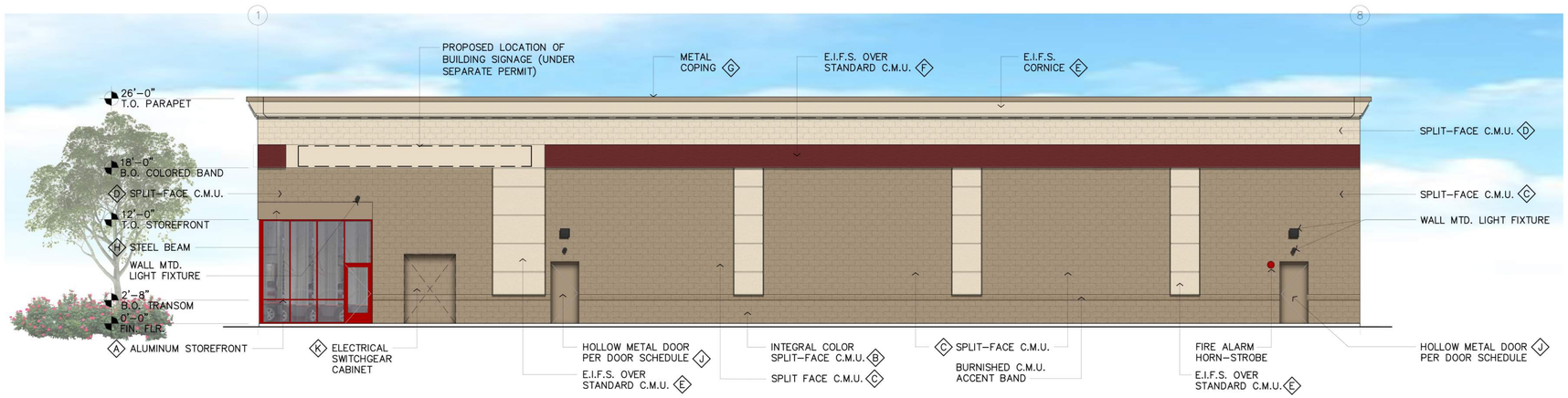


SOUTH ELEVATION (Stirling Rd.)

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

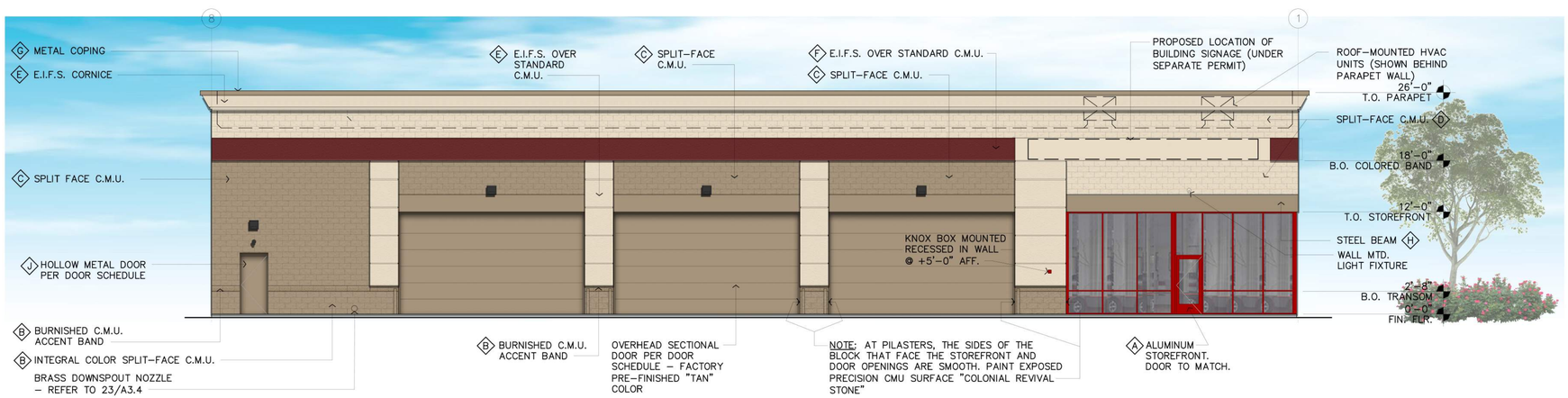
FINISH LEGEND

- A ANODIZED ALUMINUM STOREFRONT SYSTEM MANUFACTURER'S STANDARD COLOR TO MATCH "BANNER RED"
- B INTEGRAL COLOR C.M.U. (SPLIT-FACE OR BURNISHED AS NOTED) COLOR TO MATCH SW 2827 "COLONIAL REVIVAL STONE"
- C GRAY SPLIT-FACE CMU – PAINTED SHERWIN WILLIAMS #2827 "COLONIAL REVIVAL STONE"
- D GRAY SPLIT-FACE CMU– PAINT SHERWIN WILLIAMS "ANTIQUE WHITE"
- E PAINT – SHERWIN WILLIAMS #6119 "ANTIQUE WHITE"
- F E.I.F.S. BAND PAINT SHERWIN WILLIAMS SW#7585 "SUNDRIED TOMATO"
- G METAL COPING – FACTORY PAINTED / INTEGRAL COLOR TO MATCH BERRIDGE "SIERRA TAN" COLOR
- H EXPOSED STEEL / EIFS – PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- I STEEL BOLLARDS – PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- J HOLLOW METAL DOORS – PAINTED SW 2827 "COLONIAL REVIVAL STONE"
- K ELECTRICAL SWITCHGEAR CABINET – PAINTED SHERWIN WILLIAMS SW 2827 "COLONIAL REVIVAL STONE"



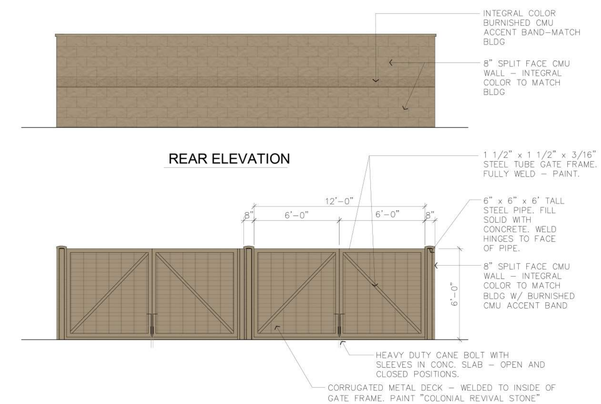
EAST ELEVATION

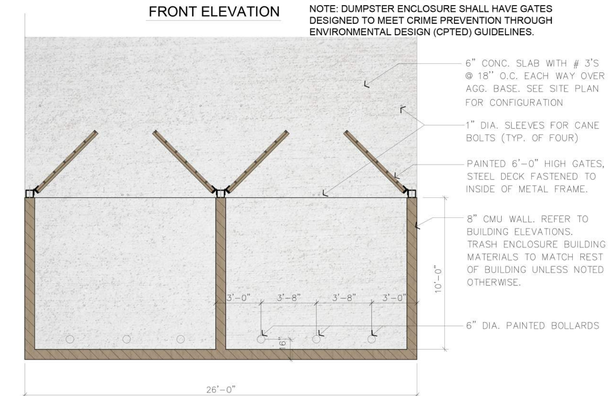
SCALE: 1/8" = 1'-0"



WEST ELEVATION

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





TRASH ENCLOSURE PLAN / ELEVATIONS

1/8" = 1'-0"

DISCOUNT TIRE

THIS PLAN IS PROPERTY OF EI DESIGN. THIS DRAWING IS LOANED WITHOUT OTHER CONSIDERATION THAN THE AGREEMENT AND CONDITION THAT IT IS NOT BE REPRODUCED, COPIED, OR OTHERWISE DISPOSED OF, DIRECTLY OR INDIRECTLY, AND IS NOT TO BE USED IN WHOLE OR IN PART TO ASSIST IN MAKING OR TO FURNISH ANY INFORMATION FOR THE MAKING OF DRAWINGS, PRINTS, APPARATUS OR PARTS THEREOF. THE ACCEPTANCE OF THIS DRAWING WILL BE CONSTRUED AS AN ACCEPTANCE OF THE FOREGOING CONDITIONS.

COLORED ELEVATIONS

5800 S. University Blvd.
DAVIE, FL 33328

Ei DESIGN
Ei Design Inc.
1260 Corona Pointe, Suite 301
Corona, CA 92879
951-251-0136 (T)
eidesigninc.com

BUILDING MODEL	ALT - 1R
REVISION	#2-10.08.19
DATE	03.04.19
SCALE	AS NOTED
PROJECT NUMBER	70.0026193

Sheet No.

A003