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
JUNE 16, 2020 - 4:30 PM
Location: Council Chambers, 6591 Orange Drive, Davie, Florida 33314
Members of the Town Council may be present
***** REVISED 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. SELECTION OF CHAIR

3. SELECTION OF VICE CHAIR

4. APPROVAL OF MINUTES

4.1. May 27, 2020 Meeting Minutes

Documents:

DRAFT MINUTES 05-27-20.PDF

5. SITE PLANS (QUASI-JUDICIAL)

5.1. SP19-258 Jasmine Cove
6250 Southwest 47th Court

Documents:

SP19-258 PLANNING REPORT.PDF
SP19-258 PLANS.PDF

5.2. SP19-278 Waste Management -Withdrawn From Agenda- (To Be Rescheduled For A Future Meeting)
2380 College Avenue

5.3. SP19-304 McDonalds
4295 Davie Road Extension

Documents:

SP19-304 PLANNING REPORT.PDF
SP19-304 PLANS.PDF

6. OLD BUSINESS

7. NEW BUSINESS

8. COMMENTS AND/OR SUGGESTIONS
9. ADJOURNMENT

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
MAY 27, 2020
DRAFT

1. ROLL CALL

The meeting was called to order at 4:36 p.m. Committee members present were Chair Robert Breslau, Vice Chair Michael Crowley, Jimmy Aucamp, and David Donzella. Jeff Dixon was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Board Attorney Allan Weinthal, Bill Tesauro-Calvin Giordano Consultant and Lorraine Robinson, Secretary (remotely).

2. APPROVAL OF MINUTES

2.1 January 21, 2020 Meeting Minutes

Motion made by Vice Chair Crowley, seconded by Mr. Aucamp, to approve the minutes of the January 21, 2020 meeting. In a voice vote, the motion passed 4-1 (with Mr. Dixon absent).

3. SITE PLANS (Quasi-Judicial)

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

Mr. Weinthal stated the applicant waived quasi-judicial.

Mr. Abramson provided a brief summary of the staff report. The request is to allow a change to the exterior paint color of an existing single-occupant commercial building. There was previous approval for an Eckerd's Drug Store.

There were no questions for staff or the applicant.

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 SP20-038.
In a roll call vote, the motion passed 4-1 (with Mr. Dixon absent).

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

Mr. Weinthal stated the applicant waived quasi-judicial.

Mr. Abramson provided a brief summary of the staff report. The request is to allow a new 5,682 square-foot minor vehicular repair shop. The site was formerly part of the overall +/-9.25-acre Stirling Village mixed development which includes the Wawa property and Stirling Village properties.

Mr. Donzella asked what Code the applicant is to comply with related to the electrical charging station. Mr. Abramson said that for new commercial developments, depending on the number of parking spaces provided, Code requires electric charging stations. He added that the plans show the charging station and that they are asking for the details. Mr. Donzella asked how the Town determines the number required. Mr. Abramson responded that 25 spaces and above require one charging station.

Mr. Aucamp asked if Wawa traffic at this site will be accessed through this location. Mr. Abramson said there is an existing drive-through and this access was always anticipated for this vacant land.

Vice Chair Crowley said he was familiar with the master plan and asked to confirm that there was an existing pad. Mr. Abramson said there was.

Chair Breslau asked why the 8 compact spaces were located by the bays and if they could be relocated closer to Wawa, allowing bigger spaces by the bays. Mr. Andrew Savage**,** Bohler Engineering**,** stated they tried to move spaces around but couldn't due to the decorative speed table. Chair Breslau asked if the pedestrian crosswalk is a raised speed table and how raised it is. Mr. Savage responded that it is 6 inches. Chair Breslau asked if there would be signage indicating it would be a raised speed table. Mr. Savage thought there would be.

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

Motion made by Mr. Donzella, seconded by Mr. Aucamp to approve SP19-110 subject to staff recommendations:

1. *Prior to issuance of any building permit, provide a detail demonstrating how electric vehicle charging station complies with Sec. 12-205(A)(7).*

In a roll call vote, the motion passed 4-1 (with Mr. Dixon absent).

3.3 SP19-179 Discount Tire
5800 South University Drive

Mr. Weinthal stated the applicant waived quasi-judicial.

Mr. Abramson provided a brief summary of the staff report. The request is for 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 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. There is an operation and easement agreement which requires that outparcels maintain adequate parking on their respective properties.

Chair Breslau asked if the bays counted towards parking. Mr. Abramson said they do not.

Vice Chair Crowley asked about the status of the variance application. Mr. Abramson said it was approved.

Chair Breslau, by way of disclosure, stated he had no financial interest in the Target shopping center, however he was the developer and builder of the project. From a historical standpoint, when going through Town approval, there was an adamant position by the Town that all buildings in that project get built in a consistent architectural style and architectural materials of which he agreed. He added that all buildings have some connection to stone and elevations.

Chair Breslau asked if this design was a prototype building. Mr. Francis Dayou said it was. Chair Breslau felt that the prototype building was far off the mark architecturally. He provided a photograph sample to the applicant and committee that showed a building design that had stone raised corner features and awnings which would be consistent with the shopping center. Chair Breslau stated that the plans had no consistency with the shopping center and looked out of place compared to the other buildings. Mr. Dayou questioned what needed to be redesigned on the building. Chair Breslau said that only the façade would need to change. Mr. Abramson said that if stipulated in the motion it would not be necessary to come before the committee again.

Chair Breslau asked what the purpose of the island was in the middle of the parking lot. Mr. Tesauro said that the island was not a requirement but was a recommendation for green area to house 8 trees that had to be relocated on the site. He said the applicant chose to place an island to include the trees. Mr. Aucamp asked if the trees could be placed in the buffer. Mr. Tesauro stated that the surrounding property was filled with trees. Mr. Donzella asked if mitigation was an option. Mr. Tesauro said that Code allowed trees to be relocated one time within a mile, however if placed within the plaza it would have to be approved by the property owner of where relocated.

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 SP19-179 subject to staff 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 by the Town Attorney.*

And the following committee recommendations:

1. *Applicant will modify the elevations consistent with architectural design and materials of other buildings in the plaza which can be approved administratively or return before the site plan committee;*
2. *Relocate trees per survey outside the property within 1 mile per Code, to be negotiated with the Town landscaping department.*

In a roll call vote, the motion passed 4-1 (with Mr. Dixon absent).

4. OLD BUSINESS - none.

5. NEW BUSINESS - none.

6. COMMENTS AND/OR SUGGESTIONS

7. ADJOURNMENT

Hearing no further business, the meeting was adjourned at 5:12 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
SP19-258 Jasmine Cove Townhomes

Application	
Petitioner/Representative	Jeffrey Evans Associates
Owner	Jasmine Lakes Acquisition, LLC
Project Planner	Debbie Thomas
Date of Report	05/27/20
Date of Public Participation	11/18/19 and 11/26/19
Date of Public Notification	N/A
Date of Board Review	06/16/20
Date of Town Council Review	07/29/20

Location/Site	
Folio/Identification Number	N/A
Address (General Location)	South of Griffin Rd. approximately 300 ft. east of Davie Rd.
Nearest North/South Road	Davie Road
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	2.7
Existing Use	Vacant
Future Land Use	Regional Activity Center
Zoning	Medium-High Density Dwelling (RM-16) District
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	N/A
Planning Area	9
Right-of-way Acquisition	N/A
Utilities Provider	Davie
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	Linear Park
Nearby Recreational Trail	Linear Park
Nearby Park	Linear Park
Nearby Bus Route	N/A

Key Points

- The request is to develop a townhome subdivision ("Jasmine Cove") consisting of 28 townhomes within an existing multi-family residential community known as Jasmine Lakes. The site is generally located south of Griffin Rd. approximately 300 ft. east of Davie Rd.
- The site is comprised of undeveloped parcels within the southwest portion of the

Jasmine Lakes.

- The Jasmine Lakes residential community has developed in phases but was never completed. The first phase included 60 multi-family dwelling units with a community amenity center. The next phase (Phase II) was intended to complete the development with 84 multi-family dwelling units, however, only 48 of these units were constructed within the southeast portion of the site. All interior infrastructure, drainage, access roads and surface parking has been constructed.
- The existing Jasmine Lakes and the proposed Jasmine Cove projects will have shared access, parking, and common areas.
- The latest approved site plan shows an internal drive connecting Emerald Isles, the residential community to the northwest, to Jasmine Lakes, but the proposed plan does not include that point of access.
- The petitioner has fulfilled the public participation requirements (see attached). The two required meetings resulted in unresolved concerns from the existing Jasmine Lakes residents regarding parking. The petitioner held a third meeting to discuss parking but did not submit a report of that meeting that acknowledged the residential community's parking concerns were addressed.
- A concurrent request is being made to amend the restrictive note on the plat to allow 36 townhomes, but Staff is recommending the plat note be limited to allow 28 townhomes to reflect the proposed site plan.
- The petitioner has completed the Sustainability Guide (see attached).
- The Development Review Committee (DRC) has reviewed the item and has recommendations of approval (refer to "Recommendations" section).

History

1. Related Zoning Information: N/A
2. Previous Requests:
    a. Plat P07-01-86 Emerald Isles – A boundary plat approved through R-86-191.
    b. Site Plan SP06-06-00 Jasmine Lakes Phase II – A site plan approved in 2000 for the development of 84 apartments within the southern undeveloped portion of the Jasmine Lakes apartment complex (now expired).
    c. Site Plan SP02-02-02 Jasmine Lakes Phase II – A site plan approved in 2002 for the same proposal as the previously approved site plan (now expired)
    d. Delegation DG06-01-02 Emerald Isles/Jasmine Lakes – A request to amend the restrictive from 216 garden apartments to 144 garden apartments.
    e. Site Plan SPM 08-01-07 – An administrative site plan modification to amend two parking spaces.
3. Concurrent Requests:
    a. DG19-267 Jasmine Cove – A request to change the restrictive note on the plat to 108 garden apartments and 36 townhomes.

Analysis

1. Site: The site design creates a small townhome subdivision within an existing multi-family residential community. This subdivision includes five (5) two-story buildings consisting of 28 townhome units. Each townhome includes a one (1) car garage and a driveway. The

plan uses the community's existing amenities, dumpsters, and drive aisles. It also includes a sidewalk along the interior of the driveways providing pedestrian access through the proposed subdivision. An existing fence bounds the entire development.

2. Architecture: The design of the proposed buildings varies from the architecture found in the two existing phases. This plan proposes contemporary architecture with accentuated arched rooflines, semi-private courtyards, and neutral gray stucco walls with modern accent colors such as green, orange, and blue.

3. Access: The site is accessible from the Jasmine Lakes entrance off SW 62nd Ave and Griffin Road. An internal drive connects all three phases and provides access to all common areas.

4. Parking: The proposed development requires 73 parking spaces (70 spaces per the number of units plus 3 required guest spaces) and is providing 76 (70 spaces plus 6 guest spaces). The required parking for this phase is satisfied by each townhome having its own one (1) car garage and a driveway. The Applicant has not indicated whether the community will prohibit the use of garages for general storage. There are also eight (8) additional guest parking spaces being provided for the use of the other phases. This allows all phases to have more parking than what is required by code.

5. Lighting: A photometric plan was not provided as the petitioner is using the existing light fixtures provided by the previously approved site plans.

6. Signage: There are no monument signs being proposed with this site plan.

7. Landscaping: The landscape design includes over 560 new shrubs, 60 trees throughout the site, and 40 trees within the existing east, west, and south landscape buffers. There are 111 existing trees being replaced but no existing specimen trees are to be removed.

8. Drainage: The drainage design includes catch basins and two existing lakes, one between Phases I & III and one east of Phase II, all of which ultimately discharge into the South Florida Water Management District (SFWMD) C-11 canal. There are no retention areas proposed within the individual lots. The plan is subject to the approval of Central Broward Water Control District (CBWCD).

9. Common Areas: The site design utilizes the existing common areas including the recreational building, tennis court, pool, and community dumpsters. The plan provides a designated mail area for the residents of this phase adjacent to the southwest property line. The existing HOA currently regulates these areas and will continue to do so once this development is complete.

10. School Capacity: The School Capacity Availability Determination (SCAD) letter indicates that the project meets public school concurrency requirements.

11. Compatibility: The proposed use is consistent with the surrounding uses, however, the

proposed architecture varies from the style of the existing multi-family residential community.

Recommendations

Staff finds the application complete and suitable for further review. If approved, staff recommends the following:

1. Re-align the crosswalk adjacent to Building 1 so that it is perpendicular to Building 1 rather than diagonal for life safety purposes.
2. Line-up the driveways with the two interior townhome units by reducing the width of the driveways and increasing the landscaping on either side.
3. Increase the driveway size from a compact parking space to a standard space (10ft.x18ft) in front of Unit #21.
4. Relocate the sidewalk along the front of each townhome unit to the edge of internal community road.
5. Provide draft HOA documents providing proper unity of control and maintenance for all common areas. HOA documents must be acceptable to the Town Attorney prior to Town issuance of a building permit for any new residential unit.

Attachments

1. Petitioner Documentation
2. Related Maps
3. Public Participation Information
4. Sustainability Guide

Zona 3 Developers LLC
13860 Alexandria Ct. Davie, FL 33325
Tel: 954-474-6974
Fax: 954-474-4330
Email: jea1arch@comcast.net

Jasmine Cove Townhomes
Scope of Work
Site Plan

10/ 02/2019

This is a site plan modification of the final phase of an existing RM 16 Zoned Community named Jasmine Lakes. The new 28 unit Townhome Community is named Jasmine Cove.

We are working on the 2.7 Acre remaining parcel which is approved for 36 condo/apartment units. The site work including roads, utilities, site lighting are in place. The plat allows more density than we are planning.

The first two phases of development have been completed and turned over to each Association. This Phase III Development of Townhomes is allowed by the recorded Association Documents.

Access to the new Phase III is allowed by the previously approved easements in the existing completed development.

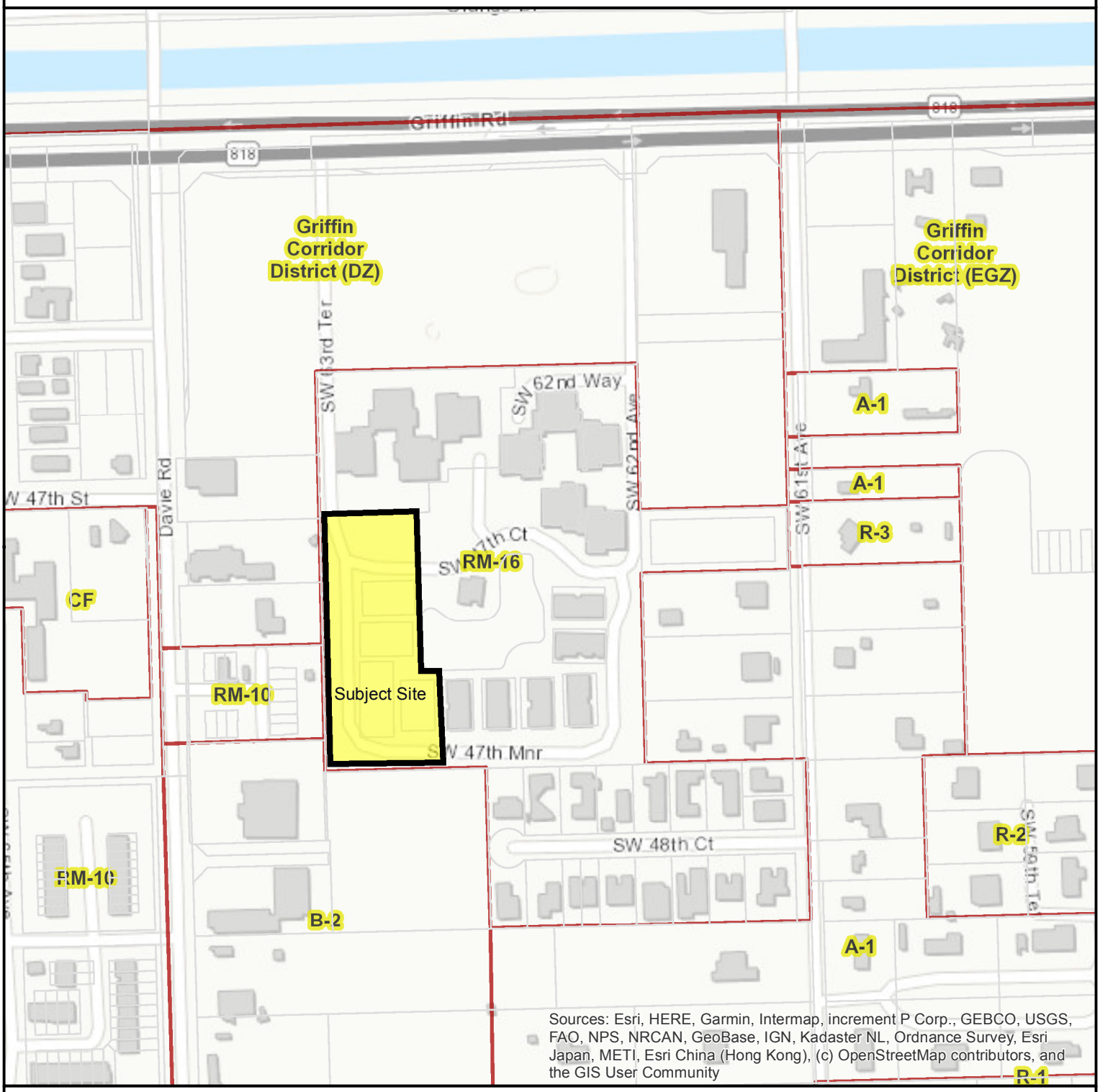
The new site plan is designed to tie into and to be compatible with the existing Community.

The roadways and walkways tie into the existing system. The new Community will be a separate Townhome Association and we will be working within the existing approved and completed site plans for Jasmine Lakes.

The areas of allowed new modifications are shown. The Parking Tabulations show the current and proposed parking. The Total Parking provided exceeds the Town's Codes.

The Phase II recorded Association Documents clearly state and allow the Phase III Development. We are working to complete the Phase III Development with the support of the Community, as well as the recorded Association Documents, to complete all the work.

Zoning Map



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

5/12/2020, 10:04:20 AM

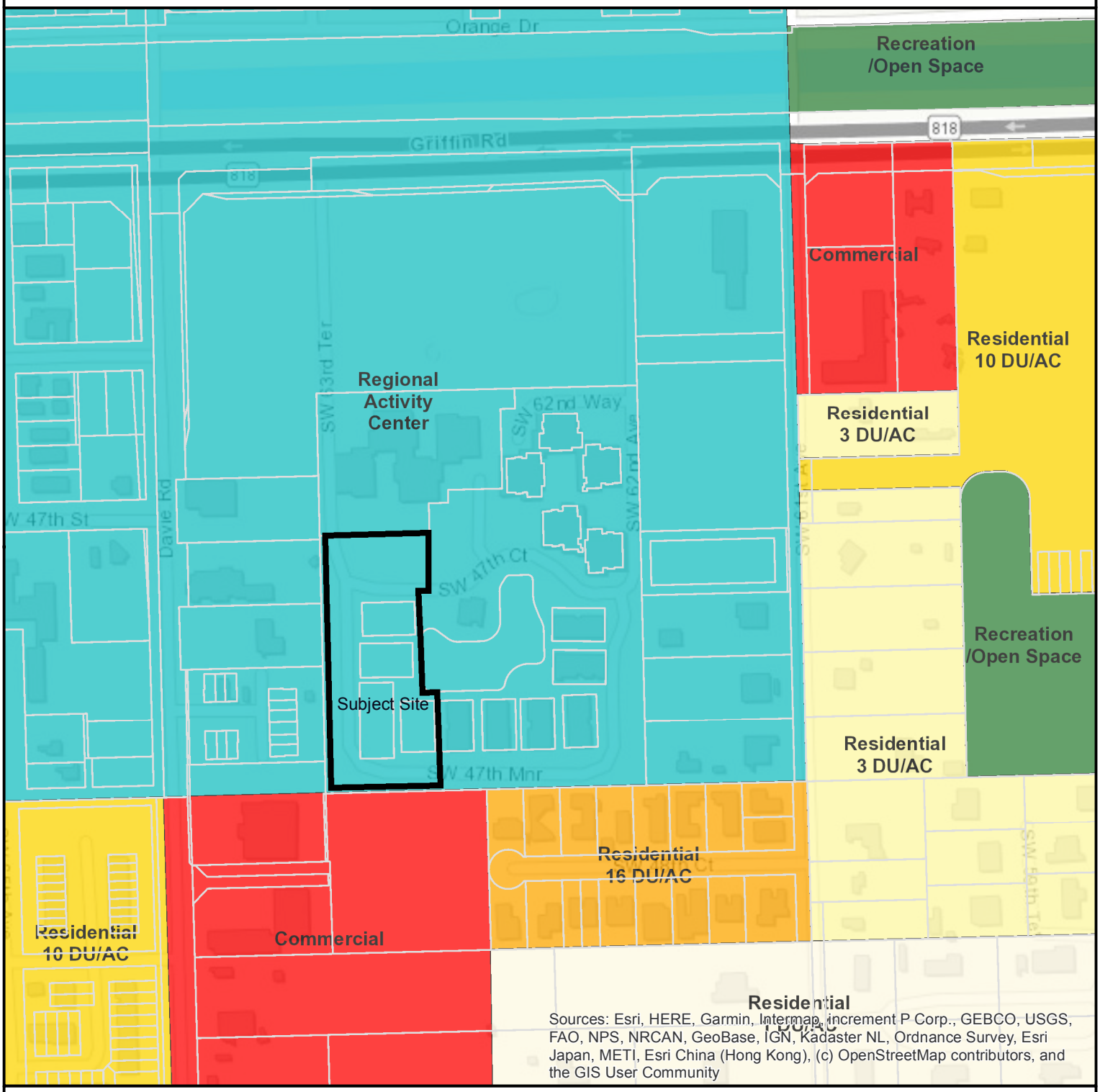
- Parcels
- Pre-Annexation Agreements
- Zoning

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

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.

Land Use Map



Parcels

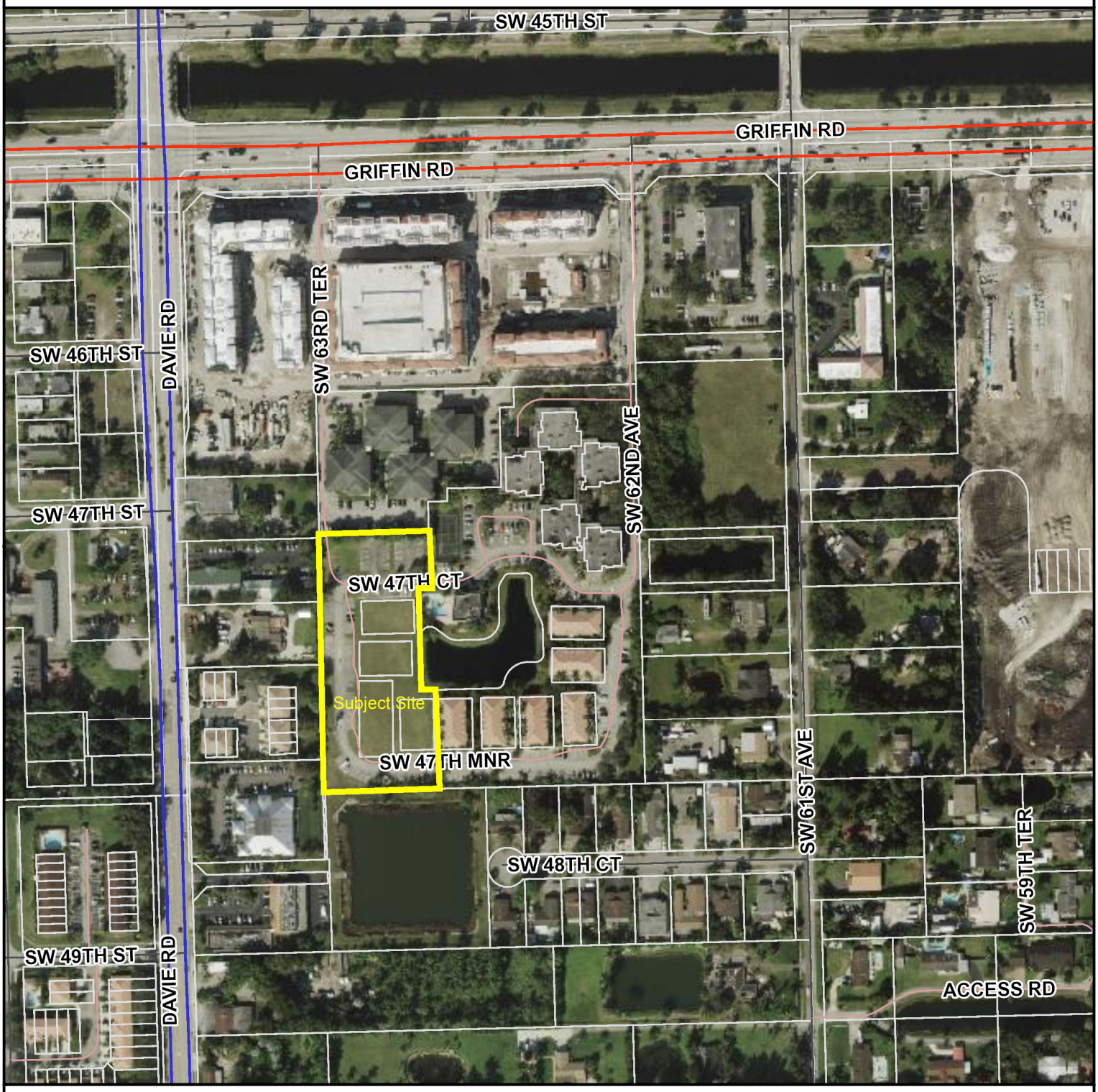
5/12/2020, 10:16:56 AM

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

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.

Aerial Map



Streets by Owner

- STATE RD
- COUNTY RD
- LOCAL PAVED RD
- LOCAL UNPAVED RD
- PRIVATE RD

Parcels

5/12/2020, 10:20:54 AM

0 0.0325 0.065 0.13 mi

0 0.05 0.1 0.2 km

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.

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)**
Jasmine Cove	SP19-258 and DG19-267

Project Location (parcel identification numbers)

5		4											5		4									
5		4											5		4									

Project Address

Generally located south of Griffin Rd. approximately 300 ft. east of Davie Rd.

Project Description (scope of work)

Proposed townhome subdivision consisting of 28 townhomes within an existing multifamily residential community known as Jasmine Lakes.

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:	X	Town of Davie Parks and Recreation Director
	Affected Governmental Entities:	✔	Affected Homeowner's Associations (HOA): Jasmine Lakes 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	11/18/19	Pine Island Multipurpose Center
Second Meeting	11/26/19	Pine Island Multipurpose Center

**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)
11/1/19	11/4/19

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 MEETING NOTICE

Date: October 31, 2019

Re: Public Participation Meeting Notice for: Jasmine Cove
Project Number: SP19-258, DG19-267

To Whom It May Concern:

This letter is to invite you to public participation meetings that relate to Jasmine Cover Townhomes. The subject site is located within the western vacant portion of the residential community of Jasmine Lakes, which is south of Griffin Road and east of Davie Road (folio 5041-26-41-0010).

This project proposes 28 new townhomes within an existing condominium community. 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: Monday, November 18, 2019 Time: 6:30-7:30 PM Location: Pine Island Multipurpose Center Oak Room, 3801 South Pine Island Road Davie FL 33328	Date: Tuesday, November 26, 2019 Time: 5:30-6:30 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:

Jeffery Evans
Jeffery Evans Associates, P.A.
954-474-6974
Jea1arch@comcast.net

Attachments: Project Location Map

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

Mail Out Map

Search Buffer Results

Override 1

Streets by Owner

- STATE RD
- COUNTY RD
- LOCAL PAVED RD
- LOCAL UNPAVED RD
- PRIVATE RD
- Parcels

10/31/2019 9:39:55 AM

0 465 930 1,860 ft

0 140 280 560 m

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.

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
JASMINE COVE	NOV. 18, 2019

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

FIRST CITIZEN PARTICIPATION MEETING FOR JASMINE COVE
BETWEEN THE ADJACENT COMMUNITY OF JASMINE LAKES AND ZONA 3 DEVELOPERS LLC

Date: November 18, 2019

The Goal of this Citizen Participation Meeting was to:
1. Provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions
2. To obtain feedback on analyses, alternatives and/or decisions
3. To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered
4. To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution
5. To consider the decision of the public

Presenters: Jeffrey Evans, Zona 3 Developers LLC
Bill Laystrom, Esq.

Start Time: 6:30 PM End Time: 8:00 pm

Sign in Sheet Enclosed with this Report

Introduction: Jeff Evans (Architect) introduced himself and Bill Laystrom (Attorney). He emphasized the fact that he is a " hands on Architect and a Builder". He has done several projects in the Davie Area and his last one abuts Jasmine Cove and is called Davie Junction Townhomes.
He continued to say that he is present at the jobsite because he wants the construction to go smoothly and quickly. Another reason to be at the site is to meet whomever needs to talk to him, meet Town Inspectors and verify that everyone is working safely.

Jeff presented his colored presentation boards to those present and discussed his plan to build 28 townhomes and showed the location on the site plan as well as how they blend into the existing community. This community will be a separate HOA with common areas governed by the Master Club Association.

The design of the townhomes seemed to satisfy the group, however questions regarding parking was a major concern. The owners of Jasmine Lakes wanted to know if they were going to lose parking spaces and Jeff reassured the attendees that parking was calculated from the beginning of the design and will look at possible solutions. The building that was previously designed for that empty lot and approved by the Town of Davie, were 36 units, Jeff is building 28. Jeff is building less units and therefore, there should be less issues with parking. At the present time, there are guests who park where the building is going to be, but Jeff designed more guest spaces adjacent to the townhomes.

The HOA of Jasmine Lakes 1 &2 will talk to Bill and Jeff regarding parking. They were concerned about traffic from Griffin Rd to 62 Ave. and Bill informed them that he try to do a traffic generation study to see the impact of project traffic on adjacent way.

Acknowledgements

Printed Name of Applicant: JEFFREY EVANS	Date: 11/18/2019
Signature of Applicant:	

SIGN IN SHEET

1ST MEETING

Project Name	Meeting Date
Jasmine Cove	11-18-2019

	Name	Address	Phone	Email
INFO	Nadja Horton	4725 SW 62 Ave #203	954-534-4920	dinha2@rocketmail.com
	SUSAN HAYES	4730 SW 62 Way #203		~~shayes109~~
	RON JANKOWSKI	4720 SW 62nd WAY #202		
info	Hossein Tootoonchi	6220 SW 47th Ct		h.tootoonchi@gmail.com
INFO -	Denis Sobiewski	4350 SW 59 Ave A Davie FL 33314	954-584-5258	denis@dnspropertiies.com
	Veronica Walker	4765 SW 62nd Ave Davie 33314	954 614 8052	Armygirl226@aol.com
	JOHN REESE	6220 SW 47th CT #101 Davie	954-557-2096	REESEJT@COMCAST.NET
info	Crystal Pool	4850 SW 63rd #422 Davie, Fl 33314	754 423-9296	crystalgpool@yahoo.com
	ED. MALCOLOS	4720 SW 62 ND WY		2019/11/18
	Shannon Gilvey	4730 SW 62nd Way Apt 302	7807691950.	sg2003@mynsu.nova.edu.
	BONNIE F	4705 SW 62 Ave	9-587-9626	
	Jeff Colarusso	4715 SW 62nd Ave #202	570-855-8189	jrcolarusso@gmail.com
	Betty WINSTON	4720 SW 62nd Ave #302	305-308-6844	
	LINDA Detaya	6245 SW 47th Ave Manor	305 807 1271	chiquita.linda@gmail.com
info	JAMES PAYNE	4720 SW 62 WAY #201	954 612 6753	JAMES.Payne888@gmail.com
info	M Mencher	4705 SW 62 Ave #302	9129799774	mencher4705@gmail.com
INFO	SHARON RAGOONAN	4705 SW 62 AVE #304	786 489 5937	SRAGOONAN@MSN.COM

SIGN IN SHEET

1ST MEETING

Project Name	Meeting Date
Jasmine Cove	11-18-2019

	Name	Address	Phone	Email
INFO	Nadja Horton	4725 SW 62 Ave #203	954-534-4920	dinha2@rocketmail.com
	SUSAN HAYES	4730 SW 62 Way #203		~~shayes109~~
	RON JANKOWSKI	4720 SW 62ND WAY #202		
info	Hossein Tootoonchi	6220 SW 47th Ct		h.tootoonchi@gmail.com
INFO -	Denis Sobiewski	4350 SW 59 Ave A Davie FL 33314	954-584-5258	denis@dnsproperties.com
	Veronica Walker	4785 SW 62nd Ave Davie 33314	954 614 8052	Armygirl2226@aol.com
	JOHN REESE	6220 SW 47th CT #101 DAVIE	954-557 2096	REESEJT@COMCAST.NET
*INFO	Crystal Pool	4850 SW 63rd #422 Davie, Fl 33314	754 423-9296	crystalgpool@yahoo.com
	ED. MALCOLM	4720 SW 62ND WY		2019/11/18
	Shannon Gilvey	4730 SW 62nd Way Apt 302	7607691950.	sg2003@mynsu.nova.edu.
	BONNIE F	4705 SW 62 Ave	9-587-9626	
	Jeff Colarusso	4715 SW 62nd Ave #202	570-855-8189	jrcolarusso@gmail.com
	Betty WINSTON	4720 SW 62nd AVE #302	305-308-6844	
	LINDA Cetaya	6245 SW 47th Ave manor 2	305 807 1271	chiquita.linda@gmail.com
info	JAMES PAYNE	4720 SW 62 WAY #201	954 612 6753	JAMES.Payne888@gmail.com
info	M Mencher	4705 SW 62 Ave #302	9129797774	mencher4705@gmail.com
INFO	SHARON RAGOONAN	4705 SW 62 AVE #304	786 489 5937	SRAGOONAN@MSN.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
JASMINE COVE	NOV. 26, 2019

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

SECOND CITIZEN PARTICIPATION MEETING FOR JASMINE COVE
BETWEEN THE ADJACENT COMMUNITY OF JASMINE LAKES AND ZONA 3 DEVELOPERS LLC

Date: November 26, 2019

Presenters: Jeffrey Evans, Zona 3 Developers LLC
Bill Laystrom, Esq.

Start Time: 5:35 PM End Time: 6:40 pm

Sign in Sheet Enclosed with this Report

Introduction: Bill introduced Jeff who is the Architect and a builder as well as his past developed communities. He then informed the attendees his role in this project. He stated that he facilitates the process between the building aspect and the legalities dealing with the government officials for the Town of Davie such as the Planning, Zoning, Permitting and so on. He also mentioned he also assists with the Broward County District regulations. Mainly, his job is to get government approval for Jasmine Cove.

Jeff then continued with his past experience in building Davie Junction which is abutting Jasmine Cove. He reassured everyone that he will not disrupt any utilities or drainage. He is building on the empty lot and keep the spaces of Jasmine Cove enclosed.
Jeff said he would try to start construction early May of 2020 after we answer the Town's comments.

A resident would like to have a fence behind Davie Junction located on the west side where Jasmine Cove will be build because he saw some people cross the swale and fish in their lake. He thinks putting a fence will stop other non residents to cross over. Jeff replied he will look into that.
Two residents complained about the back yard of Sprinklermatic Fire Protection Systems Inc. , located on 4740 Davie Rd. and abuts behind their community. This company has several freight containers, trailers, trucks, large pipes, a house that is being used as a school. It looks like a dump and that property is residential. They asked Jeff if he can do something about it. Jeff replied that he spoke previously several times to the owner who was very difficult and did nothing. He will try to address the situation again. He also suggested the residents can call the Town of Davie Code enforcement .

A resident asked where her parking will be allocated since she parks on the empty lot where one of the townhomes is going to be build. Jeff replied he will review the parking. She also questioned the design of the townhomes being very different from the rest of the development. Jeff replied that this community is a different type of housing and will look very fresh and sleek. They will have a covered entry with a courtyard and they will also have a garage.

Another resident asked what the houses will be made of and Jeff replied with concrete blocks, they will have impact windows.

The major concern for Jasmine Lakes residents is parking. Bill informed the residents it would be good to have another meeting at their Clubhouse to address this issue. Zona 3 Developers LLC will send an email to the Club Association Board Member requesting a meeting.

Acknowledgements

Printed Name of Applicant: JEFFREY EVANS	Date: 11/20/2019
Signature of Applicant:	

SIGN IN SHEET

Project Name	Meeting Date
JASMINE COVE	1-26-2019

Name	Address	Phone	Email
JOHN REESE	6220 SW 47th CT #101 DAVIE FL	954-557-2096	Reesejte comcast.net
ROD JANKOWSKI	4720 SW 62 WAY #202 DAVIE, FL 33314		
info → Crystal Pool	4850 SW 63rd Terr. #422 Davie, Fl. 33314	754 423.9296	crystalgpool@yahoo.com
info - Valentina Cruz / Travis Brown	1350 SW 59th Ave	954.584.5258	valentina@dns properties.com
info Marie Mencher	4705 SW 62nd Ave #302 Davie	9172979774	mencher4705@gmail.com
Betty Winston	4720 SW 62nd	305-308-6844	

SIGN IN SHEET

Project Name	Meeting Date
JASMINE COVE	1-26-2019

	Name	Address	Phone	Email
	JOHN REESE	6220 SW 47th CT #101 DAVIE FL	954-557-2096	Reesejte comcast.net
	ROD JANKOWSKI	4720 SW 62 WAY #202 DAVIE, FL 33314		
info →	Crystal Pool	4850 SW 63rd Terr. #422 Davie, Fl. 33314	754 423-9296	crystalgpool@yahoo.com
info-	Valentina Cave / Tavon Brown	4350 SW 59th Ave	954.584.5258	valentina@dns properties.com
info	Marica Mencher	4705 SW 62nd Ave #302 Davie	912979714	mencher4705@gmail.com
	Betty Winston	4720 SW 62 Ave	305-308-6844	

10/10/19.

PROJECT: JASMINE COVE TOWNHOMES

SOUTH FLORIDA SUSTAINABILITY GUIDE

PERMIT APPLICATION INFORMATION:

Name:	JEFFREY EVANS
Company:	ZONA '4' DEVELOPERS LLC
Address:	13860 ALEXANDRIA CT.
City / Zip:	DAVIE, FL 33325
Phone:	954.474.6974
Fax:	954.474.4330
E-mail:	JEA1ARCH@COMCAST.NET

SOUTH FLORIDA SUSTAINABILITY GUIDE

SUSTAINABILITY PRINCIPLES:

The Town of Davie Green Energy & Environmental Committee has developed a South Florida Sustainability Guide for new construction and major renovation of commercial, residential, and industrial buildings. The checklist is designed to promote the utilization of environmentally friendly and energy efficient principles and methods consistent with programs such as the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) and the Florida Green Building Coalition. It is best completed by the homeowner and/or contractor, architect and project team working together to set achievable goals.

Community/Neighborhood – use of compact building design; energy efficient street lighting; fuel efficient automobiles/transit; connectivity, density ☑

Lot Choice – priority uses of small properties in urban areas; use of "greyfield" and "brownfield" lands that can be cleaned; use of lands close to sewer and power lines, mass transit and green space ☑

Site Choice – re-create or preserve wildlife habitat or shelter; replant or donate vegetation; use cleared materials for mulch or landscaping or stabilizing soil; save or reuse topsoil; encourage biodiversity ☐

Water Efficiency/Conservation – use of very efficient clothes washers; low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns; Florida-friendly native plants ☐

Energy Efficiency/Conservation – use of light colored exterior walls; buildings shaded on the east and west by trees; property sized air-conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids and/or use of wind/solar/natural gas energy ☑

Materials – use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; locally produced materials. ☐

Health – use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat; whole house filtration. ☐

SOUTH FLORIDA SUSTAINABILITY GUIDE

MEASURE	SELECT
SITE DEVELOPMENT	
1. Site located in Traditional Neighborhood Development (TND) or small lot cluster development	
2. Build with density / compact development (at least 6 units per acre)	✓
3. Develop shared community: resources, facilities, services	✓
4. Build on an infill site	✓
5. Site within 1/4 mile to mass transit, basic community resources	✓
6. Site within 1/2 mile of existing infrastructure	✓
7. Site within 1/2 mile of public open / green space	
8. Brownfield site, utilize on-site remediation	
9. Greyfield site	
10. Avoid prime farmland, wetlands, near water bodies, endangered species habitat	
11. Site building to maximize natural features to shade, cool; block / control wind, rain / flooding	
12. Orient the building to use cross ventilation	
13. Avoid siting livestock barns, sheds near water bodies and wetlands	
14. Refer to climate change inundation maps	
LANDSCAPING	
1. *Protect / amend native soil use organic compost, fertilizers, pest control	
2. *Retain existing viable native trees	✓
3. *Plant / retain deciduous trees on south, shade trees on east and west	✓
4. *No irrigation, practice xeriscaping	
5. *Use native adaptive non-invasive, salt tolerant / high wind resistant / food producing plants/trees, encourage biodiversity	
6. *No / minimize turf, < 20% of landscape	
7. *No wetland mitigation	✓
8. *Reuse / mill cleared non-toxic, non-invasive materials, trees for mulch / landscape	
9. On-site water catchment (rain barrels, underground cisterns) / wet retention / dry detention	✓
10. *Direct filtered rooftop runoff (i.e. gutters) to planted nonedible areas, catchement systems	✓
11. If irrigation is required by code, install high-efficiency micro drip irrigation system with water sensor, timer	
12. Plant edible landscape / food garden. Test soil for nutrients, contaminants	
13. Use aquaponics / hydroponics	
14. Mulch applied 3-4 inches deep around plants, use non-cypress; recommend melalueca, eucalyptus, pine bark and needles	
15. Consider designations: NatureScape Broward, National Wildlife Certified Yard, Florida Friendly Landscape Designation	
16. *Plants / turf minimum 2' from foundation	✓
17. *Meet or exceed Florida Water Star standards	
18. *Shade / minimize hardscape to reduce heat island effect	
* Designates a low or no cost item	

MEASURE	SELECT
LANDSCAPING CONTINUED	
19. *Maintain pervious surface areas, permeable concrete walkways, open grid pavement driveway	☐
20. Reuse materials or use recycled content materials for landscape areas	☐
21. *Sprinkler heads discouraged, if used minimize overspray, check valves installed	☐
22. *Sprinklers & emitters minimum 2' from foundation, water should not hit building	✓
23. *Swimming Pool/Spa: Consider no swimming pool / spa	☐
24. *Swimming Pool/Spa: Sanitation salt system/ no chlorine use	☐
25. Swimming Pool/Spa: Solar pool heating system	☐
26. Swimming Pool/Spa: Pool pump: variable or dual speed or dedicated PV	☐
27. Swimming Pool/Spa: Pool cover	☐
28. *Waterfront: Use native aquatic vegetation / no turf along shoreline	☐
29. *Waterfront: Use terraces, swales or berms to slow storm water	✓
30. Rainwater harvesting: if use for vegetable garden, avoid collection from asphalt / tar roof, heavy wildlife / vegetation area, divert first 10 mins./1" of rainfall, add carbon filter	☐

* Designates a low or no cost item

MEASURE	SELECT
BUILDING ENVELOPE	
DESIGN	
1. * Site building (as per Zoning Code) to minimum setback from street	✓
2. * Build smaller home, < 2,000 ft. for 3/2	✓
3. * Efficient envelope volume, minimize building footprint	✓
4. * Perimeter based on 2 foot dimensions or materials standard units	
5. * Reduce (WFR) Wall to Floor Ratio - recommend .15-.35 (GSF bldg. to vertical Sq. Ft. façade)	
6. * Interior floor plan based on 2 foot dimensions or materials standard units	
7. Detached garage / Carport	
8. Attached garage with air barrier between garage and living space (including attic)	✓
9. Roofed / screened porch, min 100 sq.ft. with 3 sides open, orient to the street	✓
10. 3 in 12 <= roof slope <= 6 in 12	✓
11. * Plan for east through south to west (90° to 270°) roof area for solar use	
12. * Exterior walls / roof to be light colored	
13. Large overhangs (eave and gable) 3' minimum	
14. Consider cupola for passive stack ventilation	
15. * Passive solar day lighting, avoid direct south, west exposure	
16. Daylighting to penetrate to 75% building interior, use: windows, skylights, clerestories.	
solar tubes and light shelves	
17. Shade windows with eaves, sunshades, canopies, green screens, deciduous trees	
18. * Reuse/salvage/recycle original materials; reuse / maintain existing walls, floors, beams,	
columns, roof	
19. Finished floor level at least 12 inches above 100 year flood plain; consider using 500 year	✓
flood plain if higher	
20. Garage / Carport and driveway sloped to drain away from building	✓
21. Garage / Carport floor at least 4 inches lower than living floor	✓
22. Plan for future renovations, deconstruction. Include Universal Design, flexibily to meet	
present and future occupants	
FOUNDATION	
1. * Use recycled content aluminum forms / reuse form boards	
2. Use recycled content aggregate	
3. Concrete with fly ash or blast furnace slag (avoid if organic gardening)	✓
4. Insulate solid concrete foundation / slab for heating and air conditioning purposes	
5. Drainage tile on and around top of footing	
6. Drainage board for below grade walls	
7. * Bottom of slab at least 8 inches above graded gravel bed for proper drainage	
8. * Seal all slab penetrations / install galvanized steel mesh barrier termite control system around	
pipes that penetrate the slab	
9. * Protect exposed foundation / insulation with moisture resistant, pest-proof cover	
* Designates a low or no cost item	

MEASURE	SELECT
FOUNDATION CONTINUED	
10. * Capillary break between foundation and framing	☐
11. * Avoid chemical soil treatment, use alternative Florida Building Code approved method of foundation protection	☐
12. Downspouts discharge minimum 3 feet from foundation	☐
13. Condensate lines discharge minimum 3 feet from foundation, 5 feet or > from dryer vent	☐
14. Consider: slab designed for future additions	☐

* Designates a low or no cost item

SOUTH FLORIDA SUSTAINABILTY GUIDE

MEASURE	SELECT
ENERGY	
HVAC	
1. Conduct energy audit of new / remodeling structure (HERS index <85)	☐
2. * HVAC automated controls integrated with lighting, occupancy, security	☐
3. * Proper sizing of HVAC system	✓
4. Install above required code SEER 13, recommend minimum 16	✓
5. Install new or replace old ductwork within conditioned space	☐
6. Install attic ventilation systems when not using spray insulation	☐
7. Install solar attic fan, whole house fan	☐
8. * Consider natural vs. mechanical ventilation; (i.e. building orientation, operable windows,	☐
fans, cupola, wind chimneys, material selections)	☐
9. * Install air conditioning with natural refrigerants / no HCFC	☐
10. Shade exterior condenser unit; pad elevation = buliding slab elevation	☐
11. Test for radon, if positive install radon / soil gas vent system	☐
12. * No air handler/return ducts in garage or unsealed garage attic	✓
13. Whole house positive filtration, air admittance vents	☐
14. Central dehumidification system	☐
15. Cross ventilation and ceiling fans	☐
16. * Protect and seal all ducts during construction	✓
17. Duct work smoke tested allowing leaks to be sealed prior to drywall	☐
18. Clean all ducts, change filter(s) before occupancy	✓
19. Install high-efficiency particulate air (HEPA) filter MERV 8 or higher	✓
HVAC checkup every two years	☐
20. * HVAC filter easily accessible, change monthly or more if high usage during construction	✓
21. Eliminate wood burning fireplaces; retrofit with EPA certified wood stove / inserts.	✓
Install / replace dampers, install airtight doors on fireplace	☐
22. Direct vent, sealed combustion fireplace w/ electronic ignition, factory installed	☐
23. Install separate garage exhaust fan on motion sensor and timer	☐
24. Use duct mastic on all ductwork joints	☐
25. Recycled content air conditioner condenser pad	☐
* Written plan for exhaust and intake vents	☐
26. * Replacing condensing unit check for thermostatic expansion valve (TXV)	☐
RENEWABLE ENERGY	**SELECT**
1. Install Photovoltaic (PV) Panels	☐
2. Install Solar Thermal Panels	☐
3. Consider wind, hydro, hydrogen power	☐
4. Consider biodigester for reduction of waste (horse manure, livestock etc.), energy production,	☐
fresh water, compost	☐

* Designates a low or no cost item

MEASURE	SELECT
ENERGY	
ELECTRICAL	
1. * Install programmable thermostat (78° or higher summer, 62° or lower winter)	✓
2. * Install surge suppression / lightening protection system	
3. * Replace incandescents with LED bulbs, max. 100W fixtures,	✓
or compact fluorescent lightbulbs (CFLs) or standard fluorescent bulbs (LED's Preferred)	
4. Exterior building & street lighting energy efficient, avoid light pollution - fixture type (i.e. no globe)	✓
5. Install insulation-compatible (IC) , sealed recessed lighting fixtures	
6. Install high quality solar power (PV) walkway lights with motion sensor	
7. Energy Star Advanced Lighting Package	
8. Install lighting controls include multiple settings, dimmer; occupancy sensor	
9. Install automatic systems coordinate HVAC, lighting due to use and occupancy:	
systems integration - access control / security camera systems and lighting control /	
energy management / HVAC controls	
10. * Security systems to be incorporated at pre-design	✓
11. Install high-efficiency ceiling fans, switch fan rotation summer and winter settings	
12. Energy Star bath fans with timer and humidistat	
13. * Avoid vampire usage, use power strips. Unplug appliances, electronics etc. when not in use	
14. Install carbon monoxide alarm, fire and smoke detector. Monoxide for gas appliances,	✓
inside garages, and near generators.	
15. * Wire / pre-wire for present / future photovoltaic (PV) installation	
16. * Wire / pre-wire 220/240V 40-amp dedicated circuit for home charger electric vehicle	
APPLIANCES	
1. Install ENERGY STAR® Appliances: washer, dryer, refrigerator, dishwasher, water cooler	
2. Energy-efficient oven / range, clothes dryer	
3. * Install washer & dryer outside conditioned space, consider outside clothes line	
4. Laundry rooms inside conditioned space must have window or other make-up air source	
5. * User-friendly (lever style) clothes washer water shutoff	
6. Install horizontal axis washing machine, consider all-in-one washer/dryer	
7. Use armored / PEX or metal (except copper) hoses from service to all fixtures / appliances	

* Designates a low or no cost item

MEASURE	SELECT
WATER	
PLUMBING	
1. Install solar hot water system or pre-plumb for future system	☐
2. * Insulate all hot water pipes	☐
3. * Compact hot water distribution	✓
4. Low flow faucets and shower heads / install flow reducers in existing	✓
5. All showers equipped with one shower head	✓
6. * Install water shut-off valve in shower	☐
7. Install ultra-low-flush or dual-flush toilets (1.28 gpf or less)	✓
8. No garbage disposal	☐
9. Install tankless water heater	✓
10. * Install timers on water heater tanks	☐
11. * Install sealed water heater / install heater jacket	☐
12. Install on-demand hot water circulation pump	☐
13. Automatic in home water sensor / shut off system installed	☐
14. * Rainwater harvesting for interior and exterior non-potable uses	☐
15. Water shut-off nozzles for all garden hoses	☐
16. Install a greywater system with meter	☐
17. Vanity water collection for toilet flushing	☐
18. * Reclaimed water: Meter on system, volume based pricing arrangement	☐
19. Reclaimed water: Air conditioner, mechanical condensate re-use	☐
(not suitable for edible landscaping)	☐
20. Install chlorine filter on shower heads, consider whole-house water filtration system	☐
21. Consider running hot water line in unconditioned attic, in building's south face	☐
or under driveway	☐
22. Consider running cold water line under slab and/or in building north face	✓

* Designates a low or no cost item

SOUTH FLORIDA SUSTAINABILITY GUIDE

MEASURE	SELECT
HEALTH	
INDOOR AIR QUALITY / FINISHES	
1. Integrated pest management system, no chemicals (interior and exterior)	☐
2. Low dust collecting, durable, low maintenance window coverings	☐
3. No-VOC water based paints, stains, adhesives, sealants, and finishes	☐
4. Choose fragrance free cleaning products; healthier and safer;	☐
could potentially mask harmful, odors that could alert a problem	☐
5. No use of urea-formaldehyde particleboard	✓
6. Substitute particleboard with formaldehyde-free medium density fiberboard (MDF)	☐
7. Install whole house vacuum system	☐
8. * Cleanable mat or grate at entrance areas	✓
9. * Light colored interior and exterior walls, ceilings, flooring	✓
WASTE REDUCTION	
1. Install built-In recycling / compost center	☐
2. * Reduce consumption, avoid over packing, reuse / recycle	☐
3. * Encourage buy back from the supplier	☐
4. Use nontoxic, environmentally safe, biodegradable cleaning products	☐
TRANSPORTATION	
1. Buy fuel-efficient vehicle, refer to Department of Energy fuel-efficient list	☐
2. Buy hybrid, electric, alternative fuel (i.e. solar, hydrogen water, air) vehicles	☐
3. * Follow no idling policy	☐
4. * Support mass transit - bus, train, trolley	☐
5. * Find alternative modes; walk, bicycle	☐
6. * Join a carpool / vanpool	☐
OTHER	
1. Comply with Fortified for Safer Living standards	☐
2. As required by code, barrier free entrance, universally designed living area	☐
3. Engineered/alternative material for outdoor living	☐
4. Safe room	☐
5. Exterior structures and equipment properly anchored	✓
6. * Utilize rebate programs and financial incentives	☐
7. * Use reusable tote bags, not plastic or paper. Avoid cross contamination, especially raw meat;	☐
wash reusable tote bags	☐
8. * For garbage, use bags designed to decompose in a landfill	☐
9. * Verify landfill allows for these bags to decompose properly	☐
10. * Encourage pre-design charette including all stakeholders	☐
11. Building department officials; reviewers, inspectors required to attend LEED Green Associate	☐
12. Class, minimum one LEED AP on staff (recommended speciality BD&C or EB O&M)	✓
13. Develop and implement green educational program and outreach	☐

* Designates a low or no cost item

MEASURE	SELECT
OTHER CONTINUED	
14. * Buy locally produced foods and goods	☐
15. * Compost organic waste for gardens	☐
16. * Consider making cleaning products from baking soda, vinegar, and borax (no bleach)	☐
17. * Utilize recycling / rebate programs	☑

* Designates a low or no cost item

Additional Resources

U.S. Green Building Council LEED Rating System
http://www.usgbc.org/leed#rating
LEED for New Construction & Major Renovations
http://www.usgbc.org/resources/leed-new-construction-v2009-current-version
LEED for Existing Buildings: Operations & Maintenance
http://www.usgbc.org/articles/getting-know-leed-building-operations-and-maintenance-om
LEED for Commercial Interiors
http://www.usgbc.org/cert-guide/commercial
LEED for Core and Shell
http://www.usgbc.org/discoverleed/certification/bd-c-core-and-shell/
LEED for Schools
http://www.usgbc.org/resources/leed-schoolsnew-construction-v2009-current-version
LEED for Retail
http://www.usgbc.org/resources/leed-retail-new-construction-v2009-current-version
LEED for Healthcare
http://www.usgbc.org/resources/leed-2009-health-care-current-version
LEED for Homes
http://www.usgbc.org/resources/leed-v4-homes-and-multifamily-midrise-current-version
LEED for Neighborhood Development
http://www.usgbc.org/guide/nd

Florida Green Building Coalition Certifications
http://www.floridagreenbuilding.org/homes
http://floridagreenbuilding.org/commercial
http://floridagreenbuilding.org/hi-rise-residential
http://floridagreenbuilding.org/land-development

StopWaste.org Green Building Guidelines
http://www.stopwaste.org/about/about-stopwaste/our-green-building

Living Building Challenge
https://ilbi.org/lbc

JASMINE COVE TOWNHOMES

TWO STORY TOWNHOMES

TOWN OF DAVIE, FLORIDA

SITE PLAN MODIFICATION SUBMITTAL

FOLIO NUMBER 504 126 410 010

OWNER

ZONA 4 DEVELOPERS LLC
13860 ALEXANDRIA CT.
DAVIE, FLORIDA 33325
(954) 474-6974

ARCHITECT

JEFFREY EVANS ASSOCIATES, P.A.
8930 STATE ROAD 84, #112
DAVIE, FLORIDA 33324
(954) 474-6974

CIVIL ENGINEER

GGB ENGINEERING, INC.
2699 STIRLING ROAD / SUITE C-202
DAVIE, FLORIDA 33312
PHONE: (954) 986-9899
FAX: (954)986-6655

LANDSCAPE ARCHITECT

DIXIE LANDSCAPING INC.
12950 N.W. 113TH COURT
MIAMI, FLORIDA 33178
PHONE: (305) 884-5700
FAX: (305) 884-8843

LIST OF DRAWINGS

01.1	☐	TT	COVER SHEET
02.1	☐	SP1	OVERALL EXISTING JASMINE LAKES SITE PLAN
02.2	☐	SP2	OVERALL NEW JASMINE LAKES SITE PLAN
02.3	☐	SP3	COMMON AREA PLAN
02.4	☐	A-1	SITE PLAN
03.1	☐	SV1	SURVEY
04.1	☐	C4A	CONSTRUCTION DETAILS
04.2	☐	C4B	CONSTRUCTION DETAILS
04.3	☐	C4C	CONSTRUCTION DETAILS
05.1	☐	PL1	EXISTING PLAT
05.2	☐	C5A	WATER AND SEWER & DEMOLITION PLAN
05.3	☐	C5B	PAVING, GRADING, DRAINAGE AND DEMOLITION PLAN
05.4	☐	C5.9	STORMWATER POLLUTION PREVENTION PLAN
05.5	☐	C5.10	STORMWATER POLLUTION PREVENTION PLAN
05.6	☐	C5.11	STORMWATER POLLUTION PREVENTION PLAN
06.1	☐	A2R&L	1/4" FLOOR PLANS
06.2	☐	A3	1/8" BUILDING #1 & #2 PLANS & ELEVATIONS
06.3	☐	A4	1/8" BUILDING #3 PLANS & ELEVATIONS
06.4	☐	A5	1/8" BUILDING #4 & #5 PLANS & ELEVATIONS
07.1	☐	A6	1/4" BUILDING #1 & #2 ELEVATIONS
07.2	☐	A7	1/4" BUILDING #3 ELEVATIONS
07.3	☐	A8	1/4" BUILDING #4 & #5 ELEVATIONS
08.1	☐	LA1	LANDSCAPE PLAN
08.2	☐	LA2	LANDSCAPE DETAILS & NOTES
08.3	☐	TD-1	TREE DISPOSITION PLAN
10.1	☐	A9	FIRE RESCUE - LIFE SAFETY PLAN
11.1	☐	A10	CONSTRUCTION TRAILER & SITE PLAN

MASTER SITE TABULATIONS - JASMINE LAKES & JASMINE COVE TOWNHOMES

ZONING: EXISTING: RM-16 AND EXISTING APPROVED PLAT.
GROSS SITE MODIFICATION AREA: 117,476 SQ. FT./ 2.7 ACRES
APPROVED SITE PLAN FOR REMAINING 36 UN-BUILT UNITS TO BE REPLACED WITH:
28 FEE SIMPLE TOWNHOMES IN EXIST. OPEN AREAS & TIED INTO THE EXIST. UTILITIES & ROADWAY

LEGAL DESCRIPTION

A PORTION OF PARCEL "A" OF "EMERALD ISLES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SEE SEPARATE SURVEY AND LEGAL DESCRIPTION FOR BOUNDARIES

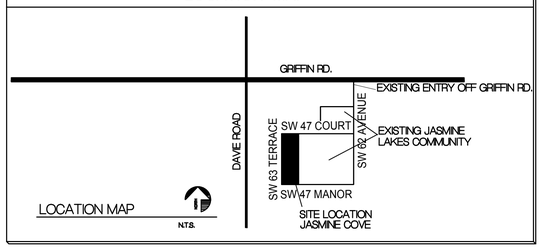
PLAT NOTES

FROM EXISTING PLAT NOTE: THIS PLAT IS RESTRICTED TO 144 GARDEN APARTMENTS CONSISTING OF 112 - TWO BEDROOM UNITS AND 32 - THREE BEDROOM UNITS.
TO THE NEW PLAT NOTE: THIS PLAT IS RESTRICTED TO 108 GARDEN APARTMENTS AND 36 TOWNHOMES.

CHARACTER STATEMENT

THE PROPOSED COMMUNITY: JASMINE COVE AT JASMINE LAKES II
28 UNIT FEE SIMPLE TOWNHOMES (36 CONDO UNITS PREVIOUSLY APPROVED IN THE SAME AREA)
WITH 1 CAR GARAGES. THE PARKING SPACES SHOWN EXCEED THE PARKING REQUIREMENTS.
BY THE TOWN CODE. THE TOWNHOME DESIGNS ARE WELL ABOVE THE MINIMUM REQUIRED
AND ARE DESIGNED TO BE COMPATABLE WITH THE ADJACENT EXISTING COMMUNITES.
THE TARGET MARKET IS YOUNG FAMILIES AND 1ST TIME HOME BUYERS.
THE EXISTING COMMUNITY HAS PROVIDED A LARGE CLUBHOUSE AND SWIMMING POOL.
WE ARE BELOW THE PREVIOUSLY APPROVED DENSITES & EXCEED THE AMOUNT OF OPEN SPACE REQUIRED.
THE GARBAGE PICKUP WILL BE IN THE EXISTING DUMPSTERS SHOWN ON THE SITE PLAN
THE MAIL DELIVERY WILL BE TO A COMMON MAILBOX UNIT LOCATED AT THE CENTER OF THE SITE & APPROVED BY THE U.S.P.S
WE ARE TYING INTO THE EXISTING UTILITIES THAT ARE PROVIDED BY THE TOWN OF DAVIE.
THE EXISTING ROADWAY & SITE LIGHTING, PREVIOUSLY APPROVED AND INSTALLED, WILL REMAIN.
THE ESTIMATED CONSTRUCTION COSTS FOR THE PROJECT IS: $4,200,000
THE COMMUNITY WILL BE BUILT BY ZONA 4 DEVELOPERS LLC FOR 28 FEE SIMPLE TOWNHOMES
A NEW SEPARATE HOMEOWNERS ASSOC., AS ALLOWED PER THE RECORDED JASMINE LAKES II - ASSOCIATION DOCUMENTS.

LOCATION MAP



Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING
FLORIDA REGISTRATION #8350

REVISIONS

TITLE PAGE

JASMINE COVE TOWNHOMES
FOR
ZONA 4 DEVELOPERS LLC
TOWN OF DAVIE, FLORIDA

PROJECT NUMBER 19001
DATE 10/15/19
DRAWN BY JE
APPROVED BY JE

SHEET NUMBER
TT
OF
26

	REQUIRED	GUEST	EXTRA	TOTAL
EXISTING PARKING PHASE 1:	120 SPACES	6 SPACES	2 SPACES	128 SPACES
PROPOSED PARKING PHASE 2:	184 SPACES	9 SPACES	2 SPACES	195 SPACES
TOTAL:	304 SPACES	15 SPACES	4 SPACES	323 SPACES

EXISTING APPROVED JASMINE LAKES PARKING PLAN

SCALE: 1" = 40'-0"

LOCATION MAP

N.T.S.

PREVIOUSLY APPROVED OVERALL SITE PLAN

SCALE: 1" = 40'-0"

Jeffrey Evans associates p.a.

8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974

ARCHITECTURE AND PLANNING FLA. ARCHITECTURAL REGISTRATION #8350

REVISIONS

PREVIOUS APPROVED OVERALL SITE PLAN

JASMINE COVE TOWNHOMES

FOR

ZONA "4" DEVELOPERS LLC

TOWN OF DAVIE, FLORIDA

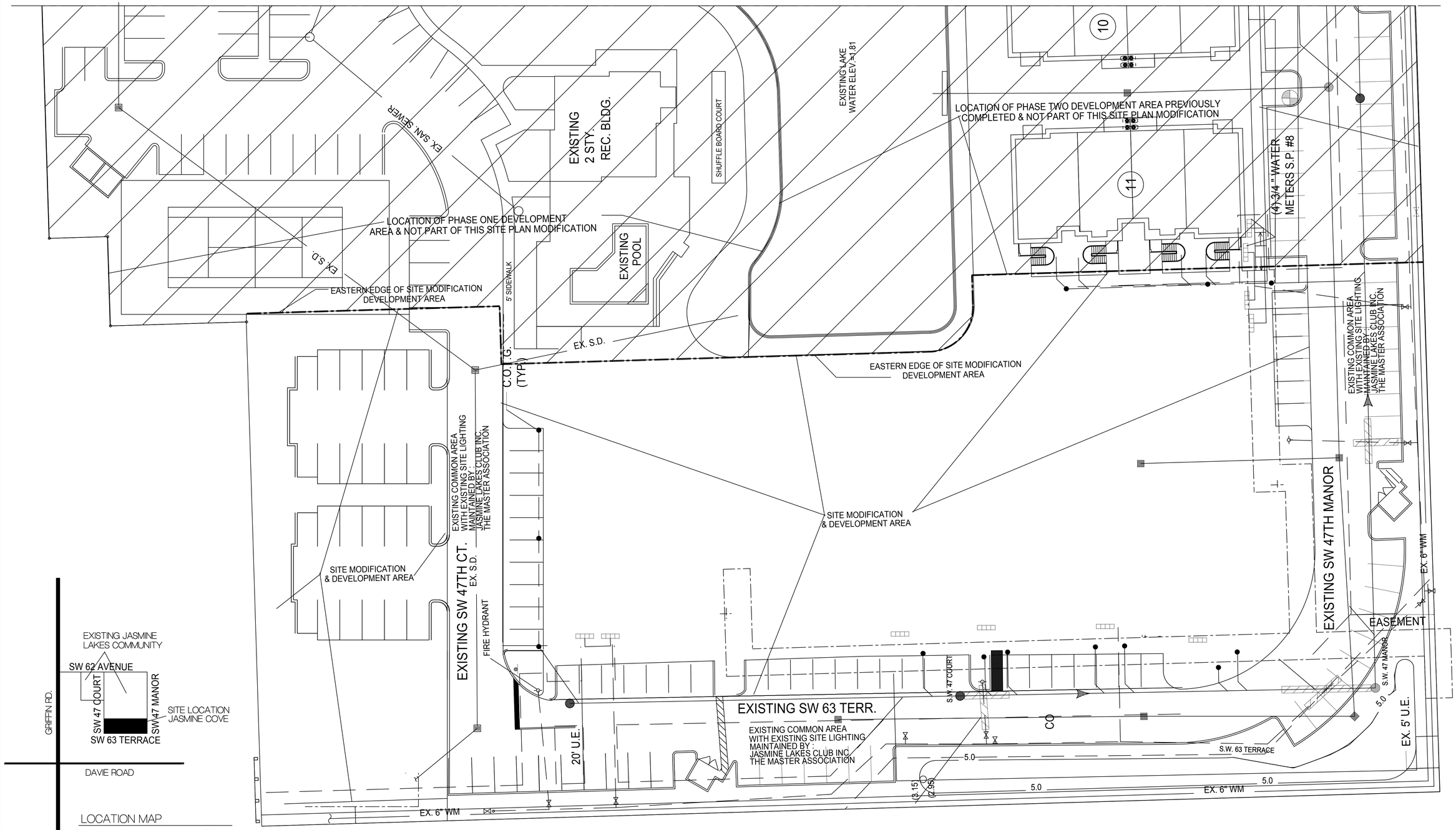
PROJECT NUMBER	DATE	DRAWN BY	APPROVED BY
19001	9/20/19	JE	JE

PREVIOUS APPROVED SITE PLAN

SP-1

OF

28



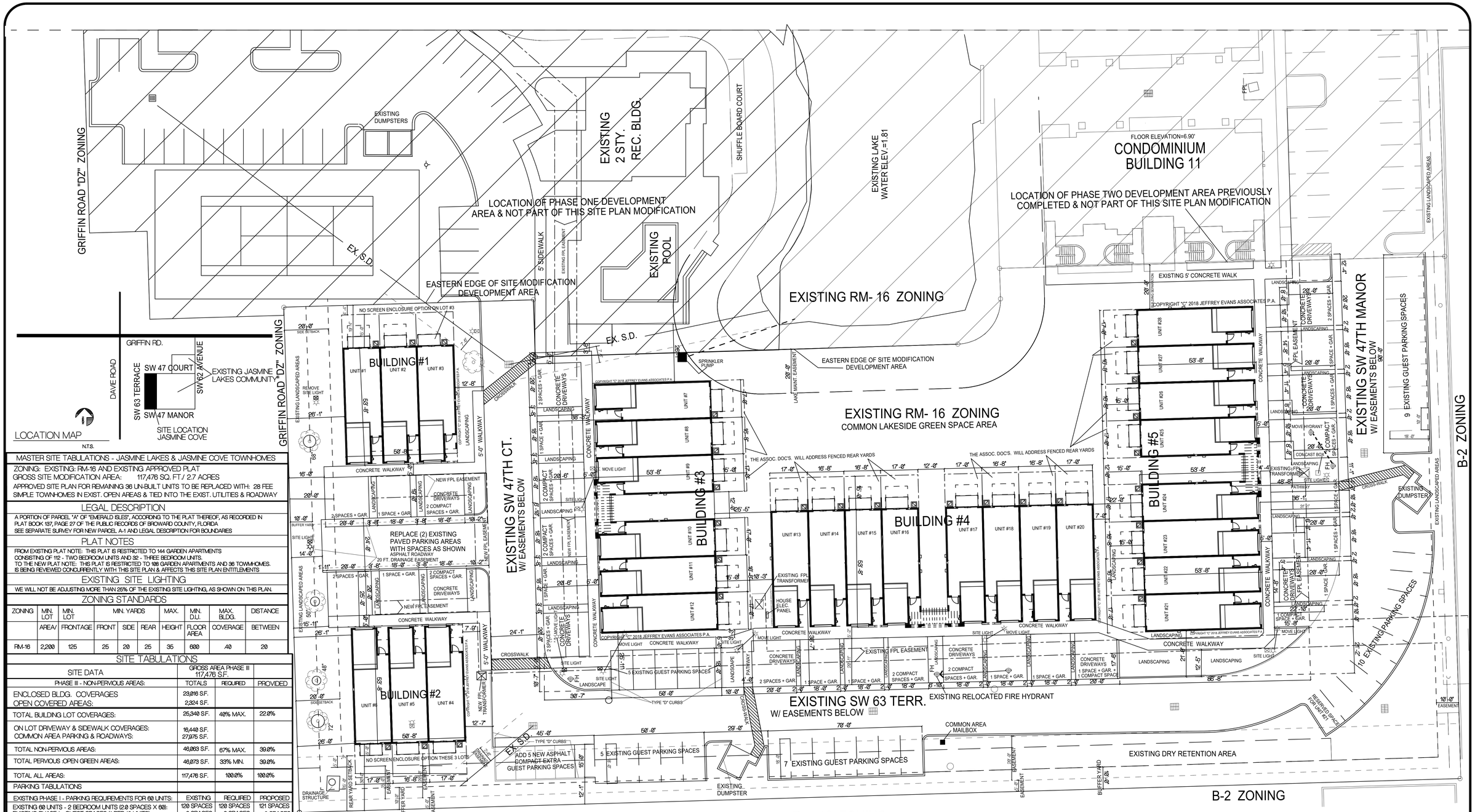
EXISTING SITE COMMON / DEV. AREA PLAN

SCALE: 1' = 20'-0"

SITE AREA THIS SITE PLAN MODIFICATION:
SITE ACRAGE FOR THIS SITE PLAN MODIFICATION: 2.7 GROSS ACRES

Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING FLORIDA REGISTRATION # 8350

REVISIONS	EXISTING SITE COMMON / DEV. AREA PLAN	PROJECT NUMBER 19001	SHEET NUMBER	SP-3 OF 14
	JASMINE COVE TOWNHOMES	DATE 11/26/19		
	FOR	DRAWN BY JE		
	ZONA "4" DEVELOPERS LLC	APPROVED BY JE		
	FLORIDA TOWN OF DAVIE,			



PRELIMINARY SITE PLAN

SCALE: 1' = 20'-0"

MASTER SITE TABULATIONS - JASMINE LAKES & JASMINE COVE TOWNHOMES
ZONING: EXISTING: RM-16 AND EXISTING APPROVED PLAT
GROSS SITE MODIFICATION AREA: 117,476 SQ. FT./ 2.7 ACRES
APPROVED SITE PLAN FOR REMAINING 36 UN-BUILT UNITS TO BE REPLACED WITH: 28 FEE SIMPLE TOWNHOMES IN EXIST. OPEN AREAS & TIED INTO THE EXIST. UTILITIES & ROADWAY

LEGAL DESCRIPTION

A PORTION OF PARCEL "A" OF "EMERALD ISLES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SEE SEPARATE SURVEY FOR NEW PARCEL A-1 AND LEGAL DESCRIPTION FOR BOUNDARIES

PLAT NOTES

FROM EXISTING PLAT NOTE: THIS PLAT IS RESTRICTED TO 144 GARDEN APARTMENTS CONSISTING OF 112 - TWO BEDROOM UNITS AND 32 - THREE BEDROOM UNITS.
TO THE NEW PLAT NOTE: THIS PLAT IS RESTRICTED TO 108 GARDEN APARTMENTS AND 36 TOWNHOMES. IS BEING REVIEWED CONCURRENTLY WITH THIS SITE PLAN & AFFECTS THIS SITE PLAN ENTITLEMENTS

EXISTING SITE LIGHTING

WE WILL NOT BE ADJUSTING MORE THAN 25% OF THE EXISTING SITE LIGHTING, AS SHOWN ON THIS PLAN.

ZONING STANDARDS

ZONING	MIN. LOT	MIN. LOT	MIN. YARDS			MAX.	MIN. D.U.	MAX. BLDG.	DISTANCE
	AREA/	FRONTAGE	FRONT	SIDE	REAR	HEIGHT	FLOOR AREA	COVERAGE	BETWEEN
RM-16	2,200	125	25	20	25	35	600	.40	20

SITE TABULATIONS

SITE DATA	GROSS AREA PHASE III 117,476 S.F.		
PHASE III - NON-PERVIOUS AREAS:	TOTALS	REQUIRED	PROVIDED
ENCLOSED BLDG. COVERAGES OPEN COVERED AREAS:	23,016 S.F. 2,324 S.F.		
TOTAL BUILDING LOT COVERAGES:	25,340 S.F.	40% MAX.	22.0%
ON LOT DRIVEWAY & SIDEWALK COVERAGES: COMMON AREA PARKING & ROADWAYS:	16,440 S.F. 27,975 S.F.		
TOTAL NON-PERVIOUS AREAS:	46,063 S.F.	67% MAX.	39.0%
TOTAL PERVIOUS OPEN GREEN AREAS:	46,073 S.F.	33% MIN.	39.0%
TOTAL ALL AREAS:	117,476 S.F.	100.0%	100.0%
PARKING TABULATIONS			
EXISTING PHASE I - PARKING REQUIREMENTS FOR 60 UNITS:	EXISTING	REQUIRED	PROPOSED
EXISTING 60 UNITS - 2 BEDROOM UNITS (2.0 SPACES X 60): EXISTING PHASE I - GUEST SPACES (1 PER 10 UNITS):	120 SPACES 6 SPACES	120 SPACES 6 SPACES	121 SPACES 6 SPACES
EXISTING PHASE I - TOTAL SPACES:	126 SPACES	126 SPACES	126 SPACES
EXISTING PHASE II - PARKING REQUIREMENTS FOR 48 UNITS:	REQUIRED	REQUIRED	PROVIDED
EXISTING 18 -3 BEDROOM UNITS (2.5 SPACES X 18): EXISTING 30 -2 BEDROOM UNITS (2.0 SPACES X 30): GUEST SPACES (1 PER 10 UNITS):	45 SPACES 60 SPACES 5 SPACES	45 SPACES 60 SPACES 5 SPACES	45 SPACES 60 SPACES 6 SPACES
PHASE II - TOTAL SPACES:	110 SPACES	110 SPACES	111 SPACES
PHASE III - JASMINE COVE- PARKING REQUIREMENTS:			
3 BEDROOM UNITS (2.5 SPACES X 28): GUEST SPACES (1 PER 10 UNITS):		70 SPACES 3 SPACES	70 SPACES 6 SPACES
PHASE III - TOTAL SPACES:		73 SPACES	76 SPACES
EXTRA GUEST SPACES:			8 SPACES
PHASE I, II & III - GRAND TOTAL OF PARKING SPACES:		309 SPACES	321 SPACES
COMPACT CAR PARKING TABULATION (25% of Total Required Allowed)		ALLOWED	PROVIDED
PHASE I - COMPACT SPACES 126 X 25%		31 SPACES	2 SPACES
PHASE II - COMPACT SPACES 110 X 25%		27 SPACES	9 SPACES
PHASE III - COMPACT SPACES 73 X 25%		18 SPACES	16 SPACES
TOTAL COMPACT SPACES		76 SPACES	27 SPACES

SHEET NUMBER

A-1 OF 14

PROJECT NUMBER	18001
DATE	5/4/2020
DRAWN BY	JE
APPROVED BY	JE

SITE PLAN MODIFICATION

JASMINE COVE TOWNHOMES

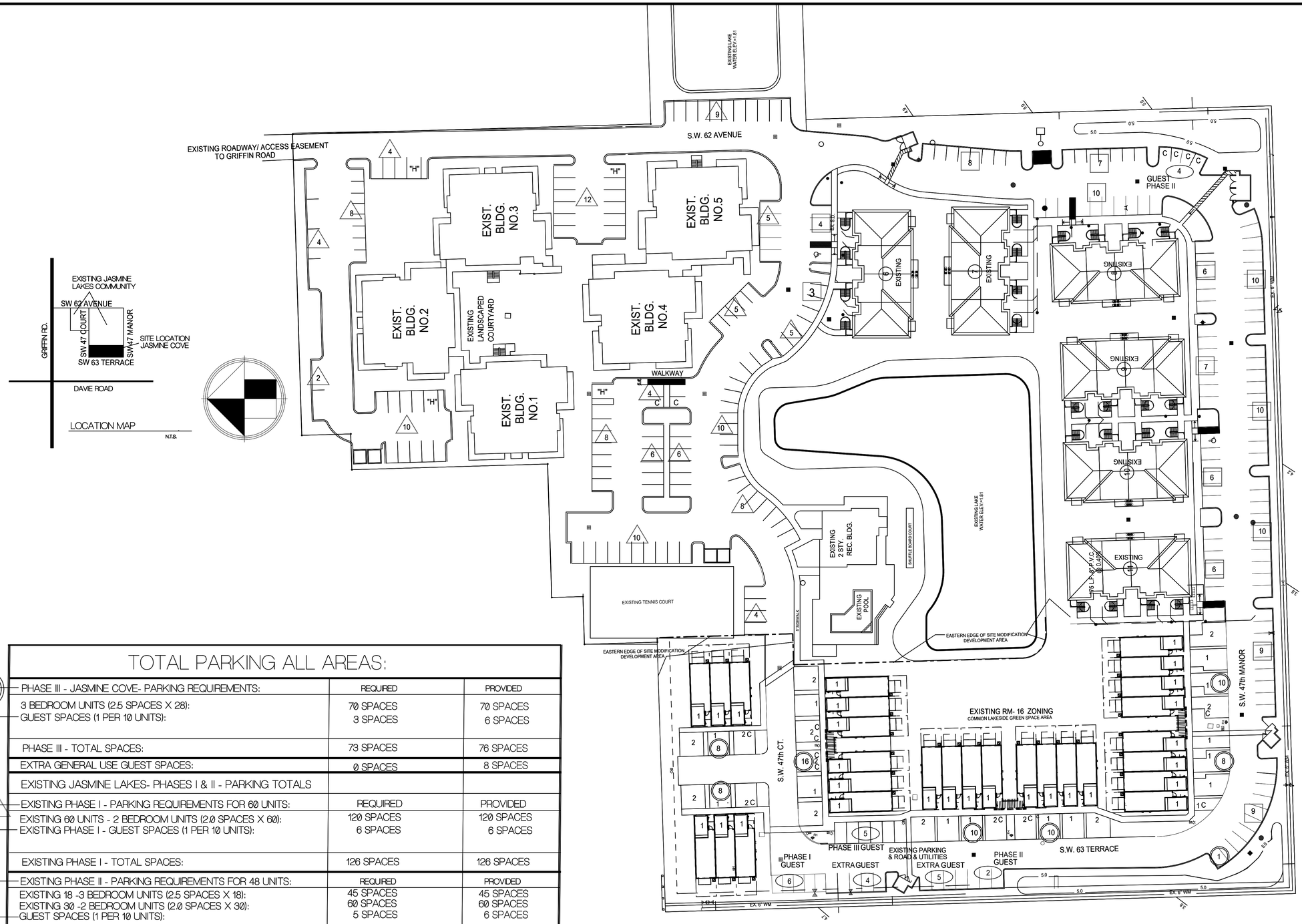
FOR

ZONA 4 DEVELOPERS LLC

TOWN OF DAVIE, FLORIDA

REVISIONS

Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING FLORIDA REGISTRATION # 8350



EXISTING & NEW OVERALL SITE PLAN

SCALE: 1" = 40'-0"

TOTAL PARKING ALL AREAS:

PHASE III - JASMINE COVE- PARKING REQUIREMENTS:	REQUIRED	PROVIDED
3 BEDROOM UNITS (2.5 SPACES X 28):	70 SPACES	70 SPACES
GUEST SPACES (1 PER 10 UNITS):	3 SPACES	6 SPACES
PHASE III - TOTAL SPACES:	73 SPACES	76 SPACES
EXTRA GENERAL USE GUEST SPACES:	0 SPACES	8 SPACES
EXISTING JASMINE LAKES- PHASES I & II - PARKING TOTALS		
EXISTING PHASE I - PARKING REQUIREMENTS FOR 60 UNITS:	REQUIRED	PROVIDED
EXISTING 60 UNITS - 2 BEDROOM UNITS (2.0 SPACES X 60):	120 SPACES	120 SPACES
EXISTING PHASE I - GUEST SPACES (1 PER 10 UNITS):	6 SPACES	6 SPACES
EXISTING PHASE I - TOTAL SPACES:	126 SPACES	126 SPACES
EXISTING PHASE II - PARKING REQUIREMENTS FOR 48 UNITS:	REQUIRED	PROVIDED
EXISTING 18 -3 BEDROOM UNITS (2.5 SPACES X 18):	45 SPACES	45 SPACES
EXISTING 30 -2 BEDROOM UNITS (2.0 SPACES X 30):	60 SPACES	60 SPACES
GUEST SPACES (1 PER 10 UNITS):	5 SPACES	6 SPACES
PHASE II - TOTAL SPACES:	110 SPACES	111 SPACES
PHASE I, II & III - GRAND TOTAL OF PARKING SPACES:	309 SPACES	321 SPACES
COMPACT SPACE REQUIREMENTS	ALLOWED	PROVIDED
PHASE I - COMPACT SPACES 126 X 25% =	31 SPACES	13 SPACES
PHASE II - COMPACT SPACES 110 X 25% =	27 SPACES	0 SPACES
PHASE III - COMPACT SPACES 73 X 25% =	18 SPACES	15 SPACES

Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING FLA. ARCHITECTURAL REGISTRATION #8350

REVISIONS

OVERALL MODIFIED SITE PLAN W/ PARKING

JASMINE COVE TOWNHOMES

FOR

ZONA "4" DEVELOPERS LLC

TOWN OF DAVIE, FLORIDA

PROJECT NUMBER 19001 | DATE 5/41/2020 | DRAWN BY JE | APPROVED BY JE

OVERALL MODIFIED PARKING PLAN

SP-2

OF 26

ALTA/NSPS LAND TITLE SURVEY

TITLE COMMITMENT REVIEW (SCHEDULE B–II)

9. EASEMENTS, DEDICATIONS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF EMERALD ISLES, RECORDED IN PLAT BOOK 137, PAGE 27 AS AFFECTED BY AGREEMENTS FOR AMENDMENT OF NOTATION ON PLAT RECORDED DECEMBER 22,1993 IN OFFICIAL RECORDS BOOK 21549, PAGE 418 AND MAY 22, 2003 IN OFFICIAL RECORDS BOOK 35219, PAGE 1735. *(AFFECTS/PLOTTED)*

10. RESERVATIONS IN FAVOR OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED NOVEMBER 6, 1911 IN DEED BOOK 77, PAGE 93, MIAMI–DADE COUNTY RECORDS; CERTAIN LANDS PARTIALLY RELEASED BY QUIT–CLAIM DEED RECORDED MARCH 13, 1973 IN OFFICIAL RECORDS BOOK 5198, PAGE 362 AND OFFICIAL RECORDS BOOK 5198, PAGE 361. *(AFFECTS/NOT PLOTTABLE)*

11. RESERVATIONS SET FORTH IN THE DEED FROM THE EVERGLADES LAND SALES COMPANY RECORDED IN DEED BOOK 120, PAGE 301 OF DADE COUNTY RECORDS (NOTE: AS WAS ALSO RECORDED IN DEED BOOK 34, PAGE 195 OF DADE TRANSCRIPT BROWARD COUNTY). *(COULD NOT ACCESS DOCUMENTS)*

12. RESERVATIONS RESERVED IN FAVOR OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 6, PAGE 290. *(COULD NOT ACCESS DOCUMENTS)*

13. RESERVATIONS RESERVED IN WARRANTY DEED RECORDED SEPTEMBER 12, 1925 IN DEED BOOK 61, PAGE 451. *(COULD NOT ACCESS DOCUMENTS)*

14. RESOLUTION OF THE CENTRAL BROWARD DRAINAGE DISTRICT RECORDED JUNE 8, 1967 IN OFFICIAL RECORDS BOOK 3438, PAGE 60. *(AFFECTS/NOT PLOTTABLE)*

15. RIGHT OF WAY EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 15, 1973 IN OFFICIAL RECORDS BOOK 5325, PAGE 89. *(DOES NOT AFFECT/NOT PLOTTED)*

16. WATER AND SEWER AGREEMENTS RECORDED APRIL 15, 1981 IN OFFICIAL RECORDS BOOK 9526, PAGES 399 AND 401; MODIFIED JULY 17, 1981 IN OFFICIAL RECORDS BOOK 9696, PAGE 650. *(NO LONGER IN AFFECT/CANCELED/NOT PLOTTABLE)*

17. COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED JULY 5, 1983 IN OFFICIAL RECORDS BOOK 10970, PAGE 895. *(AFFECTS/NOT PLOTTABLE)*

18. DRAINAGE MAINTENANCE AGREEMENT RECORDED APRIL 19, 1990 IN OFFICIAL RECORDS BOOK 17343, PAGE 439. *(AFFECTS/NOT PLOTTABLE)*

19. DECLARATION OF RESTRICTIONS RECORDED JUNE 19, 1990 IN OFFICIAL RECORDS BOOK 17515, PAGE 186. *(AFFECTS/NOT PLOTTABLE)*

20. AGREEMENT RECORDED AUGUST 30,1991 IN OFFICIAL RECORDS BOOK 18706, PAGE 118. *(AFFECTS/NOT PLOTTABLE)*

21. CABLE TELEVISION INSTALLATION AGREEMENT RECORDED DECEMBER 4, 1991 IN OFFICIAL RECORDS BOOK 18967, PAGE 718. *(AFFECTS/NOT PLOTTABLE)*

22. EASEMENTS IN FAVOR OF FLORIDA BUILDERS TRUST, INC., A FLORIDA CORPORATION, RECORDED MARCH 13, 1992 IN OFFICIAL RECORDS BOOK 19265, PAGES 240, 244 AND 248. *(DOES NOT AFFECT/NOT PLOTTED)*

23. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT RECORDED MAY 5, 1992 IN OFFICIAL RECORDS BOOK 19447, PAGE 991. *(AFFECTS/PLOTTED)*

24. NON–EXCLUSIVE INGRESS AND EGRESS EASEMENT DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED APRIL 8, 1993 IN OFFICIAL RECORDS BOOK 20534, PAGE 694. *(AFFECTS/NOT PLOTTABLE)*

25. TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR JASMINE LAKES RECORDED JULY 16, 1993 IN OFFICIAL RECORDS BOOK 20884, PAGE 530 AS AMENDED BY AMENDMENT RECORDED OCTOBER 29, 2007 IN OFFICIAL RECORDS BOOK 44762, PAGE 1739. *(AFFECTS/NOT PLOTTABLE)*

26. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT RECORDED NOVEMBER 3,1994 IN OFFICIAL RECORDS BOOK 22796, PAGE 98. *(AFFECTS/PLOTTED)*

27. COUNTY ORDINANCE NO. 1998–16 RECORDED JUNE 29, 1998 IN OFFICIAL RECORDS BOOK 28465, PAGE 213 AND COUNTRY ORDINANCE NO. 2002–61 RECORDED NOVEMBER 21, 2002 IN OFFICIAL RECORDS BOOK 34145, PAGE 1891. *(AFFECTS/NOT PLOTTABLE)*

28. WATER AND SEWER SERVICE AGREEMENT RECORDED APRIL 25, 2003 IN OFFICIAL RECORDS BOOK 35024, PAGE 1393. *(AFFECTS/NOT PLOTTABLE)*

29. EDUCATION IMPACT FEE AGREEMENT RECORDED MAY 22,2003 IN OFFICIAL RECORDS BOOK 35219, PAGE 1744, AS PARTIALLY RELEASED IN OFFICIAL RECORDS BOOK 36705, PAGE 1943, WHICH CONTAINS PROVISIONS FOR A LIEN, FEES OR ASSESSMENT. ROAD IMPACT FEE AGREEMENT RECORDED MAY 22,2003 IN OFFICIAL RECORDS BOOK 35219, PAGE 1755, AND PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 36705, PAGE 1939, WHICH CONTAIN PROVISIONS FOR A LIEN, FEE OR ASSESSMENT. *(AFFECTS/NOT PLOTTABLE)*

30. REGIONAL PARK IMPACT FEE AGREEMENT RECORDED MAY 22,2003 IN OFFICIAL RECORDS BOOK 35219, PAGE 1766, AS MAY BE AFFECTED BY THE PARTIAL RELEASE OF RECREATIONAL IMPACT LIEN RECORDED IN OFFICIAL RECORDS BOOK 36705, PAGE 1941, WHICH CONTAINS PROVISIONS FOR A LIEN, FEE OR ASSESSMENT. *(AFFECTS/NOT PLOTTABLE)*

31. CENTRAL BROWARD WATER CONTROL DISTRICT SUB DIVIDER'S (COMPLETION BOND) (LETTER OF CREDIT) RECORDED AUGUST 6,2003 IN OFFICIAL RECORDS BOOK 35758, PAGE 101. *(AFFECTS/NOT PLOTTABLE)*

32. MAINTENANCE AGREEMENT RECORDED AUGUST 6, 2003 IN OFFICIAL RECORDS BOOK 35758, PAGE 126. *(AFFECTS/NOT PLOTTABLE)*

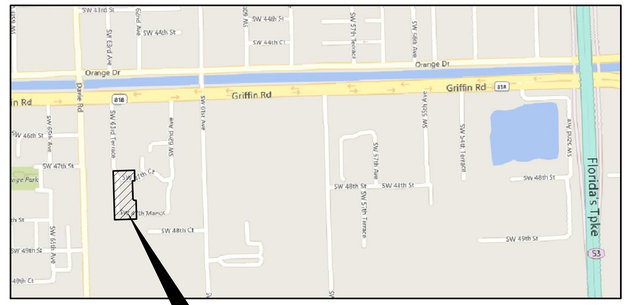
33. DRAINAGE EASEMENT IN FAVOR OF CENTRAL BROWARD WATER CONTROL DISTRICT RECORDED APRIL 21, 2006 IN OFFICIAL RECORDS BOOK 41872, PAGE 579. *(AFFECTS/PLOTTED)*

34. EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 39110, PAGE 1071. *(AFFECTS/PLOTTED)*

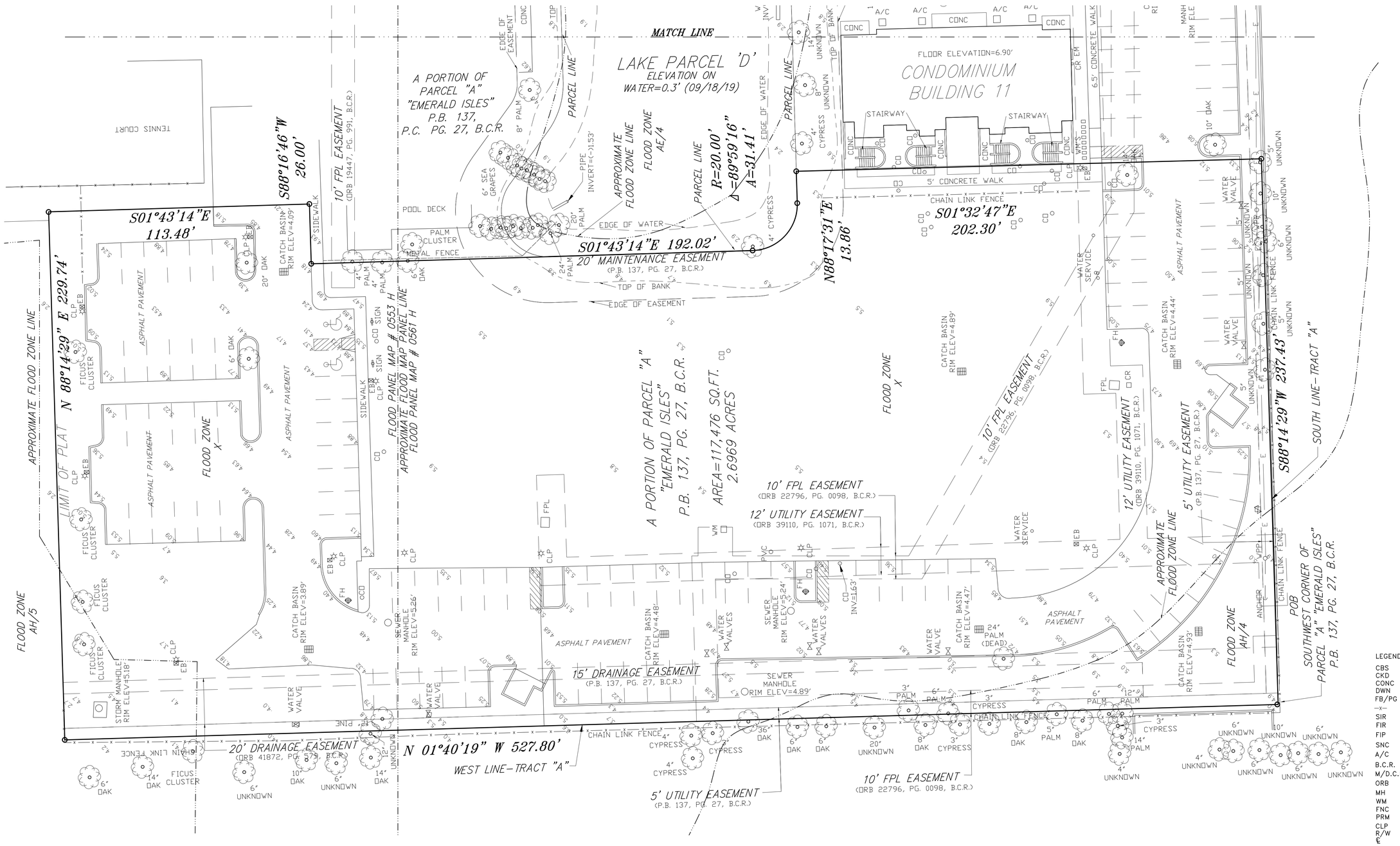
35. IRREVOCABLE STANDBY LETTER OF CREDIT #542 IN FAVOR OF THE CENTRAL BROWARD WATER CONTROL DISTRICT AND THE TOWN OF DAVIE RECORDED IN OFFICIAL RECORDS BOOK 44635, PAGE 289. *(AFFECTS/NOT PLOTTABLE)*

36. IRREVOCABLE STANDBY LETTER OF CREDIT #541 IN FAVOR OF THE CENTRAL BROWARD DRAINAGE DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 44635, PAGE 299. *(AFFECTS/NOT PLOTTABLE)*

LOCATION MAP (NTS)


Orange Dr
Griffin Rd
Florida's Tpke
SW 44th St
SW 47th Ct
SW 48th Ct
SW 49th St
SW 63rd Ter
SW 47th Ave
SW 48th Ave
SW 49th Ave
SW 48th St
SW 49th Ave
SW 48th Ter
SW 47th Ter
SW 48th Ter
SW 48th St
SW 49th St
SW 46th Ave
SW 47th Ave
SW 48th Ave
SW 46th St
SW 47th St
SW 48th St
SW 49th St
SW 49th Ct
SW 43rd St
SW 44th St
SW 44th Ct
SW 44th Ave
SW 44th Ter
SW 44th Ter
SW 44th Ave
SW 44th St
SW 44th Ct
SW 44th Ave
SW 44th St
SW 44th Ct
SW 44th Ave
SW 44th St
SW 44th Ct

ALTA/NSPS LAND TITLE SURVEY



20 0 20 40
GRAPHIC SCALE IN FEET

LEGEND:

CBS	CONCRETE BLOCK STRUCTURE
CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
—x—	CHAIN LINK FENCE/ WOOD FENCE
SIR	SET 5/8" IRON ROD AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
SNC	SET NAIL AND CAP #6448
A/C	AIR CONDITIONER SLAB
B.C.R.	BROWARD COUNTY RECORDS
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
ORB	OFFICIAL RECORD BOOK
MH	MANHOLE
WM	WATER METER
FNC	FOUND NAIL & CAP
PRM	PERMANENT REFERENCE MONUMENT
CLP	CONC LIGHT POLE
R/W	RIGHT OF WAY
℄	CENTERLINE
EB	ELECTRIC BOX
ICV	IRRIGATION CONTROL VALVE
—#—	NON-VEHICULAR ACCESS LINE
WPP	WOOD POWER POLE
FPL	FLORIDA POWER & LIGHT
6.06	ELEVATION
—E—	OVERHEAD UTILITY LINES
ALTA	AMERICAN LAND TITLE ASSOCIATION
NSPS	NATIONAL SOCIATY OF PROFESSIONAL SURVEYORS

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

JEFF EVANS

A PORTION OF PARCEL "A"
"EMERALD ISLES"
P.B. 137, PG. 27, B.C.R.

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	09/18/19	DATA/COLL	AM	REC
ADDITIONAL INFORMATION ADDED PER REQUEST	10/10/19	SKETCH	JD	REC
ADDED LAKE CROSS SECTIONS	10/24/19	SKETCH	JD	REC
ADDED OFFSITE TREES	11/26/19	SKETCH	JD	REC

PROJECT NUMBER: 9002-19

SCALE : 1" = 20'

SHEET 2 OF 4 SHEETS

GENERAL NOTES

1. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY HAVE BEEN PREPARED FROM THE MOST RELIABLE INFORMATION AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED WITH THE ENGINEER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS.

2. UNDER FLORIDA STATUTES, THE CONTRACTOR MUST PROVIDE A 48 HOUR NOTIFICATION PRIOR TO ANY OPERATION WHICH WOULD "PIERCE THE EARTH'S SURFACE" WITH THE WORK STARTED WITHIN FIVE WORKING DAYS AFTER ALL UNDERGROUND UTILITIES HAVE BEEN IDENTIFIED. THE NOTIFICATION NUMBER IS A ONE CALL SYSTEM STATEWIDE AT (800) 432-4770 . FAILURE TO COMPLY COULD RESULT IN FINES AND DAMAGES.

UNIVERSAL COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

RED	ELECTRIC
YELLOW	GAS-OIL
ORANGE	COMMUNICATION, CATV
BLUE	WATER
GREEN	SEWER
PINK	SURVEY MARKINGS
WHITE	PROPOSED EXCAVATION

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES:

   FLORIDA POWER AND LIGHT COMPANY
   BELL SOUTH
   MIAMI-DADE WATER & SEWER DEPARTMENT
   MIAMI TCI CABLEVISION
   PEOPLE'S GAS SYSTEM, INC.
   DADE COUNTY PUBLIC WORKS DEPARTMENT
   FLORIDA DEPARTMENT OF TRANSPORTATION
   DADE COUNTY PUBLIC WORKS

4. ALL ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

5. THE CONTRACTOR SHALL SUBMIT THREE (3) SETS OF SHOP DRAWINGS FOR APPROVAL TO THE ENGINEER OF RECORD PRIOR TO FABRICATION OR CONSTRUCTION FOR ALL MATERIALS USED ON THE PROJECT. APPROVED SHOP DRAWINGS FROM THE ENGINEER SHALL THEN BE SUBMITTED TO WASD AND DADE COUNTY FOR THEIR APPROVAL. NO CONSTRUCTION SHALL COMMENCE UNTIL THE APPROVED SHOP DRAWINGS HAVE BEEN OBTAINED BY THE CONTRACTOR FROM THE ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS, AND SHALL RESTORE THEM PROMPTLY.

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

8. ALL EXISTING UTILITIES SHALL REMAIN ACTIVE UNLESS OTHERWISE NOTED.

9. THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES, INLETS AND SIMILAR STRUCTURES IN AREAS OF CONSTRUCTION. ALL ADJUSTMENTS TO BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY.

10. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY TREE REMOVAL PERMITS FROM THE DADE COUNTY PRIOR TO COMMENCING WORK.

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

12. COMPLIANCE WITH THE "TRENCH SAFETY ACT" IS REQUIRED FOR ALL EXCAVATIONS IN EXCESS OF 5 FOOT DEPTHS.

PAVEMENT MARKING AND SIGNING NOTES

1. THERMOPLASTIC SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SEE SECTION 711-MINIMUM THICKNESS 90 MILS (ALKYD ONLY).

2. ALL MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVISED FOR STREETS AND HIGHWAYS, AND FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.

3. THERMOPLASTIC SHALL BE USED IN THE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE APPROVED BY THE DADE COUNTY PUBLIC WORKS DEPARTMENT. ALL ON-SITE PAVEMENT MARKINGS SHALL BE REFLECTORIZED PAINT.

4. THESE INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION.

5. ALL REFLECTIVE PAVEMENT MARKERS SHALL BE APPROVED BY DADE COUNTY PUBLIC WORKS DEPARTMENT BEFORE INSTALLATION.

6. REFLECTORS SHALL BE EQUALLY SPACED BUT NO MORE THAN 3 FEET APART.

7. THREE BLUE REFLECTORS SHALL BE PLACED AT ALL FIRE HYDRANT LOCATIONS.

8. CONTRACTOR SHALL SUBMIT M.O.T. PLANS TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION OF OFF-SITE IMPROVEMENTS. MOT PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND DADE COUNTY PUBLIC WORKS DEPARTMENT.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL UNSUITABLE MATERIALS, SUCH AS MUCK, HARDPAN, ORGANIC MATERIAL AND OTHER DELETERIOUS MATERIAL AS CLASSIFIED BY AASHTO M-145, FOUND WITHIN THE ROAD AND PARKING LOT AREA SHALL BE REMOVED DOWN TO ROCK OR SUITABLE MATERIAL, AND REPLACED WITH THE SPECIFIED FILL MATERIAL IN MAXIMUM 1' LIFTS COMPACTED TO NOT LESS THAN 100% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE IN ACCORDANCE WITH AASHTO T-99. THICKNESS OF LAYERS MAY BE INCREASED PROVIDED THE EQUIPMENT AND METHODS USED ARE PROVEN BY FIELD DENSITY TESTING TO BE CAPABLE OF COMPACTING THICK LAYERS TO SPECIFIED DENSITIES.

3. ALL AREAS SHALL BE CLEARED AND GRUBBED PRIOR TO CONSTRUCTION. THIS SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER OBSTRUCTION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE EXISTING GROUND TO A DEPTH OF 1 FOOT. ITEMS DESIGNATED TO REMAIN OR TO BE RELOCATED OR TO BE ADJUSTED SHALL BE SO DESIGNATED ON THE DRAWINGS.

4. FILL MATERIAL SHALL BE CLASSIFIED AS A-1, A-3, or A-2-4 IN ACCORDANCE WITH AASHTO M-145 AND SHALL BE FREE FROM VEGETATION AND ORGANIC MATERIAL. NOT MORE THAN 12% BY WEIGHT OF FILL MATERIAL SHALL PASS THE NO. 200 SIEVE.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND LIMEROCK, UTILITIES, EXCAVATION, ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.

6. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION TO PREVENT SILTATION IN THE DRAINAGE SYSTEMS BY WAY OF TEMPORARY PLUGS AND PLYWOOD OR PLASTIC COVERS OVER THE INLETS. THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEANED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.

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

8. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.

9. SITE GRADING ELEVATIONS SHALL BE WITHIN 0.1FOOT OF THE REQUIRED ELEVATION AND ALL AREAS SHALL BE GRADED TO DRAIN.

10. ALL SUBGRADE SHALL HAVE AN LBR OF 40, UNLESS OTHERWISE NOTED, AND SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY PER AASHTO T-99.

11. ALL LIMEROCK SHALL BE COMPACTED TO 98% PER AASHTO T-180 AND HAVE NOT LESS THAN 60% OF CARBONATES OF CALCIUM AND MAGNESIUM, UNLESS OTHERWISE DESIGNATED. ALL LIMEROCK SHALL BE PRIMED.

12. ASPHALT SHALL BE OF THE TYPE DESIGNATED ON THE DRAWINGS.

13. PLASTIC FILTER FABRIC SHALL BE MIRAFI, TYPAR OR EQUAL CONFORMING TO SECTION 985 OF THE FDOT STANDARD SPECIFICATIONS.

14. CONCRETE SIDEWALK SHALL BE 4 INCHES THICK ON COMPACTED SUBGRADE, WITH 1/2 INCH EXPANSION JOINTS PLACED AT A MAXIMUM OF 75 FEET. CRACK CONTROL JOINTS SHALL BE 5 FEET ON CENTER. THE BACK OF SIDEWALK ELEVATION SHALL EQUAL THE CROWN OF ROADWAY, UNLESS OTHERWISE SPECIFIED BY LOCAL CODES, OR SHOWN ON THE DRAWINGS. ALL CONCRETE SIDEWALKS THAT CROSS DRIVEWAYS SHALL BE 6 INCHES THICK WITH 6" X 6" (10G.) WELDED WIRE MESH REINFORCEMENT.

15. PIPE SPECIFICATIONS: THE MATERIAL TYPE IS SHOWN ON THE DRAWINGS BY ONE OF THE FOLLOWING DESIGNATIONS:

RCP	=	REINFORCED CONCRETE PIPE, ASTM DESIGNATION C-76, CLASS III, WALL THICKNESS "B", LATEST EDITION.
CMP	=	CORRUGATED METAL (ALUMINUM) PIPE, ASTM DESIGNATION M-196
		CMP (SMOOTH LINED) = CORRUGATED METAL ALUMINUM PIPE (SMOOTH LINES), ASTM DESIGNATION M-196
SCP	=	SLOTTED CONCRETE PIPE, FDOT SECTIONS 941 AND 942.
PVC	=	POLYVINYLCHLORIDE PIPE
PCMP	=	PERFORATED CMP, FDOT SECTION 945
DIP	=	DUCTILE IRON PIPE
HDPEP	=	SMOOTH LINED HIGH DENSITY POLYETHYLENE, AASHTO M 294 TYPE S

16. ASPHALTIC CONCRETE TYPE S-III SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 331-1 THROUGH 331-6 OF F.D.O.T. STANDARD SPECIFICATIONS. ASPHALTIC CONCRETE TYPE S-1 SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 333-1 THROUGH 333-6 OF F.D.O.T. STANDARD SPECIFICATIONS.

17. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.

18. CONCRETE FOR PRECAST MANHOLE AND CATCH BASINS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.

19. REINFORCING STEEL FOR MANHOLES AND CATCH BASINS SHALL CONFORM TO ASTM SPECIFICATION A-615 AND A-305, LATEST REVISION.

20. ALL RE-BAR SPLICES IN CONCRETE STRUCTURES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS.

21. ALL JOINTS IN CONCRETE STRUCTURES SHALL BE FINISHED WATER TIGHT.

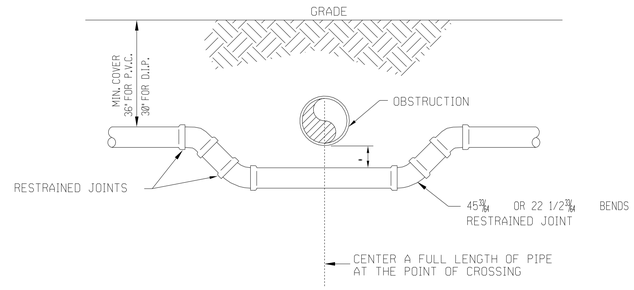
22. ALL SPACES AROUND PIPING ENTERING OR LEAVING MANHOLES AND CATCH BASINS SHALL BE COMPLETELY FILLED WITH 2:1 CEMENT MORTAR.

23. JOINTS IN CORRUGATED ALUMINUM PIPE SHALL EMPLOY CORRUGATED METAL BANDS OF SIMILAR METAL AND CORRUGATIONS WITH NEOPRENE, RAM-NEK, OR BITUMASTIC GASKETS INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.

24. REINFORCED CONCRETE PIPE SHALL CONFORM TO THE REQUIREMENTS OF ASTM SPECIFICATION C-76, CLASS III, WALL THICKNESS "B", LATEST REVISION, AND AS MODIFIED BY SECTION 941 OF THE FLORIDA DOT STANDARD SPECIFICATIONS, LATEST REVISION.

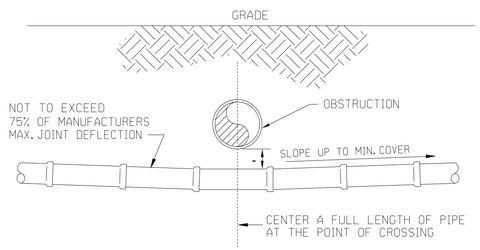
26. ALL HANDICAP SPACES, RAMPS, AND ACCESS AREAS SHALL COMPLY IN STRICT ACCORDANCE WITH THE "AMERICAN DISABILITY ACT" (ADA) (28 CFR PART 36), AND "ACCESSIBILITY BY HANDICAPPED PERSONS", CHAPTER 553, PART V, FLORIDA STATUTES. ANY DISCREPANCY SHALL BE CALLED TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.

27. JOINTS IN HDPE PIPE SHALL BE ADS PRO LINK ST, HANCOR SURE-LOK OR APPROVED EQUAL.



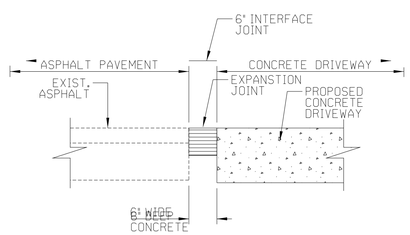
SPECIAL UTILITY CROSSING FITTING TYPE

• REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.R. REQUIREMENTS

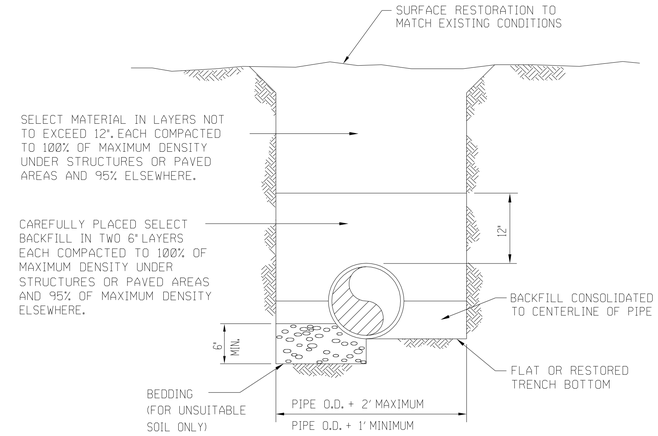


STANDARD UTILITY CROSSING DEFLECTION TYPE

• REFER TO WATER AND SEWER SEPARATION NOTES PER D.E.R. REQUIREMENTS



CONCRETE TO ASPHALT CONNECTION



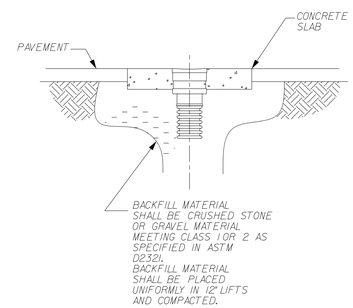
W=TRENCH WIDTH D=DIAMETER

NOTES:

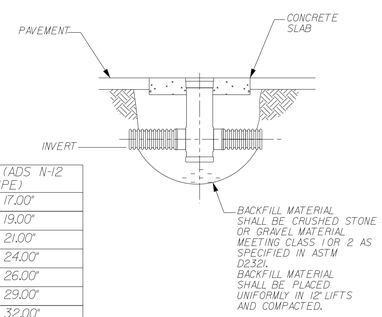
1. BEDDING MATERIAL WHEN NECESSARY, SHALL BE CLEAN SANDY SOIL WHENEVER AVAILABLE WITHIN THE LIMITS OF CONSTRUCTION. IMPORTED BEDDING SHALL BE WELL GRADED 3/4" MAX. SIZED CRUSHED LIMEROCK. ALL BEDDING MATERIAL SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY BEFORE ANY PIPE IS LAID.

2. DENSITY TESTING SHALL BE IN ACCORDANCE WITH AASHTO T-180 AND ASTM D-3017.

TYPICAL TRENCH DETAIL



NYLOPLAST INLINE DRAIN



PIPE SIZE	A (ADS N-12 PIPE)
4"	17.00"
6"	19.00"
8"	21.00"
10"	24.00"
12"	26.00"
15"	29.00"
18"	32.00"
24"	35.00"

NYLOPLAST DRAIN BASIN

REVISIONS: 1. 2. 3. 4. 5. 6. 7. 8.

CLIENT: Zona 3 Developers 13860 Alexandria Ct. Davie, Florida 33325

PROJECT: JASMINE COVE TOWNHOMES FLORIDA

TASK: CONSTRUCTION DETAILS

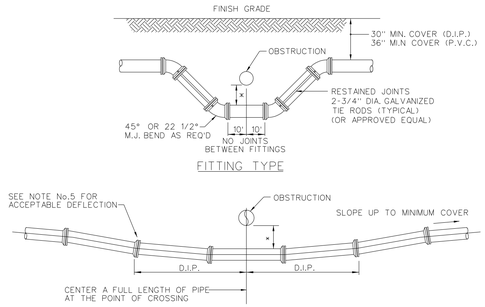
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-6865

DATE:	SCALE:
Sept. 2019	1"=30'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 190340

SHEET 004a

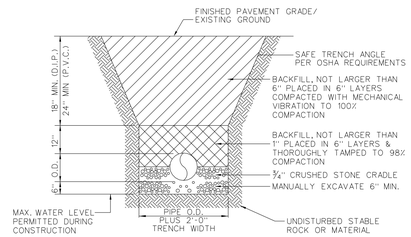
GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



NOTES:

1. THERE SHALL BE IN ALL CASES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND FORCE MAINS/SEWER MAINS.
2. WHEREVER POSSIBLE WATER MAINS SHALL PASS OVER FORCE MAINS OR STORM SEWERS.
3. FITTING SHALL BE RESTRAINED WITH RETAINER GLANDS OR TIE RODS.
4. THE DEFLECTION TYPE CROSSING IS PREFERRED.
5. DO NOT EXCEED 75% OF MANUFACTURER'S RECOMMENDED MAXIMUM JOINT DEFLECTION.
6. A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND STORM SEWERS SHALL BE MAINTAINED. WHERE THIS IS NOT POSSIBLE WATER MAIN SHALL BE D.I.P. WITH NO LESS THAN 6" SEPARATION.
7. ALL TIE RODS/STEEL SHALL BE COATED WITH COAL-TAR EPOXY.

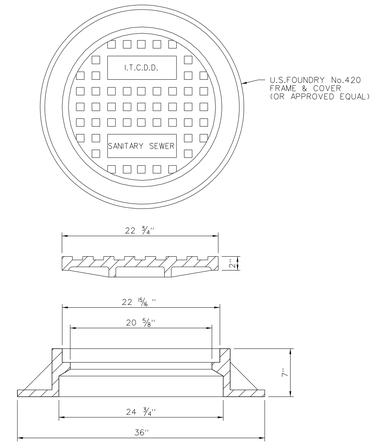
STANDARD UTILITY CROSSING
N.T.S.



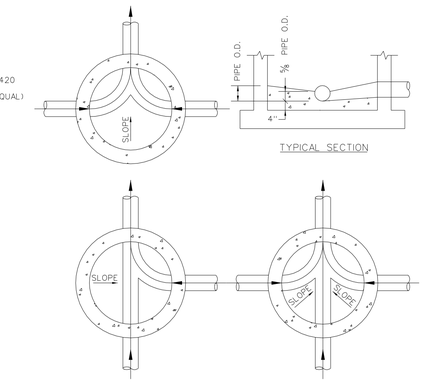
NOTES:

1. FOR EXCAVATION AND BACKFILL AROUND MANHOLES, APPURTENANCES, OR IN WATER, REFER TO PROVISIONS WITHIN THE SPECIFICATIONS.
2. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF WASHED AND GRADED LIMEROCK (3/8" TO 7/8").
3. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.
4. WHERE MUCK OR OTHER UNSUITABLE MATERIAL EXIST, REMOVE ALL MUCK BELOW INVERT OF PIPE AND REPLACE WITH CLEAN, WELL COMPACTED MATERIAL.
5. WHERE SHORING OR SHEETING IS NOT USED, APPROPRIATE TRENCH SIDE ANGLE PER OSHA REQUIREMENTS SHALL BE MAINTAINED.
6. ALL TRENCHES SHALL COMPLY WITH THE "TRENCH SAFETY ACT".

TYPICAL TRENCH
N.T.S.



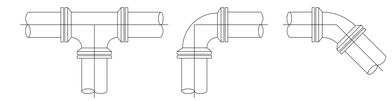
MANHOLE FRAME AND COVER
N.T.S.



NOTES:

1. INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2. SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.
3. CHANNELS TO BE FORMED IN ALL MANHOLES TO ACCEPT T.V. CAMERA.
4. WHEN DIRECTIONAL CHANNELS EXCEEDING 45° OCCUR, AN EXTRA FLOW LINE ELEVATION DROP OF 0.05' ACROSS MANHOLE SHALL BE PROVIDED.

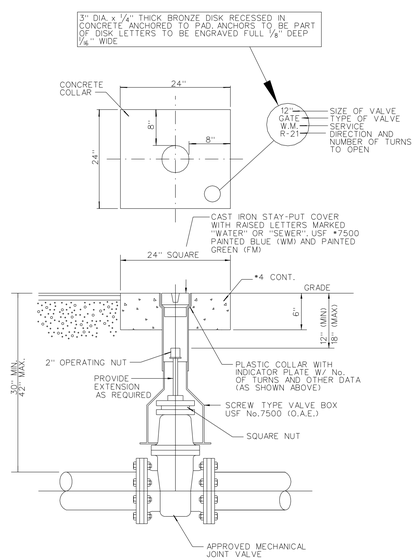
MANHOLE FLOW CHANNELS
N.T.S.



RESTRAINED PIPE LENGTH (LINEAL FEET)					
PIPE SIZE	TEE & WYE	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
6"	36	36	18	18	18
8"	36	31	20	18	18
10"	54	54	24	18	18
12"	54	54	36	18	18
14"	55	55	36	18	18
16"	72	72	36	20	18
18"	72	72	39	36	18
20"	90	90	54	36	36
24"	90	90	54	36	36

NOTE:
THE FIGURES IN THIS TABLE ARE BASED ON 150 PSI TEST PRESSURE WITH 2.5 FEET OF COVER AND 2000 POUNDS PER SQUARE FOOT SOIL BEARING AGAINST UNDISTURBED TRENCH. A 20% SAFETY FACTOR HAS BEEN ADDED.

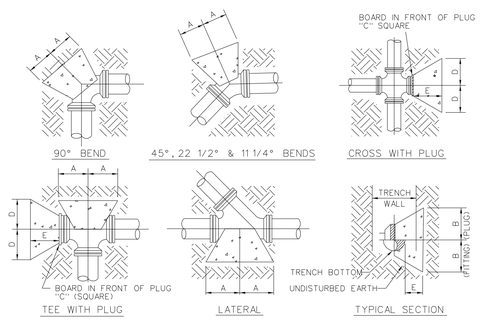
RESTRAINED JOINT DETAIL
N.T.S.



NOTES:

1. VALVES SHALL BE PLACED OUTSIDE OF CURB OR SIDEWALK UNLESS APPROVED BY THE ENGINEER.
2. ALL VALVES LOCATED OUTSIDE OF THE PAVEMENT SHALL BE MARKED WITH A WHITE RPM ON THE ADJACENT TRAVEL LANE OF PAVEMENT JUST PRIOR TO FINAL ACCEPTANCE FROM I.T.C.D.D.

TYPICAL VALVE SETTING
N.T.S.

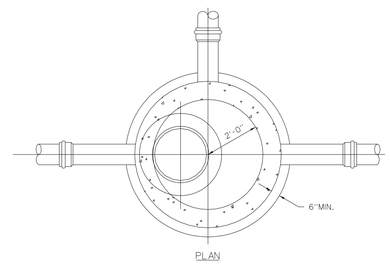


PIPE SIZE	HOLE DIMENSIONS		150 P.S.I. TEST PRESSURE								
			90°	45°	22 1/2°	11 1/4°	LAT.	TEE	PLUG		
INCHES	℄ MIN.	B	A	A	A	A	A	A	C	D	E
4	10"	7"	10"	6"	3"	3"	7"	7"	10"	7"	8"
6	16"	10"	15"	8"	4"	4"	10"	10"	12"	10"	8"
8	20"	14"	18"	10"	5"	5"	14"	14"	14"	14"	12"

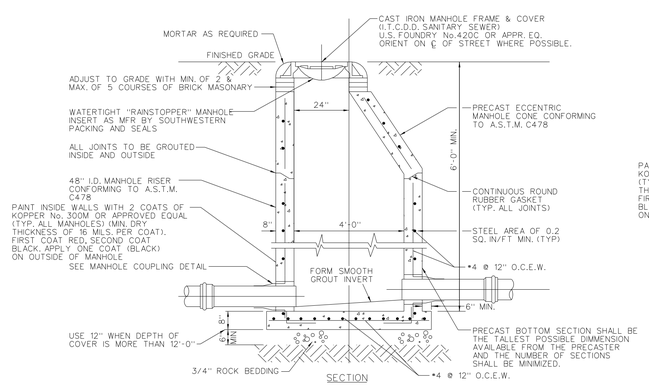
1. THRUST BLOCKS SHALL BE POURED AGAINST UNDISTURBED MATERIAL. WHERE TRENCH WALL HAS BEEN DISTURBED, EXCAVATE ALL LOOSE MATERIAL AND EXTEND THRUST BLOCK TO UNDISTURBED MATERIAL.
2. IN THE CASE OF FIRE HYDRANTS THE BOARDS MAY BE OMITTED WHEN SOLID BEARING CAN BE OBTAINED.
3. ON TEES AND BENDS, EXTEND THRUST BLOCK THE FULL LENGTH. PUT WOOD BLOCK IN FRONT OF ALL PLUGS BEFORE POURING CONCRETE.
4. ALL WOOD BLOCKING SHALL BE CREOSOTED 12 LB. EMPTY CELL PER UNITED STATES FEDERAL SPEC TTW-556 (LATEST REVISION).
5. BACKFILL SHALL CONSIST ENTIRELY OF CLEAN SAND AND SMALL ROCK FRAGMENTS. ANY MUCK FOUND AROUND THE EXCAVATION SHALL BE REPLACED WITH COMPACTED ACCEPTABLE MATERIAL.
6. THE FIGURES IN THIS TABLE ARE BASED ON 1500 POUNDS PER SQUARE FOOT SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND ARE TO REPRESENT THE MINIMUM VERTICAL PROJECTED AREA AT THE THRUST BLOCK IN A PLANE PERPENDICULAR TO THE LINE BISECTING THE INCLUDED ANGLE OF THE FITTINGS.
7. PROVIDE VISQUEEN LAYER BETWEEN CONCRETE AND FITTINGS.
8. ALL CONCRETE SHALL BE 2000 PSI MINIMUM.

NOTE: APPLICABLE TO FIRE HYDRANT INSTALLATION ONLY

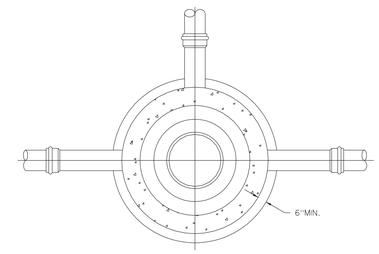
THRUST BLOCK DETAIL
N.T.S.



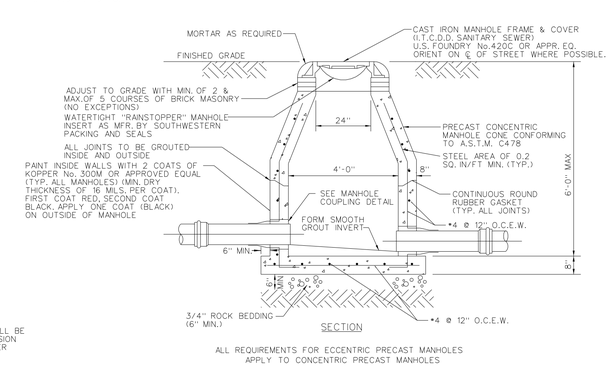
NOTE:
SPECIAL DESIGN CONSIDERATION SHOULD BE GIVEN WHEN DEPTH OF COVER EXCEEDS 12'-0" AND/OR THE SIZE AND NUMBER OF PIPES ENTERING THE MANHOLE RESULTS IN UNUSUAL CONDITIONS. MANHOLE SHALL BE 5'-0" DIA. WHEN DEPTH EXCEEDS 12'-0".



ECCENTRIC PRECAST MANHOLE (6'-0" DEPTH & GREATER)
N.T.S.



NOTE:
ALL SANITARY SEWER MANHOLES SHALL BE PRECAST IN ACCORDANCE WITH A.S.T.M. C478.



ALL REQUIREMENTS FOR ECCENTRIC PRECAST MANHOLES APPLY TO CONCENTRIC PRECAST MANHOLES

CONCENTRIC PRECAST MANHOLE (6'-0" & UNDER)
N.T.S.

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
Zona 3 Developers
13860 Alexandria Ct.
Davie, Florida 33325

PROJECT:
JASMINE COVE TOWNHOMES
DAVIE FLORIDA

TASK:
WATER AND SEWER DETAILS

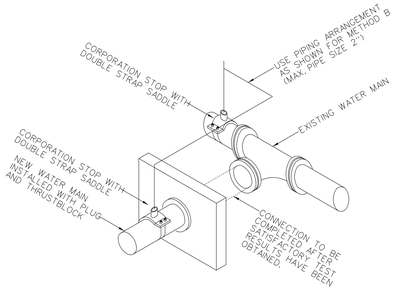
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-0899
Fax: (954) 986-6635

DATE:	SCALE:
Sept. 2019	N.T.S.
DESIGNED BY:	DRAWN BY:
G.G.B.	M.M.

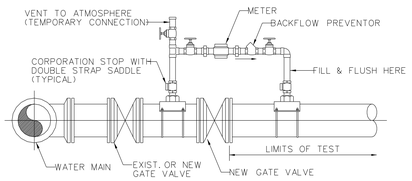
PROJECT NO.
190340

SHEET
004b

GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



METHOD A

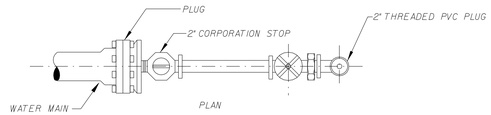


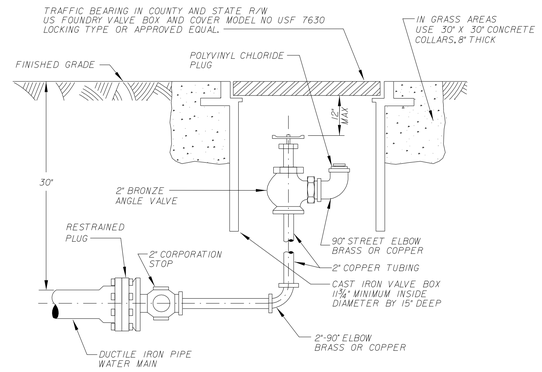
METHOD B

NOTES:

1. WATER MAIN TO BE PRESSURE TESTED AND DISINFECTED ACCORDING TO BROWARD COUNTY PUBLIC HEALTH UNIT REGULATIONS, AWWA, AND MUNICIPAL SPECIFICATIONS IN EFFECT.
2. BACTERIOLOGICAL TESTS ARE TO BE PERFORMED BY THE CONTRACTOR AND AN APPROVED TESTING LABORATORY.
3. REMOVE TEMPORARY CONNECTION AT SADDLE ON NEW MAINS AFTER FILLING AND FLUSHING HAS BEEN COMPLETED AND REPLACE WITH BRASS PLUG.
4. PROVIDE ALL NECESSARY THRUST BLOCKS OR OTHER RESTRAINTS.
5. FILLING AND FLUSHING LOCATIONS SHALL BE COORDINATED BY THE CONTRACTOR, ENGINEER, AND CITY.
6. VENT TO ATMOSPHERE SHALL REMAIN OPEN DURING ALL PHASES OF PRESSURE TESTING.

FILLING AND FLUSHING CONNECTION

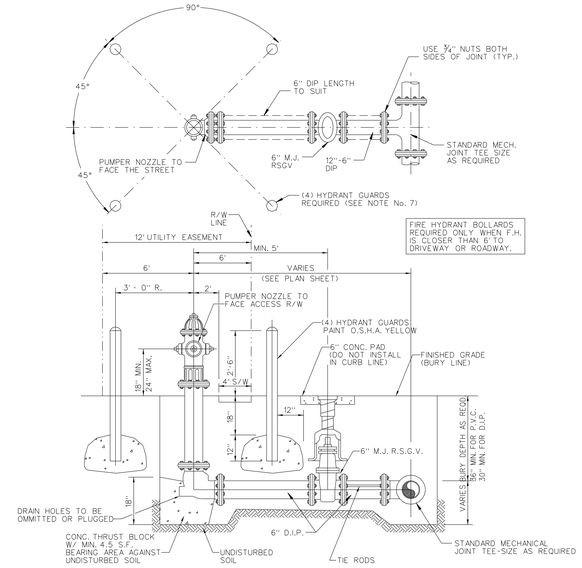




ELEVATION

NOTES:
1. PIPE JOINT COMPOUND SHALL BE APPLIED TO MALE THREADS ONLY.
2. 2" TAP IN MIDDLE OF PLUG.
3. USE RESTRAINED JOINT PIPE.

2" TERMINAL BLOW OFF

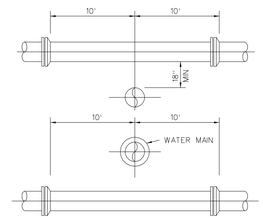


NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED 2' BEHIND THE SIDEWALK AS SHOWN OR 3' BACK OF CURB.
2. TIE RODS, NUTS, WASHERS AND OTHER FASTENERS SHALL BE ASTM A 246 CORROSION RESISTANT STEEL GALVANIZED OR BITUMINOUS COATED OR TYPE 316 STAINLESS STEEL.
3. ALL FIRE HYDRANTS SHALL BE AMERICAN (B-84-B) OR APPOVED EQUAL (PER I.T.C.D.D.) AND BE FACTORY PAINTED "FIRE HYDRANT YELLOW". IF FIRE HYDRANTS CANNOT BE PAINTED AT FACTORY, THEN ALL EXTERIOR SURFACES OF FIRE HYDRANT MUST BE COATED WITH RUSTOLEUM PRIMER No. 769 (DAMP PROUT RED) AND PAINTED WITH RUSTOLEUM HYDRANT YELLOW No. 7446.
4. ALL FIRE HYDRANTS MUST BE MARKED WITH ONE BLUE/BLUE RPM IN ADJACENT TRAVEL LANE OF ROADWAY JUST PRIOR TO THE FINAL ACCEPTANCE FROM THE CITY.
5. FLOW TESTING TO BE DONE AS REQUIRED BY FIRE DEPARTMENT.
6. ALL WATER USED FOR TESTING IS TO BE PAID BY CONTRACTOR.
7. HYDRANT GUARDS TO BE 4" DIAMETER GALVANIZED STEEL PIPE FILLED WITH CONCRETE PAINTED YELLOW. HYDRANT GUARDS ARE NOT REQUIRED WHERE HYDRANTS ARE LOCATED BEHIND CURB OR WALKWAYS, UNLESS THEY ARE ADJACENT TO DRIVEWAYS AND LESS THAN 6 FEET.
8. IN NO CASE SHALL FIRE HYDRANTS BE LOCATED CLOSER THAN SIX (6) FEET TO ANY DRIVEWAY

** VERIFY INVERT OF WATER MAIN AT HYDRANT LOCATIONS. HYDRANT BURY DEPTH MAY VARY.

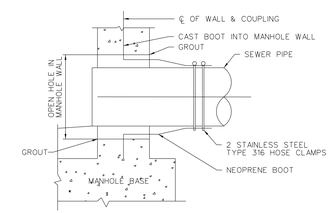
FIRE HYDRANT DETAIL



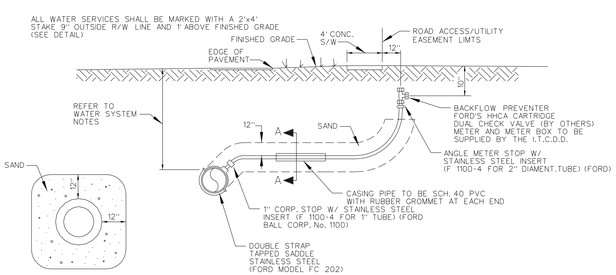
NOTES:

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 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 BETWEEN ALL PIPES (STORM SEWER, WATER) WHENEVER POSSIBLE. 12 INCHES IS THE ABSOLUTE MINIMUM SEPARATION WITH D.I.P. REQUIRED FOR ANY SEPARATION LESS THAN 18 INCHES.
4. MAINTAIN 10 FEET HORIZONTAL SEPARATION BETWEEN WATER AND SEWER AS A MINIMUM.
5. 3 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND ANY OBSTRUCTIONS (CATCH BASINS, CONCRETE POLES, ETC.)
6. 5 FOOT HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN UTILITIES AND TREES.

UTILITY CROSSING GENERAL REQUIREMENTS



MANHOLE COUPLING DETAIL

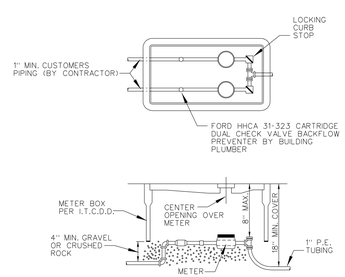


SECTION "A-A"

NOTES:

1. THE CORPORATION STOP SHALL BE INSTALLED AT A MIN. ANGLE OF 15° AND A MAXIMUM ANGLE OF 45°.
2. SLEEVES ARE TO BE INSTALLED UNDER ALL ROADWAY CROSSINGS.
3. A MIN. COVER OF 24" SHALL BE MAINTAINED UNDER THE ROADWAY FINISHED GRADE.
4. BACKFILL OF THE ENTIRE SERVICE LINE SHALL BE PLACED BY HAND UNDER, AROUND AND ABOVE TO AN ELEV. OF ONE (1) FT. ABOVE THE PIPE OR CASING.
5. BACKFILL OF SERVICE SHALL BE WITH SAND OR COMPACTED FINE-GRAINED SOIL.
6. MINIMUM COVER FROM GRADE TO SERVICE SHALL BE 24 INCHES.
7. USE PREFERRED METHOD FOR WATER SERVICE LOCATION (UNLESS OTHERWISE APPROVED BY THE CITY AND/ OR I.T.C.D.D.).

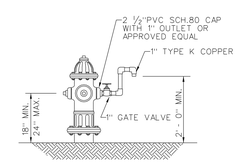
SERVICE CONNECTION DETAIL



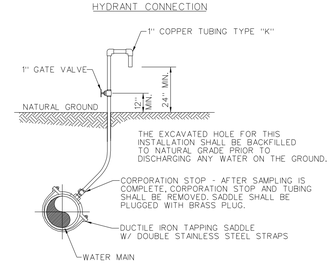
NOTES:

1. METERS OVER 2" SHALL BE GIVEN SPECIAL DESIGN CONSIDERATION.
2. ALL METERS UP TO 2" WILL BE PURCHASED FROM THE I.T.C.D.D. AND INSTALLED BY THE I.T.C.D.D.
3. CURB STOP SHALL NOT BE INSTALLED BELOW 8" FROM FINISHED GRADE.
4. WATER MAINS SHALL BE LOCATED AT PROPERTY LINES.
5. VALVES SHALL BE BRONZE ASTM B-62 OR LATEST REVISION.
6. ALL METER VALVES SHALL BE FORD ANGLE METER VALVE

METER BOX DETAIL



HYDRANT CONNECTION

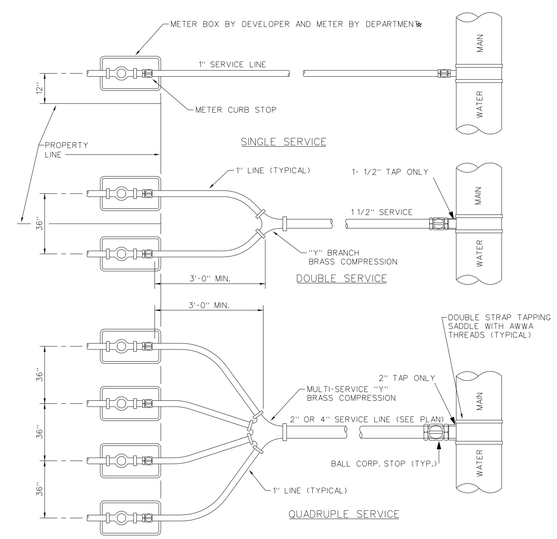


MAIN CONNECTION

NOTES:

1. SAMPLE POINT SHOULD BE A SERVICE LINE OR FIRE HYDRANT IF POSSIBLE.
2. CONTRACTOR TO REIMBURSE THE I.T.C.D.D. FOR ALL RELATED COSTS FOR THE BACTERIOLOGICAL SAMPLING PROCESS.

TYPICAL SAMPLING POINTS



NOTES:

* 1. AUTHORIZED SERVICE LINE MATERIAL:
A) TYPE "K" COPPER TUBING WITH COMPRESSION FITTINGS, IF EITHER TERMINAL END IS LOCATED UNDER PAVEMENT.
B) POLYETHYLENE TUBING SDR 9, COPPER TUBE SIZE.

2. NO FITTINGS BETWEEN BALL CORP. STOP AND METER CURB STOP ALLOWED WHEN USING POLYETHYLENE TUBING.

TYPICAL WATER SERVICE DETAIL

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
Zona 3 Developers
13860 Alexandria Ct.
Davie, Florida 33325

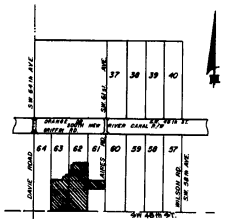
PROJECT:
JASMINE COVE TOWNHOMES
DAVIE FLORIDA

TASK:
WATER AND SEWER DETAILS

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9800
Fax: (954) 986-6653

DATE: Sept. 2019	SCALE: N.T.S.
DESIGNED BY: G.G.B.	DRAWN BY: M.M.
PROJECT NO. 190340	
SHEET 004c	

GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



S.W. 1/4, Sec. 26-50-41
LOCATION MAP
N.T.S.

EMERALD ISLES

A REPLAT OF A PORTION OF "EVERGLADES LAND SALES COMPANY SUBDIVISION", P.B. 2, PG. 34, RECORDS OF DADE COUNTY, FLORIDA. LYING IN AND BEING IN TRACTS 61, 62 & 63 OF SECTION 26, TWP. 50 S., RGE. 41 E., IN THE CITY OF DAVIE, BROWARD COUNTY, FL.

DESCRIPTION:

THE NORTH 130 FEET OF THE SOUTH 520 FEET OF TRACT 61, LESS THE EAST 25 FEET THEREOF, IN SECTION 26, TOWNSHIP 50 SOUTH, RANGE 41 EAST, ACCORDING TO THE " EVERGLADES LAND SALES COMPANY SUBDIVISION ", AS RECORDED IN PLAT BOOK 2, AT PAGE 34, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH: TRACTS 62 AND 63 OF SAID SECTION 26, LESS THE NORTH 500 FEET THEREOF AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 63; THENCE RUN SOUTHERLY ALONG THE WEST SIDE OF TRACT 63 FOR A DISTANCE OF 500 FEET TO THE POINT OF BEGINNING.
THENCE RUN EASTERLY ON A LINE PARALLEL TO THE NORTH LINE OF SAID TRACTS 62 AND 63 FOR A DISTANCE OF 407.82 FEET; THENCE RUN SOUTHERLY ALONG A LINE PARALLEL TO THE EAST SIDE OF TRACT 62 FOR A DISTANCE OF 41 FEET; THENCE RUN WESTERLY FOR A DISTANCE OF 30 FEET ON A LINE PARALLEL TO THE NORTH LINE OF TRACTS 62 AND 63; THENCE RUN SOUTHERLY FOR A DISTANCE OF 164 FEET ON A LINE PARALLEL TO THE EAST SIDE OF TRACT 62; THENCE WESTERLY FOR A DISTANCE OF 111.82 FEET ON A LINE PARALLEL TO THE NORTH SIDE OF TRACT 62; THENCE SOUTHERLY FOR A DISTANCE OF 26.16 FEET; THENCE WESTERLY FOR A DISTANCE OF 40 FEET ON A LINE PARALLEL TO THE NORTH LINE OF TRACT 63; THENCE SOUTHERLY FOR A DISTANCE OF 61.04 FEET ON A LINE PARALLEL TO THE WEST SIDE OF TRACT 63; THENCE WESTERLY FOR A DISTANCE OF 226 FEET ON A LINE PARALLEL TO THE NORTH LINE OF TRACT 63 TO A POINT ON THE WEST LINE OF TRACT 63; THENCE NORTHERLY ALONG THE WEST SIDE OF TRACT 63 FOR A DISTANCE OF 292.20 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 11.126 ACRES, MORE OR LESS.

TOWN PLANNING AND ZONING BOARD:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE, FLORIDA.

BY: _____, CHAIRMAN, DATE 22 08 86.

TOWN COUNCIL:

THIS IS TO CERTIFY: THAT THIS PLAT IS APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF DAVIE, FLORIDA, BY A RESOLUTION ADOPTED THIS 15TH DAY OF October, 1986, AND THAT BY SAID RESOLUTION THE THOROUGHFARES AND ALL EASEMENTS ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID TOWN.

ATTEST: _____, TOWN CLERK

APPROVED: _____, MAYOR

DEPARTMENT OF DEVELOPMENT SERVICES:

THIS IS TO CERTIFY; THAT THIS PLAT IS APPROVED AND ACCEPTED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.

BY: _____, DATE: 1/5/89
DEVELOPMENT SERVICE DIRECTOR

CENTRAL BROWARD DRAINAGE DISTRICT:

THIS PLAT WAS APPROVED BY CENTRAL BROWARD DRAINAGE DISTRICT ON THE FOLLOWING DATES.

_____ 1/6/89 — SECRETARY DATE

_____ Sept 22, 1986 — CHAIRMAN DATE

ACKNOWLEDGEMENT OF MORTGAGEE:

STATE OF FLORIDA
COUNTY OF DADE SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, DAVID H. PROMOFF, SENIOR VICE PRESIDENT, AND LAYTON W. REEVE, VICE PRESIDENT AND CASHIER, OFFICERS DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, AND THAT THEY ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT OF DEDICATION FOR THE PURPOSE THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL IN THE CITY OF Miami, COUNTY OF DADE, THIS 30TH DAY OF December, 1988.

MY COMMISSION EXPIRES: 4/22/90

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES APRIL 22, 1990.
BONDED THRU NATIONAL NOTARY PUBLIC UNDERWRITERS

_____
NOTARY PUBLIC, STATE OF FLORIDA

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT: IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 6TH DAY OF JAN, A.D. 1989.

BY: _____, DIRECTOR

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS BY RESOLUTION DULY ADOPTED THIS 25TH DAY OF August, A.D. 1986.

BY: _____. DATE: 1/25/87

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT.,
COUNTY RECORDS DIVISION- RECORDING SECTION:

THIS INSTRUMENT: WAS FILED FOR RECORD THIS 11th DAY OF January A.D. 1989. AND RECORDED IN PLAT BOOK 137 AT PAGE 27, RECORD VERIFIED.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR

BY: _____, DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPT.,
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 COMMISSIONERS OF BROWARD COUNTY, THIS 6TH DAY OF January, A.D. 1987.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR

BY: _____, CHAIRPERSON

BY: _____, DEPUTY

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT: IS APPROVED AND ACCEPTED FOR RECORD.

BY: _____, DATE 1-6-89.
HENRY P. COOK, P.E.
DIRECTOR
FL. P.E. REG. NO. 12506

DEDICATION BY MORTGAGEE:

KNOW ALL MEN BY THESE PRESENTS: THAT CAPITAL BANK, A FLORIDA BANKING CORPORATION, OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORD BOOK (3072 PG. 44), OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO AND JOIN IN THE MAKING AND FILING FOR RECORD OF THIS PLAT AND TO THE DEDICATION OF THE THOROUGHFARES AND EASEMENTS AS SHOWN THEREON.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS AND THE CORPORATE SEAL AFFIXED THERETO THIS 30TH DAY OF December, 1988.

_____ WITNESS AS TO BOTH — _____ DAVID H. PROMOFF, SENIOR VICE PRESIDENT

_____ WITNESS AS TO BOTH — _____ LAYTON W. REEVE, VICE PRES. & CASHIER

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD SS

KNOW ALL MEN BY THESE PRESENTS: THAT FLORIDA BUILDERS TRUST, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS EMERALD ISLES, A REPLAT, ALL THOROUGHFARES SHOWN AS INCLUDED IN THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES, TOGETHER WITH THE EASEMENTS FOR THE PURPOSES INDICATED.
THE LAKES & LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO CENTRAL BROWARD DRAINAGE DISTRICT FOR PROPER PURPOSES.

IN WITNESS WHEREOF FLORIDA BUILDERS TRUST, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED AND THE CORPORATE SEAL AFFIXED HERETO THIS 30 DAY OF December A.D.

_____ WITNESS — _____ BEN GABRIEL, PRESIDENT

_____ WITNESS

CORPORATE SEAL

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME: BEN GABRIEL, PRESIDENT OF FLORIDA BUILDERS TRUST, INC. TO ME WELL KNOWN, AND HE ACKNOWLEDGED TO ME THE EXECUTION OF THE FOREGOING INSTRUMENT FOR THE PURPOSES INDICATED.

WITNESS MY HAND AND OFFICIAL SEAL IN THE CITY OF Miami, COUNTY OF Dade, STATE OF FLORIDA, THIS 30 DAY OF December 1988 A.D.

MY COMMISSION EXPIRES THE 22 DAY OF April, 1990, A.D.

_____, NOTARY PUBLIC, STATE OF FLORIDA

STATE PLANE COORDINATE NOTE:

THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC SURVEY TRANSVERSE MERCATOR COORDINATES, FLORIDA EAST ZONE AS SHOWN ON THE "STONER-KEITH RESURVEY NO. III, AS RECORDED IN MISC. PLAT BOOK 5, AT PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

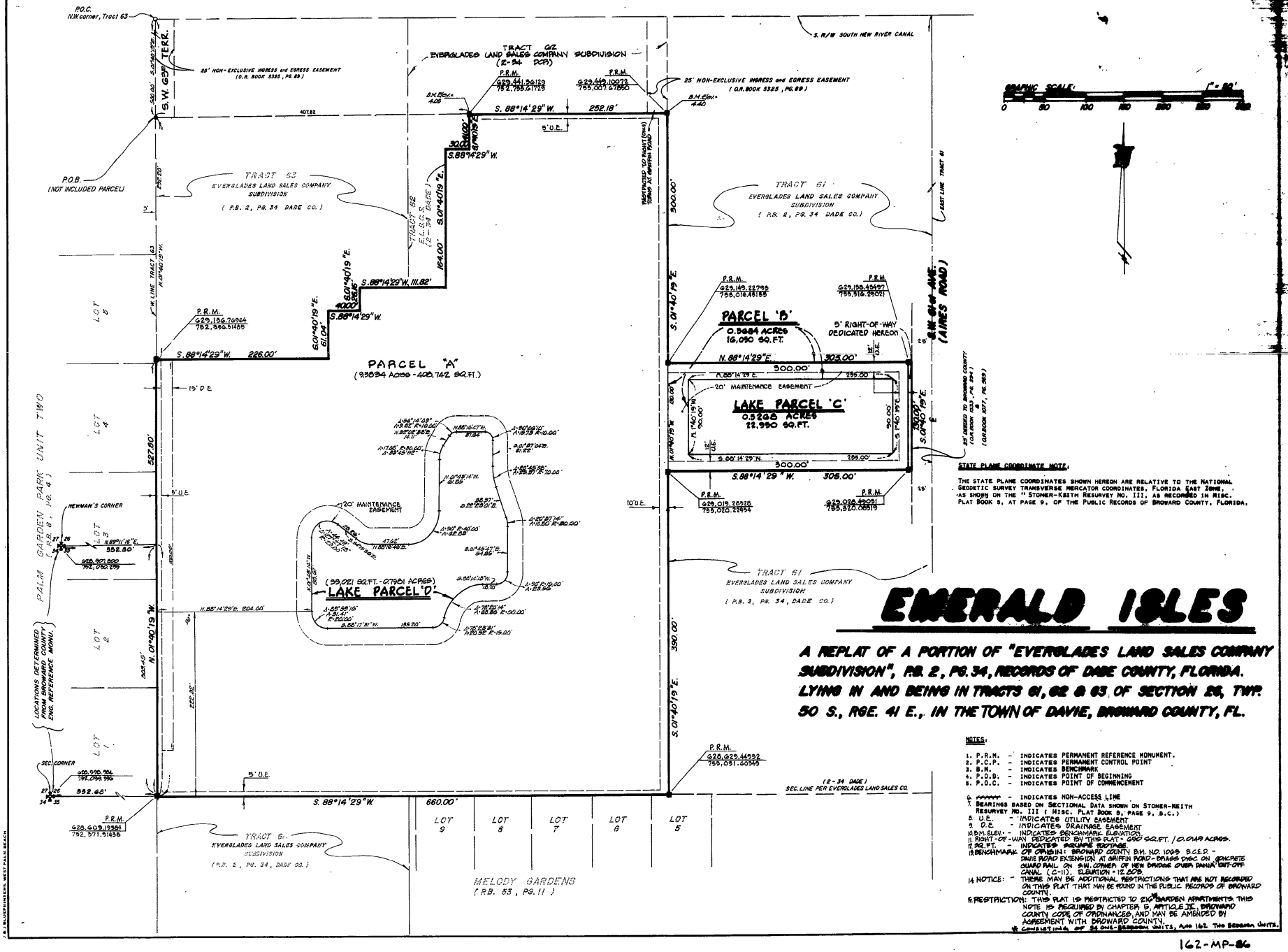
STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS INDICATED. BENCHMARKS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM. BENCHMARK NUMBER B-15, AND CERTIFIED TO MEET NGVD THIRD ORDER ACCURACY. DATED AT THE CITY OF HOLLYWOOD, COUNTY OF BROWARD, STATE OF FLORIDA, THIS 16TH DAY OF SEPT, 1986, A.D.

_____
MAURICE E. BERRY II
PROFESSIONAL LAND SURVEYOR
P.L.S. No 1122
STATE OF FLORIDA

162-MP-86

PLAT BOOK 137



EMERALD ISLES

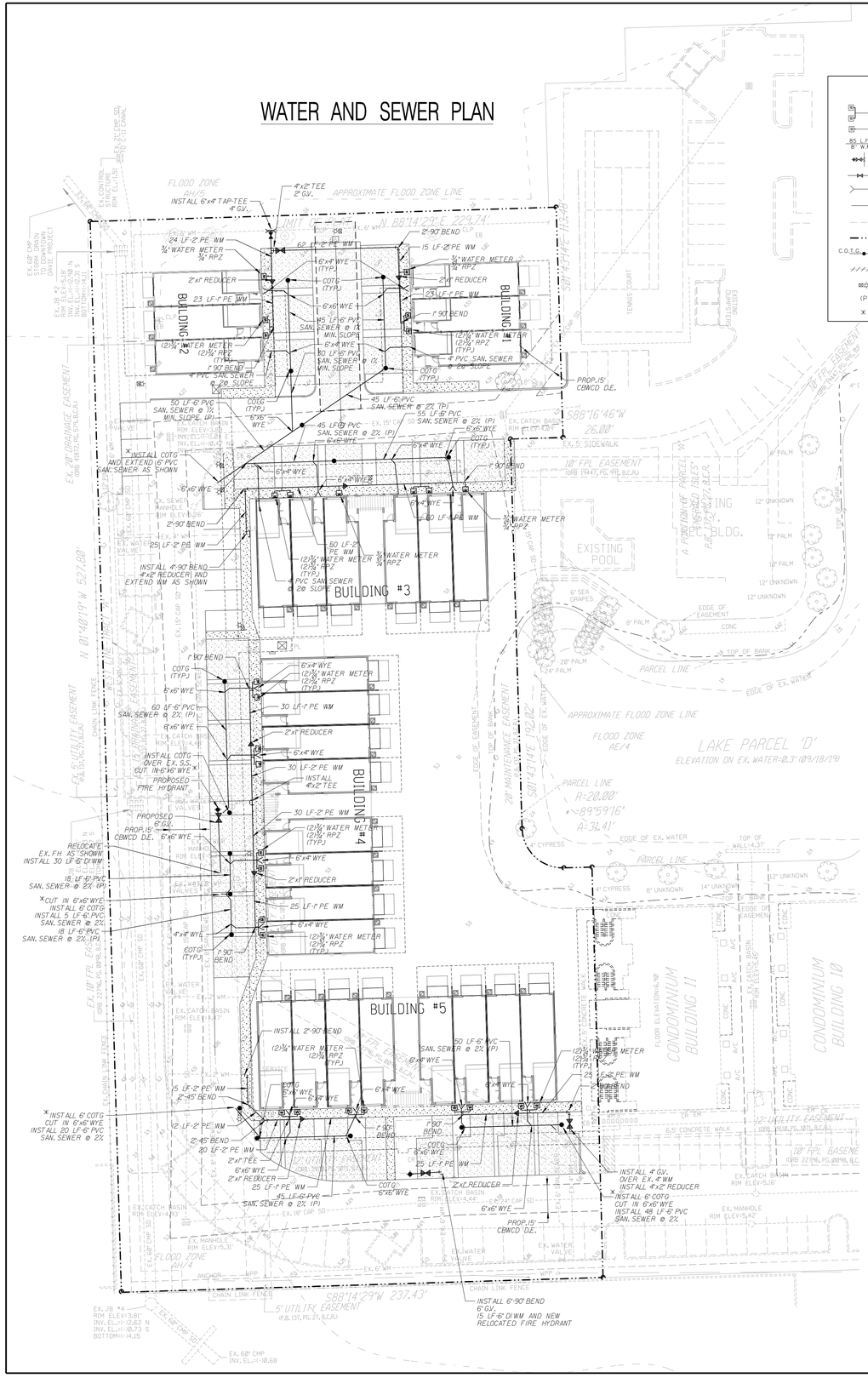
A REPLAT OF A PORTION OF "EVERGLADES LAND SALES COMPANY SUBDIVISION", P.B. 2, PG. 34, RECORDS OF DADE COUNTY, FLORIDA. LYING IN AND BEING IN TRACTS 61, 62 & 63 OF SECTION 26, TWP. 50 S., RGE. 41 E., IN THE TOWN OF DAVIE, BROWARD COUNTY, FL.

NOTES:

1. P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT.
2. P.C.P. - INDICATES PERMANENT CONTROL POINT
3. B.M. - INDICATES BENCHMARK
4. P.O.B. - INDICATES POINT OF BEGINNING
5. P.O.C. - INDICATES POINT OF COMMENCEMENT
6. ~~~~~ - INDICATES NON-ACCESS LINE
7. BEARINGS BASED ON SECTIONAL DATA SHOWN ON STONER-KEITH RESURVEY NO. III (MISC. PLAT BOOK 5, PAGE 9, B.C.)
8. U.E. - INDICATES UTILITY EASEMENT
9. D.E. - INDICATES DRAINAGE EASEMENT
10. B.M. ELEV. - INDICATES BENCHMARK ELEVATION
11. RIGHT-OF-WAY DEDICATED BY THIS PLAT - 0.7801 SQ.FT. / 0.0179 ACRES.
12. SQ.FT. - INDICATES SQUARE FOOTAGE
13. BENCHMARK OF ORIGIN: BROWARD COUNTY B.M. NO. 1063 B.C.E.D. - DAVIE ROAD EXTENSION AT GRIFFIN ROAD - BRASS DISC ON CONCRETE GUARD RAIL ON S.W. CORNER OF NEW BRIDGE OVER PANAMA CUT-OFF CANAL. (C-11). ELEVATION - 12.209.
14. NOTICE: - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY.
15. RESTRICTION: THIS PLAT IS RESTRICTED TO EIGHT GARDEN APARTMENTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.
* CONSISTING OF 54 ONE-BEDROOM UNITS, AND 162 TWO BEDROOM UNITS.

162-MP-86

WATER AND SEWER PLAN

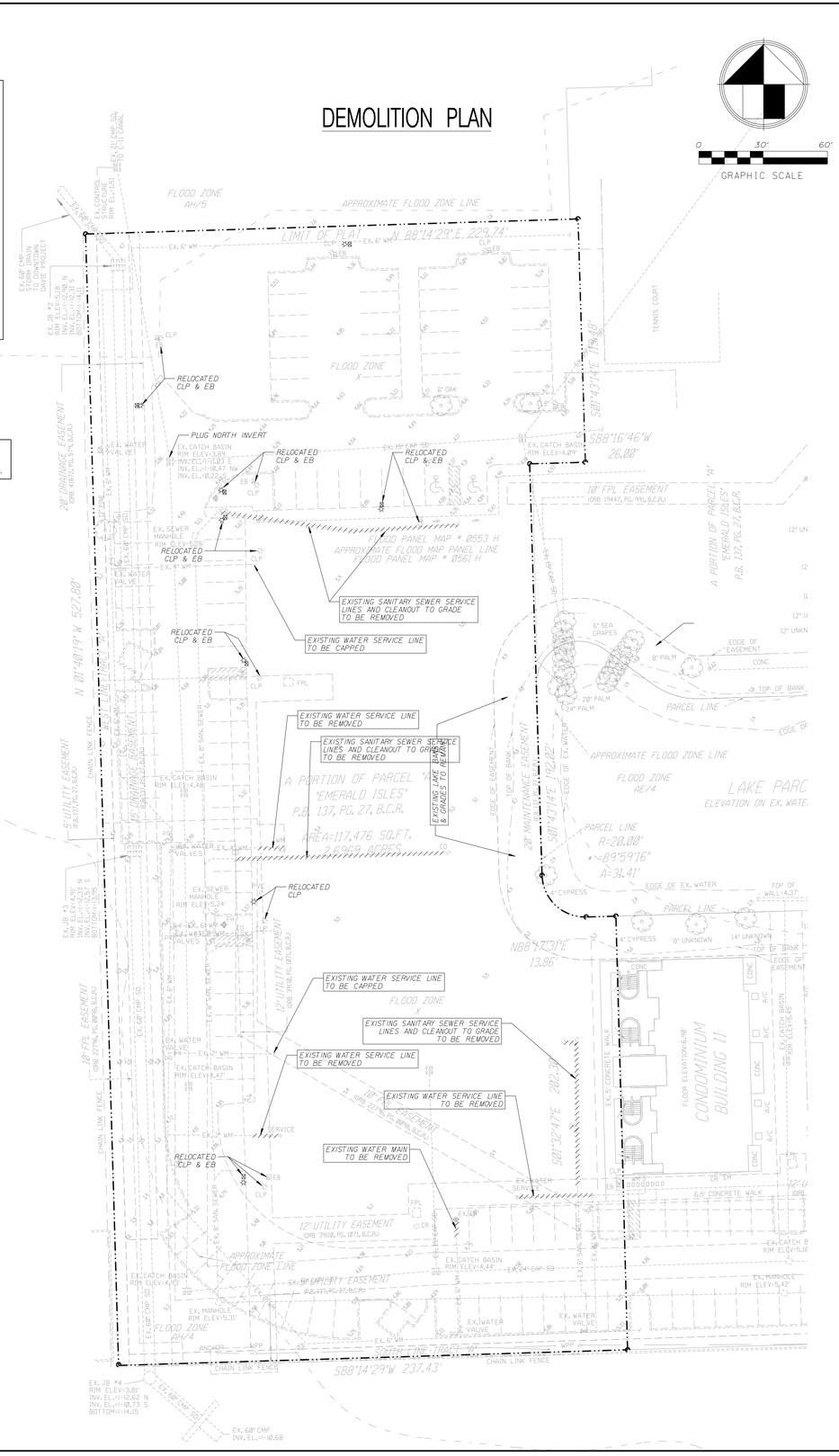


LEGEND

- DOUBLE WATER METER SERVICE
- SINGLE WATER METER SERVICE
- LENGTH, SIZE & TYPE OF WATER MAIN
- FIRE HYDRANT, GATE VALVE & TEE ASSEMBLY
- PROPOSED GATE VALVE
- DOUBLE SEWER LATERAL
- SINGLE SEWER LATERAL
- EXISTING OR FUTURE UTILITIES
- DENOTES PROPERTY LINE
- C.O.T.G. — CLEAN OUT TO GRADE
- EXISTING UTILITIES TO BE REMOVED
- RELOCATED STREET LIGHT
- (P) — DENOTES PRIVATE
- DENOTES POINT OF SERVICE

NOTE:
ALL EXISTING TO UTILTIES
TO REMAIN UNLESS OTHERWISE NOTED.

DEMOLITION PLAN



REVISIONS:
1. REV. PER CBWCDD 1/30/20
2.
3.
4.
5.
6.
7.
8.

CLIENT:
Zona 3 Developers
13860 Alexandria Ct.
Davie, Florida 33325

PROJECT: JASMINE COVE TOWNHOMES
DAVIE FLORIDA

TASK: WATER AND SEWER & DEMOLITION PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
• CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9999
Fax: (954) 986-8635

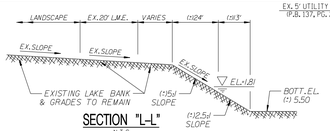
DATE:	SCALE:
Sept. 2019	1"=30'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 190340

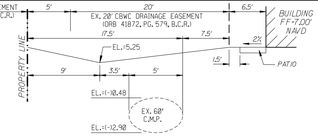
SHEET 005c

GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED
AND SEALED BY ENGINEER

NOTE:
EXISTING UTILITIES AND INFORMATION IS SHOWN WITH A DASHED LINE AND GRAYSCALE.



SECTION "L-L"
N.T.S.



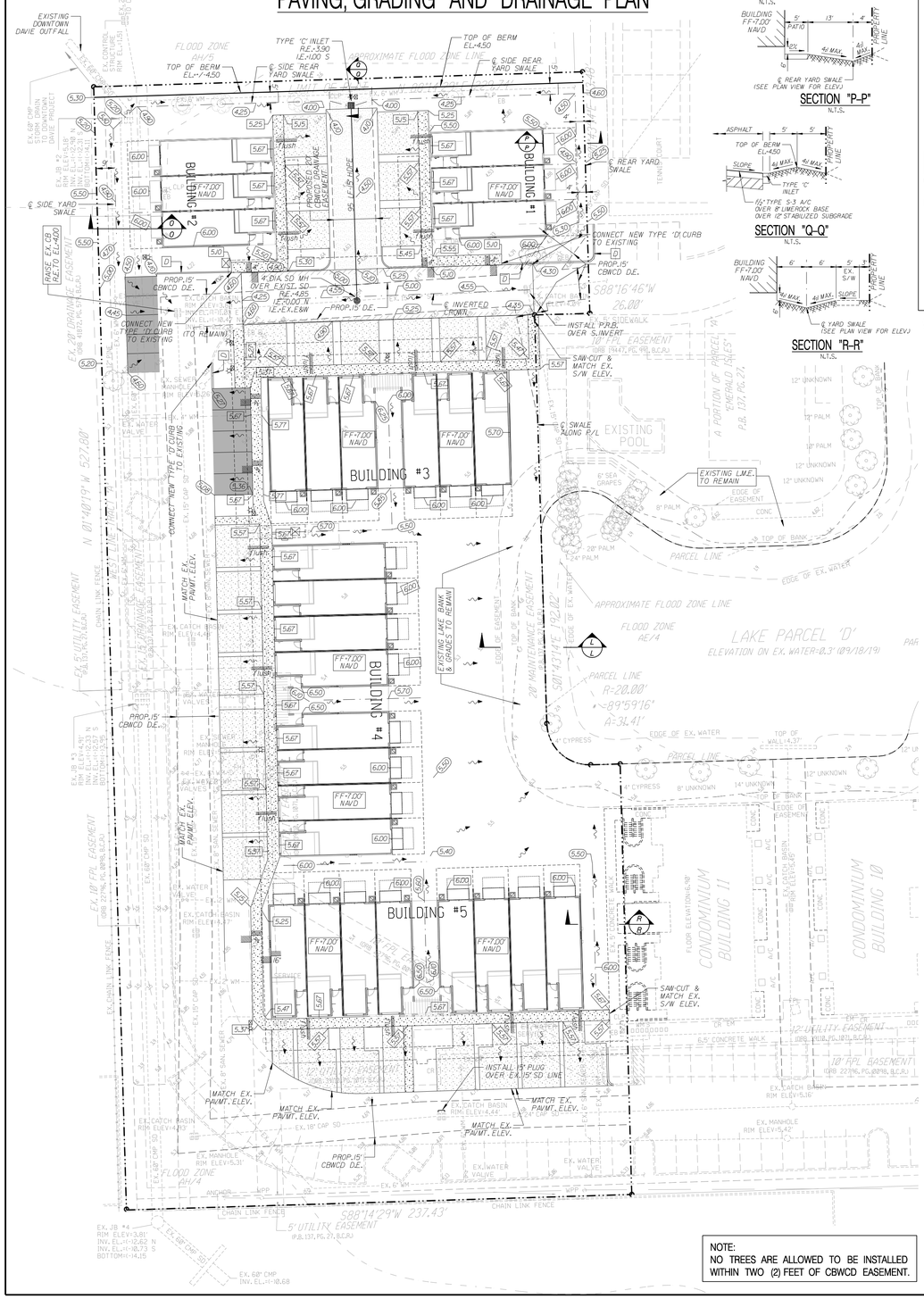
SECTION "O-O"
N.T.S.

SECTION "P-P"
N.T.S.

SECTION "Q-Q"
N.T.S.

SECTION "R-R"
N.T.S.

PAVING, GRADING AND DRAINAGE PLAN



LEGEND

R.E.	RIM ELEVATION
G.E.	GRATE ELEVATION
I.E.	INVERT ELEVATION
D	TYPE 'D' CURB
	DIRECTION OF OVERLAND FLOW
P.R.B.	POLLUTION RETARDANT BASIN
F.F.:	FINISHED FLOOR ELEVATION
	EXISTING OR FUTURE UTILITIES
	EXISTING UTILITIES & CURB TO BE REMOVED
	EXISTING ASPHALT & S/W TO BE REMOVED
	CENTERLINE OF SWALE
	RELOCATED STREET LIGHT
	EXISTING GRADE
6.50	PROPOSED ASPHALT/SOD GRADE
7.20	PROPOSED CONCRETE/PAVER GRADE
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE DRIVE
	PROPOSED 20' CBWCD DRAINAGE EASEMENT
	1½" TYPE S-3 A/C OVER 6" LIMEROCK BASE OVER 12" COMPACTED SUBGRADE
	PAVEMENT RESURFACING TO PROPOSED GRADES
	PROPOSED TOP OF BANK REGRADE AT 4:1 SLOPE

C.B.W.C.D. 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 ControlDistrict.

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 MD).

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.

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 100 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 Secretary 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 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 fin inspection schedule established by the Board of Commissionersi 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 face 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 drawing at the same scale for comparison purposes. As-Built submittals shall it follow the same format 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 crosssection 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.

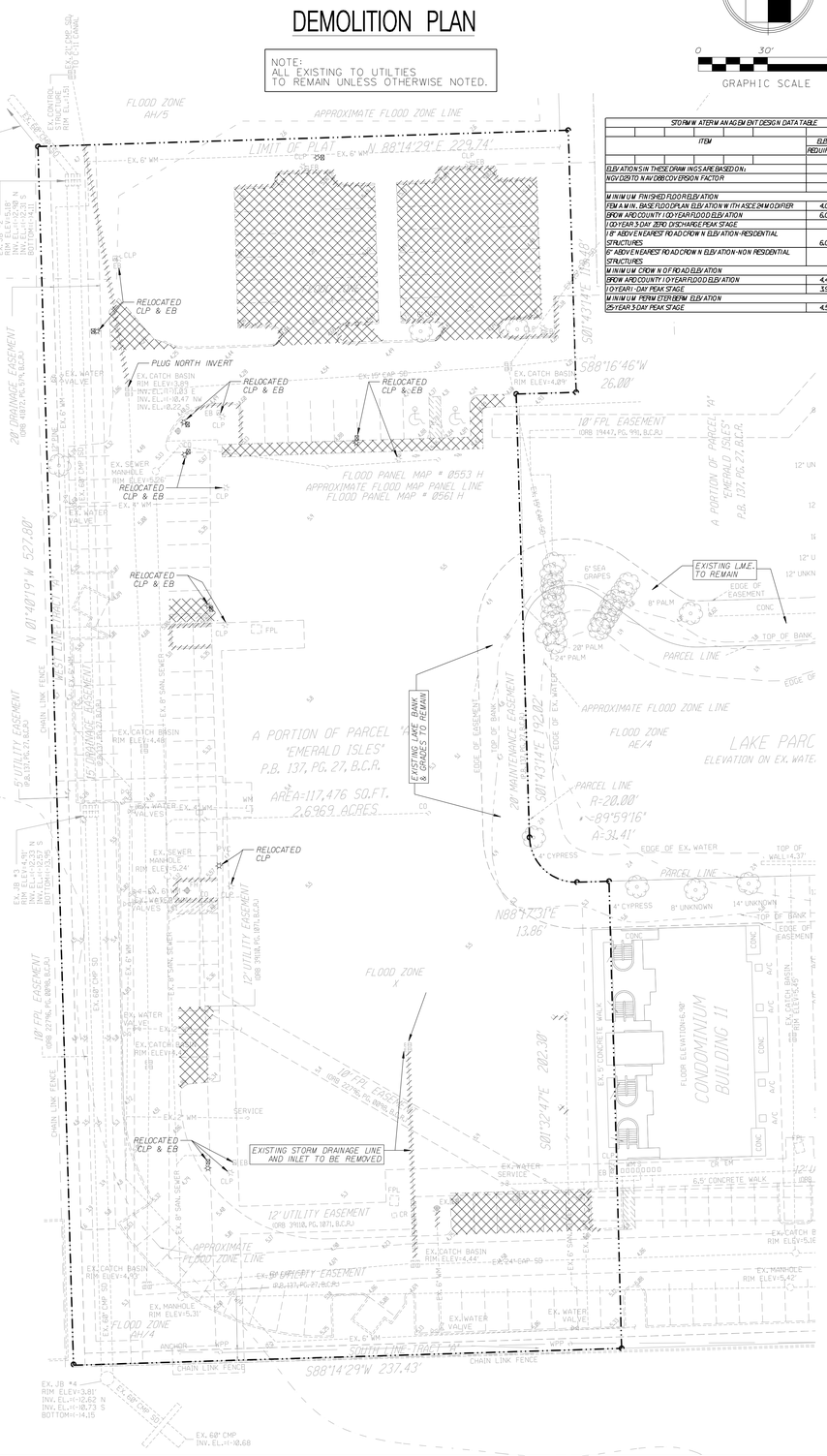
NOTE:
NO TREES ARE ALLOWED TO BE INSTALLED WITHIN TWO (2) FEET OF CBWCD EASEMENT.

NOTE:
ALL ELEVATIONS SHOWN REFER TO NAVD 1988 DATUM TO CONVERT ELEVATIONS TO NGVD 1929 DATUM ADD 1.56 FEET (+1.56').

DEMOLITION PLAN

NOTE:
ALL EXISTING TO UTILTIES TO REMAIN UNLESS OTHERWISE NOTED.

0 30' 60'
GRAPHIC SCALE



STORMWATER MANAGEMENT DESIGN DATA TABLE		
ITEM	ELEVATION IN FEET	
	REQUIRED	PROVIDED
ELEVATIONS IN THESE DRAWINGS ARE BASED ON:	NAVD 88	
NGVD29 TO NAVD88 CONVERSION FACTOR	(+1.56)	
MINIMUM FINISHED FLOOR ELEVATION		
FEMA MIN. BASE FLOOD PLAN ELEVATION WITH ASCE 24 MOD OFFER	4.00	7.00
BROWARD COUNTY 100 YEAR FLOOD ELEVATION	6.00	7.00
100 YEAR 3-DAY ZERO DISCHARGE PEAK STAGE	6.25	7.00
18" ABOVE NEAREST ROAD CROWN ELEVATION-RESIDENTIAL STRUCTURES	6.00	7.00
6" ABOVE NEAREST ROAD CROWN ELEVATION-NON RESIDENTIAL STRUCTURES	N/A	
MINIMUM CROWN OF ROAD ELEVATION		
BROWARD COUNTY 10 YEAR FLOOD ELEVATION	4.44	4.50
10 YEAR-1 DAY PEAK STAGE	3.96	4.50
MINIMUM PERIMETER BERM ELEVATION		
25 YEAR 3 DAY PEAK STAGE	4.57	4.84

REVISIONS:
1. REV. PER CBWCDD 1/30/20
2. REV. PER CBWCDD 2/20/20
3.
4.
5.
6.
7.
8.

CLIENT:

Zona 3 Developers
13860 Alexandria Ct.
Davie, Florida 33325

PROJECT: **JASMINE COVE TOWNHOMES**
DAVIE **FLORIDA**

TASK: **PAVING, GRADING, DRAINAGE AND DEMOLITION PLAN**

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9899
Fax: (954) 986-6865

DATE:	SCALE:
Sept. 2019	1"=30'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.
PROJECT NO. 190340	
SHEET 005b	

GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

STORM WATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION:

OWNER NAME AND ADDRESS:

DESCRIPTION:

SOIL DISTURBING ACTIVITIES
SOIL DISTURBING ACTIVITIES WILL INCLUDE CLEARING,GRADING, STORM SEWER,UTILITIES,AND BUILDING FOUNDATIONS.

RUNOFF CURVE NUMBERS:	CN
1. PRE-CONSTRUCTION	90
2. DURING CONSTRUCTION	80
3. POST-CONSTRUCTION	98

SOILS:

SITE MAPS:

STORMWATER POLLUTION PREVENTION PLANS:
REFER TO SHEETS C400,C401,C402 AND CC403

SITE AREA:
1. TOTAL AREA OWNED: X.XX AC.
2. AREA TO BE DISTURBED: X.XX AC.(PROJECT AREA)

NAME OF RECEIVING WATERS:

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION CAUSED BY STORM WATER RUN OFF.AN EROSION PROTECTION PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINT AIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL,STATE AND LOCAL LAWS. REFER TO CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

DURING CONSTRUCTION,STORM WATER DRAINAGE WILL BE PROVIDED BY UTILIZATION OF THE EXISTING DRAINAGE COLLECTION SYSTEM IN THE STREET RIGHT OF WAY OF POLK STREET AND NORTH 19TH AVENUE.THE EXISTING SYSTEM CONVEYS STORM WATER RUNOFF VIA DRAINAGE PIPES TO THE ATLANTIC OCEAN. AFTER STORMWATER UTILITIES ARE INSTALLED,STORM WATER DRAINAGE WILL BE PROVIDED BY CATCH BASINS,EXFILTRATION TRENCH AND DRAINAGE WELLS. DURING VARIOUS PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL UTILIZE STAKED SILT FENCE AND/OR HAY BALE
S OR OTHER BEST MANAGEMENT PRACTICES AS NECESSARY TO COMPLY WITH THE REQUIREMENTS SET FORTH BY LOCAL,STATE AND FEDERAL REQUIRMENTS.

TIMING OF CONTROLS/MEASURES

IT IS THE CONTRACTOR IS RESPONSIBE FOR THE TIMING OF CONTROLS AND MEASURES AS REQUIRED TO MEET REQUIREMENTS.

CERTIFICATION OF COMPLIANCE WITH FEDERAL,STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL,STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS,THE FOLLOWING PERMITS HAVE BEEN OBTAINED.

- ERP APPLICATION
- BRO COUNTY DPEP

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED.BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM,OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION,THE INFORMATION SUBMITTED IS,TO THE BEST OF MY KNOWLEDGE AND BELIEF,TRUE,ACCURATE,AND COMPLETE.I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION,INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN.IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS.DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

SEQUENCE OF MAJOR ACTIVITIES:

1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES.
2. DEMO AND CLEAR SITE
3. INSTALL UNDERGROUND UTILITIES.
4. COMPLETE FINAL GRADING OPERATIONS.
5. CONTINUE WITH E&S CONTROL MEASURES.
6. START BUILDING FOUNDATION.
7. CONTINUE WITH E&S CONTROL MEASURES.
8. COMPLETE BUILDING CONSTRUCTION.
9. CONTINUE WITH E&S CONTROL MEASURES.
10. COMPLETE CURB AND SIDEWALK CONSTRUCTION
11. REMOVE ACCUMULATED SEDIMENTS FROM STORM WATER MANAGEMENT SYSTEM.

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES.THE SILT FENCES AND HAY BALES WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY PORTIONS OF THE SITE. AS CONSTRUCTION PROCEEDS,THE CONTRACTOR MUST BE DILIGENT TO UN-INSTALL AND RE-INSTALL PORTIONS OR
ALL OF THE SILT FENCE OR HAY BAYS OR TAKE OTHER MEASURES NECESSARY TO MAINTAIN THE SYSTEM IN ACCORDANCE WITH ALL REGULATIONS.

ENDANGERED SPECIES AND CRITICAL HABITAT

1. ARE THERE ENDANGERED SPECIES ON SITE? NO.
2. ARE THERE CRITICAL HABITAT ON SITE? NO.
   IF YES TO EITHER QUESTION,PLEASE EXPLAIN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE GRADING,DRAINAGE & EROSION CONTROL PLAN.IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED,MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE.THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE GRADING,DRAINAGE & EROSION CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES,AS REQUIRED,TO ENSURE THE SITE MEETS ALL FEDERAL,STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE GRADING,DRAINAGE & EROSION CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES (IF APPLICABLE):

1. HAY BALE BARRIER:HAY BALE BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
   C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS.
   D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHERE THERE IS THE POSSIBILITY OF A WASHOUT.IF NECESSARY,MEASURES SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO INSURE AGAINST WASHOUT.

   REFER TO EROSION CONTROL DETAILS FOR CONSTRUCTING THE HAY BALE BARRIER. ALSO REFER TO THE GRADING,DRAINAGE & EROSION CONTROL PLAN FOR PROPER LOCATION
2. FILTER FABRIC BARRIER:FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.

   REFER TO THE EROSION CONTROL DETAILS FOR PROPER CONSTRUCTION OF THE FILTER FABRIC BARRIER.
3. BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.
4. LEVEL SPREADER:A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS.THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL UP IS STABILIZED.THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.
5. STOCKPILING MATERIAL:NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.
6. EXPOSED AREA LIMITATION:THE SURFACE AREA OF OPEN,RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE MINIMIZED.
7. INLET PROTECTION:INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
8. DUST CONTROL: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL TREATMENT WITHIN 30 DAYS SHALL BE STABILIZED.
9. TEMPORARY SEEDING AND MULCHING:SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 8 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.
10. TEMPORARY GRASSING:THE SEEDED OR SEEDED AND MULCHED AREAS) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.
11. TEMPORARY REGRASSING :IF,AFTER 14 DAYS FROM SEEDING,THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 PERCENT GOOD GRASS COVER,THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.
12. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
13. PERMANENT EROSION CONTROL:THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFFSITE FACILITIES.
14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL,AS A MINIMUM,BE SEEDED.THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION.SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.

STRUCTURAL PRACTICES (IF APPLICABLE):

1. TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.
2. TEMPORARY SEDIMENT TRAP:A SEDIMENT TRAP SHALL BE INSTALLED IN A DRAINAGE WAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA.
   THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:
   A. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED,BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL.THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
3. OUTLET PROTECTION:APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY.SILT FENCES & HAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.
4. SEDIMENT BASIN:(NOT APPLICABLE)

OTHER CONTROLS

WASTE DISPOSAL (IF APPLICABLE):

WASTE MATERIALS

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER.THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS.THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL.ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL.NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT.THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS.WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER.SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT.THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE.THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT AS NEEDED TO REMOVE ANY EXCESS MUD,DIRT OR ROCK TRACKED FROM THE SITE.DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

[X] Concrete	[X] Fertilizers	[X] Wood
[X] Asphalt	[X] Petroleum Based Products	[X] Masonry Blocks
[X] Tar	[X] Cleaning Solvents	[X] Roofing Materials
[X] Detergents	[X] Paints	[X] Metal Studs
[ ] _____	[ ] _____	[ ] _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT.

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT,ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND,IF POSSIBLE,UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL ORIGINAL MANUFACTURER'S LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- WHENEVER POSSIBLE,ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED;THEY CONTAIN IMPORTANT PRODUCT INFORMATION.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF,MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER.ONCE APPLIED,FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA.THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE.EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN,THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE.EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS,DUST PANS,MOPS,RAGS, GLOVES,GOGGLES,LIQUID ABSORBENT (I.E.KITTY LITTER OR EQUAL), SAND,SAWDUST,AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY,REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE.A DESCRIPTION OF THE SPILL,WHAT CAUSED IT,AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS,WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING.THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP.THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE,IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

NO MORE THAN 5 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.

ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT. THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT,AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.

ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER.IF A REPAIR IS NECESSARY,IT WILL BE INITIATED WITHIN 24 HOURS OF REPORT.

BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.

- SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT,TEARS,TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS,AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
- THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.
- DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS,WASHOUTS,AND HEALTHY GROWTH.
- A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION.A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
  THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER,ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS,OR STORM WATER MANAGEMENT PLANS.
  THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
- THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS,MAINTENANCE AND REPAIR ACTIVITIES,AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.
- PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPERINTENDENT.THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- WATER FROM WATER LINE FLUSHING
- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

RESPONSIBLE FOR/DUTIES	BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS	SIGNATURE
GENERAL CONTRACTOR		
SUBCONTRACTOR		
SUBCONTRACTOR		
SUBCONTRACTOR		
SUBCONTRACTOR		

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
Zona 3 Developers
13860 Alexandria Ct.
Davie, Florida 33325

PROJECT:
JASMINE COVE TOWNHOMES
DAVIE FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION PLAN

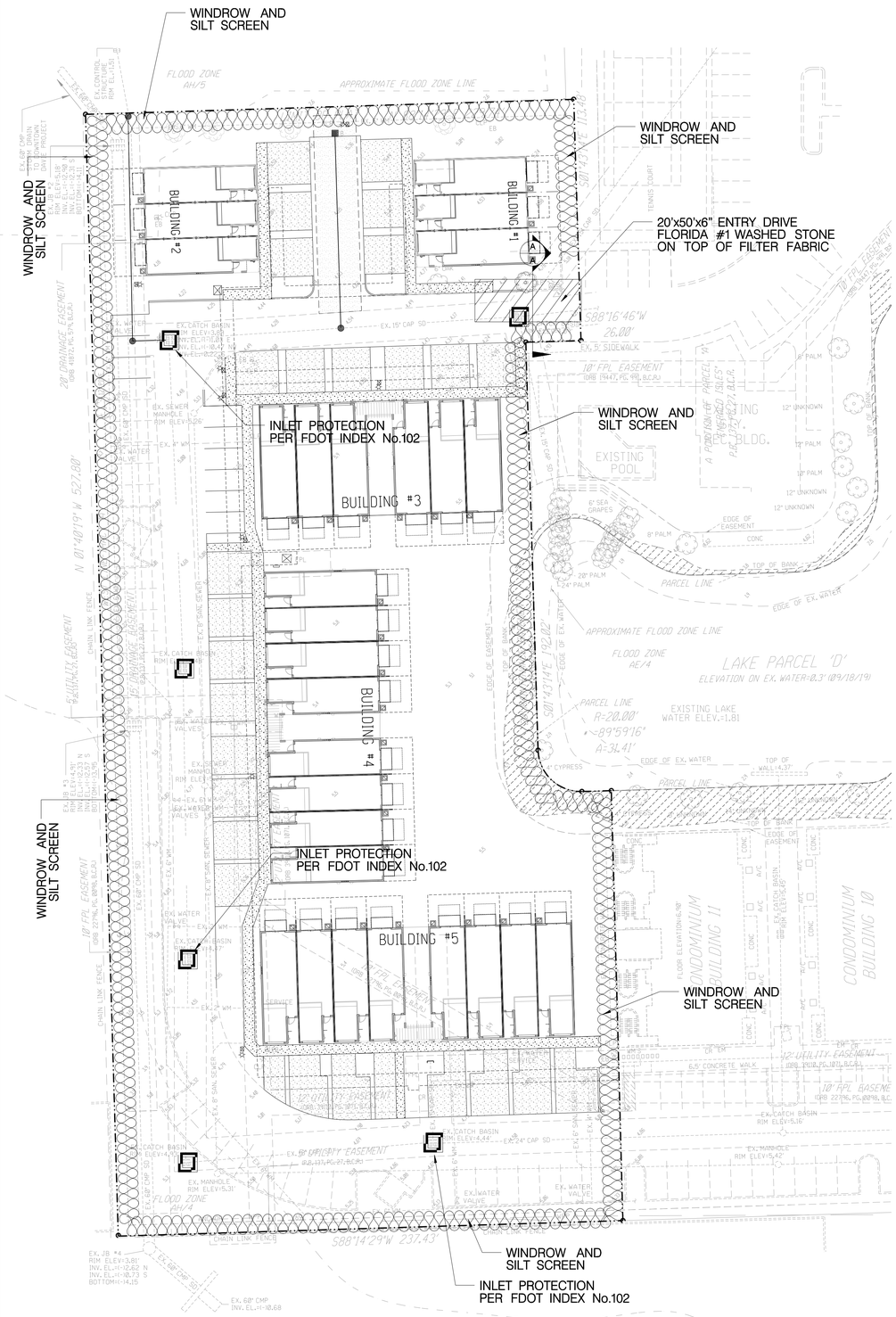
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 8118
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-0899
Fax: (954) 986-6635

DATE:	SCALE:
Sept. 2019	N.T.S.
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 190340

SHEET 005.10

GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

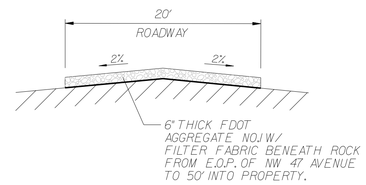


NOTE:
ALL PROPOSED AND OR EXISTING INLETS TO BE PROTECTED FROM INFILTRATION.

LEGEND

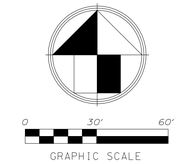
DENOTES WINDROW AND SILT SCREEN ALONG PROPERTY LINE DURING CONSTRUCTION OF GRADING AND DRAINAGE

DENOTES INLET PROTECTION PER FDOT INDEX No.102



SECTION A - A

TEMPORARY CONSTRUCTION ENTRANCE



REVISIONS:
1. REV. PER CBWCDD 1/30/20
2.
3.
4.
5.
6.
7.
8.

CLIENT:
Zona 3 Developers
13860 Alexandria Ct.
Davie, Florida 33325

PROJECT:
JASMINE COVE TOWNHOMES
DAVIE FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION PLAN

GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
CONSTRUCTION MANAGERS
FLORIDA REGISTRATION No. 818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9999
Fax: (954) 986-8635

DATE:	SCALE:
Sept. 2019	1" = 30'
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 190340

SHEET 005g

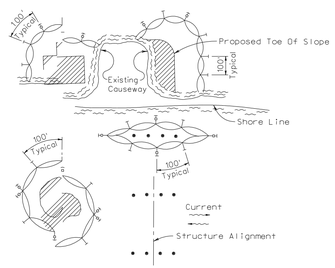
GARY G. BLOOM, P.E.
FLA. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER

GENERAL NOTES

1. Floating turbidity barriers are to be paid for under the contract unit price for Floating Turbidity Barrier, LF.
2. Staked turbidity barriers are to be paid for under the contract unit price for Staked Turbidity Barrier, LF.

LEGEND

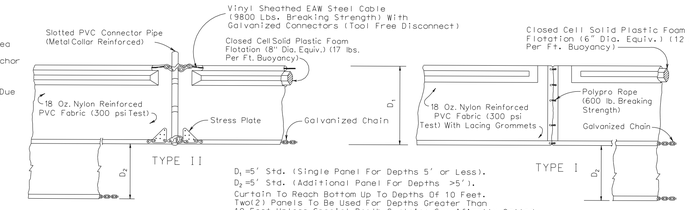
- Pile Locations
- Dredge Or Fill Area
- Mooring Buoy w/Anchor
- Anchor
- Barrier Movement Due To Current Action



NOTES:

1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the Standard Specifications.

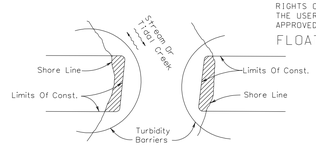
TURBIDITY BARRIER APPLICATIONS



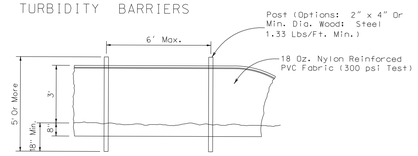
D_1 =5' Std. (Single Panel For Depths 5' or Less).
D_2 =5' Std. (Additional Panel For Depths >5').
Curtain To Reach Bottom Up To Depths Of 10 Feet. Two(2) Panels To Be Used For Depths Greater Than 10 Feet Unless Special Depth Curtains Specifically Called For In The Plans Or As Determined By The Engineer.

NOTICE: COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

FLOATING TURBIDITY BARRIERS

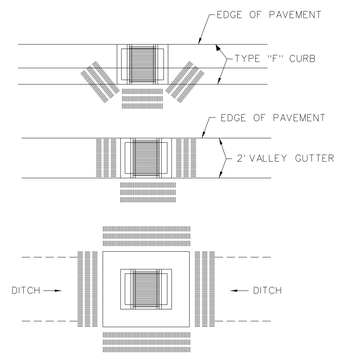


Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however payment will be under the pay item(s) established in the plans for Floating Turbidity Barrier and/or Staked Turbidity Barrier. Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



STAKED TURBIDITY BARRIER

TURBIDITY BARRIER DETAILS PER FDOT INDEX NO. 103



NOTE:
ANCHOR BALES WITH 2- 2"x2"x4' STAKES PER BALE

INLET PROTECTION DETAIL PER FDOT INDEX No.102

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
TO BE COMPLETED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.25 INCHES OR MORE

INSPECTOR..... DATE:.....

INSPECTOR'S QUALIFICATIONS:
.....
.....
.....

DAYS SINCE LAST RAINFALL..... AMOUNT OF LAST RAINFALL ..... INCHES

STABILIZATION MEASURES

INSPECTION AREA DESCRIPTION OF LOCATION	DATE SINCE LAST DISTURBED	DATE OF NEXT DISTURBANCE	STABILIZED ? YES/NO	STABILIZED WITH	CONDITION

STABILIZATION REQUIRED:
.....
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

PAGE 1 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
STRUCTURAL CONTROLS

DATE:.....

EARTH DIKES/BERMS

DIKE OR BERM	FROM	TO	IS DIKE/BERM STABILIZED ?	IS THERE EVIDENCE OF RUNOFF OR OVERTOPPING

MAINTENANCE REQUIRED FOR EARTH DIKE/BERM:
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

DITCH BASIN/CURB INLET/OUTFALL TURBIDITY CONTROLS

STRUCTURE/ OUTFALL	ARE TURBIDITY CONTROLS IN PLACE	ANY EVIDENCE OF CLOGGING/RUNOFF OR BYPASSING ?	ARE TURBIDITY CONTROLS IN NEED OF REPLACING	DOES SILT NEED TO BE REMOVED FROM AROUND CONTROL

MAINTENANCE REQUIRED FOR DITCH BASIN/CURB INLETS/OUTFALL TURBIDITY CONTROLS:
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

PAGE 2 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM
SEDIMENT BASIN

DEPTH OF SEDIMENT IN BASIN	DEPTH OF SEDIMENT SIDE BASIN	ANY EVIDENCE OF OVERTOPPING OF THE EMBANKMENT ?	CONDITION OF OUTFALL FROM SEDIMENT BASIN

MAINTENANCE REQUIRED FOR SEDIMENT BASIN:
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

OTHER CONTROLS
STABILIZED CONSTRUCTION ENTRANCE

DOES MUCH SEDIMENT GET TRACKED ON TO ROAD ?	IS THE GRAVEL CLEAN OR IS IT FILLED WITH SEDIMENT?	DOES ALL TRAFFIC USE THE STABILIZED ENTRANCE TO LEAVE THE SITE ?	IS THE COURSE BENEATH THE ENTRANCE WORN/ED OF APPLICABLE)

MAINTENANCE REQUIRED FOR STABILIZED CONSTRUCTION ENTRANCE:
.....
.....
.....

TO BE PERFORMED BY:..... ON OR BEFORE:.....

PAGE 3 OF 4

PROJECT:

STORM WATER POLLUTION PREVENTION PLAN
INSPECTION AND MAINTENANCE REPORT FORM

CHANGES REQUIRED TO THE POLLUTION PREVENTION PLAN:
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

REASONS FOR CHANGES:
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION,THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF,TRUE, ACCURATE AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION,INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE:.....

DATE:.....

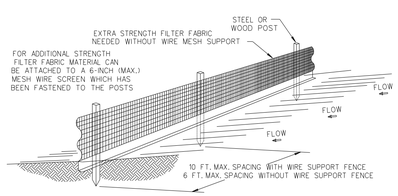
PAGE 4 OF 4

NOTE TO CONTRACTOR:

THIS IS THE CONTRACTORS CERTIFICATION REQUIRED BY THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES),STORM WATER POLLUTION PREVENTION PLAN FOR CONSTRUCTION SITES OVER 1 ACRES.THIS CERTIFICATION MUST BE COMPLETED WEEKLY AND AFTER EVERY RAINFALL EVENT OVER 0.25 INCHES.IT IS SUGGESTED THAT THIS SHEET BE REMOVED FROM THE PLAN SET AND DUPLICATED AS NEEDED BY THE CONTRACTOR.

1. THE INTENT OF EROSION CONTROL MEASURES INDICATED GRAPHICALLY ON PLANS IS TO PROVIDE A BARRIER TO CONTAIN SILT AND SEDIMENT ON THE PROJECT SITE. THIS REPRESENTATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE TEST OF EROSION CONTROL EFFECTIVENESS IS NOT TO BE DETERMINED BY ADHERENCE TO THE REPRESENT SET FORTH ON THE DRAWINGS AND SPECIFICATIONS, BUT BY MEETING THE REGULATIONS SET FORTH BY THE AUTHORITY HAVING JURISDICTION OVER WATER QUALITY CONTROL AND OTHER SEDIMENTATION RESTRICTION REQUIREMENTS IN THE REGION.
2. APPROVED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CLEARING GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBANCE ACTIVITIES, EXCEPT THOSE OPERATIONS NEEDED TO INSTALL SUCH MEASURES.
3. INSPECTION OF ALL EROSION CONTROL MEASURES SHALL BE CONDUCTED WEEKLY, OR AFTER EACH RAINFALL EVENT. REPAIR, AND/OR REPLACEMENT OF SUCH MEASURES SHALL BE MADE PROMPTY, AS NEEDED.
4. KEEP DUST WITHIN TOLERABLE LIMITS BY SPRINKLING OR OTHER ACCEPTABLE MEANS.
5. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FAILURE TO PROPERLY INSTALL AND MAINTAIN EROSION CONTROL PRACTICES SHALL RESULT IN CONSTRUCTION BEING HALTED.
7. DRAINAGE INLETS SHALL BE PROTECTED BY FILTER AND GRADED ROCK AS PER INLET PROTECTION DETAIL.
8. ANY ACCESS ROUTES TO SITE SHALL BE BASED WITH CRUSHED STONE, WHERE PRACTICAL.
9. EROSION CONTROL MEASURES ARE TO BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
10. WHENEVER FEASIBLE, NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED.
11. ALL WORK IS TO BE IN COMPLIANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE CITY OF DELRAY BEACH.
12. DISCHARGE FROM DEWATERING OPERATIONS SHALL BE RETAINED ONSITE IN A CONTAINMENT AREA.

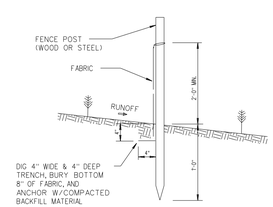
EROSION CONTROL NOTES DETAIL D9.1



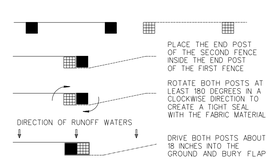
NOTES:

1. THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (90 CM).
2. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
3. POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3 M) APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 12 INCHES (30 CM). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8 M).
4. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES (10 CM) WIDE AND 4 INCHES (10 CM) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
5. WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25 MM) LONG, TIE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (5 CM) AND SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
6. THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8 INCHES (20 CM) OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES (90 CM) ABOVE THE ORIGINAL GROUND SURFACE.
7. THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE FILTER FABRIC.
8. ALL PROJECTS REQUIRE SUBMITTAL OF POLLUTION PREVENTION PLAN (PPP).
9. ALL PROJECTS 1 AC. OR MORE MUST SUBMIT NOTICE OF INTENT (NOI) TO FDEP.

SILT FENCE INSTALLATION DETAIL D 9.1a
Sheet 1 of 2

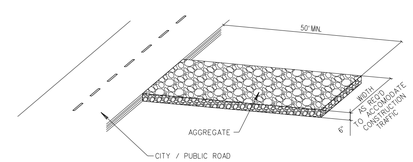


SILT FENCE SECTION
NOT TO SCALE



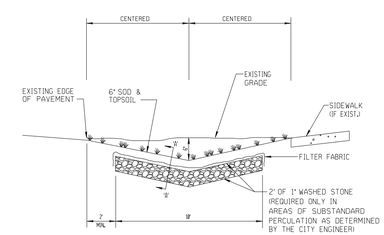
ATTACHING TWO SILT FENCES
NOT TO SCALE

SILT FENCE INSTALLATION DETAIL D 9.1b
Sheet 2 of 2



NOTE:
A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AND CONTAIN AN AGGREGATE LAYER (FDOT AGGREGATE NO.1), AT LEAST 6-INCHES THINK. IT MUST EXTEND TO THE WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA.

STABILIZED CONSTRUCTION ENTRANCE DETAIL D9.1C



SECTION 'A'-'A'
NOT TO SCALE

NOTE:

1. CONTRACTOR TO REPLACE ALL IRRIGATION, TREES & SHRUBBERY IN SWALES DAMAGED DURING CONSTRUCTION.

SWALE REPLACEMENT DETAIL D10.1

REVISIONS:
1. 2. 3. 4. 5. 6. 7. 8.

CLIENT:
Zona 3 Developers
13860 Alexandria Ct.
Davie, Florida 33325

PROJECT:
JASMINE COVE TOWNHOMES
DAVIE FLORIDA

TASK:
STORMWATER POLLUTION PREVENTION PLAN

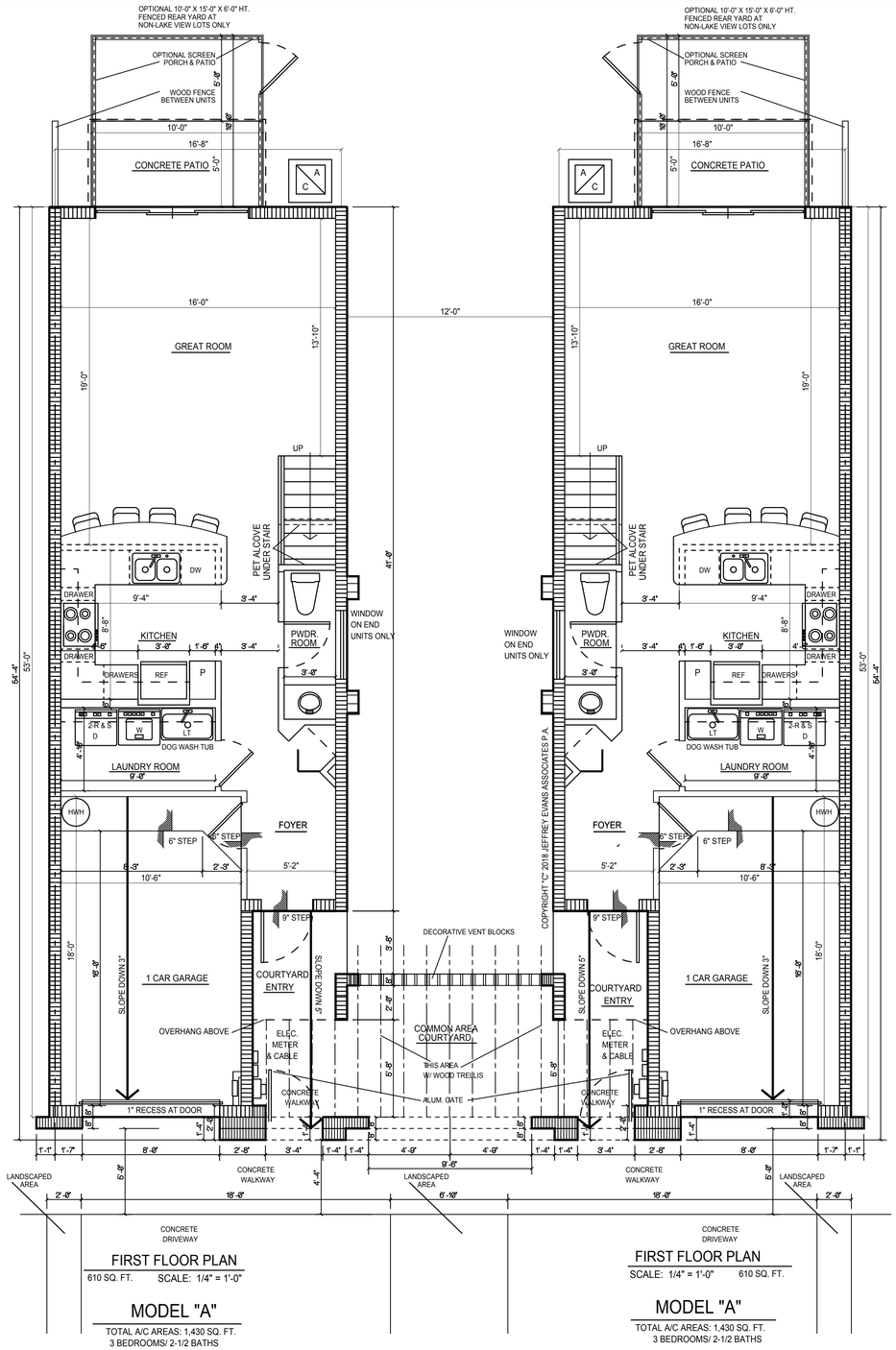
GGB Engineering, Inc.
CIVIL AND FORENSIC ENGINEERS • LAND PLANNERS
FL CONSTRUCTION MANAGERS
FL CERTIFICATE OF AUTHORIZATION No. 8818
2699 Stirling Road, Suite C-202
Fort Lauderdale, Florida 33312
Phone: (954) 986-9890
Fax: (954) 986-6655

DATE:	SCALE:
Sept. 2019	N.T.S.
DESIGNED BY: G.G.B.	DRAWN BY: M.M.

PROJECT NO. 190340

SHEET 005.11

GARY G. BLOOM, P.E.
FL.A. LIC. No. 19832
NOT VALID UNLESS SIGNED AND SEALED BY ENGINEER



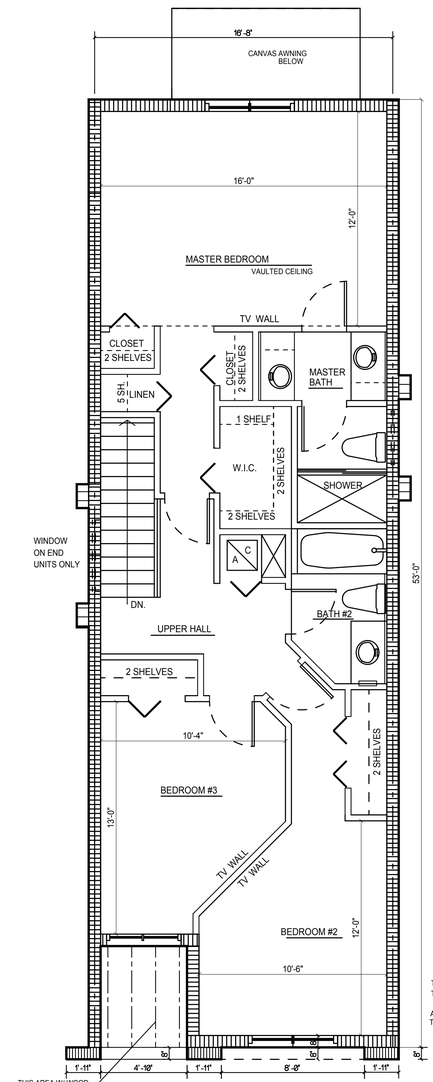
FIRST FLOOR PLAN
610 SQ. FT. SCALE: 1/4" = 1'-0"

MODEL "A"
TOTAL A/C AREAS: 1,430 SQ. FT.
3 BEDROOMS/ 2-1/2 BATHS

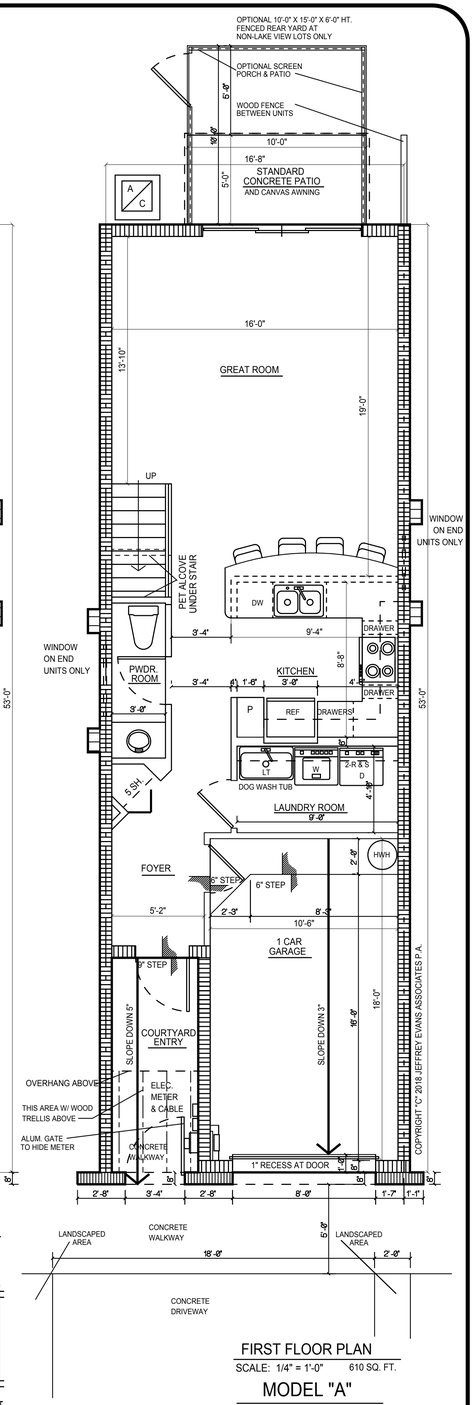
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 610 SQ. FT.

MODEL "A"
TOTAL A/C AREAS: 1,430 SQ. FT.
3 BEDROOMS/ 2-1/2 BATHS

COURTYARD FLOOR PLANS
CENTER UNITS SCALE: 1/4" = 1'-0"

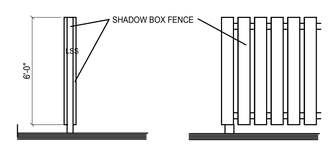


SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 820 SQ. FT.



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0" 610 SQ. FT.

MODEL "A"
TOTAL A/C AREAS: 1,430 SQ. FT.
3 BEDROOMS/ 2-1/2 BATHS



FENCE DETAIL
SCALE: 1/4" = 1'-0"

AREA TABULATIONS

	1	2	3	4	5	6	7
	1st FL.	2nd FL.	COVERED ENTRY	1 CAR GARAGE	COVERED PORCHES	TOTAL A/C UNIT AREAS	TOTAL UNIT AREAS
						AREAS: 1&2	AREA:1,2,3,4,5
MODEL "B" 3 BDRMS. 2-1/2 BATHS	610 SQ. FT.	820 SQ. FT.	33 SQ. FT.	212 SQ. FT.	1ST. FLOOR 50 SQ. FT.	1,430 SQ. FT.	1,725 SQ. FT.

Jeffrey Evans associates p.a.
ARCHITECTURE AND PLANNING
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
FLORIDA REGISTRATION # 8350

REVISIONS

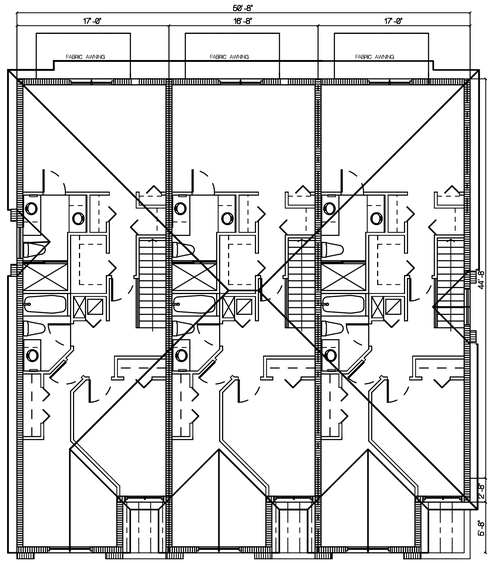
FLOOR PLANS

JASMINE COVE
TOWNHOMES
FOR
ZONA 4 DEVELOPERS LLC
TOWN OF DAVIE FLORIDA

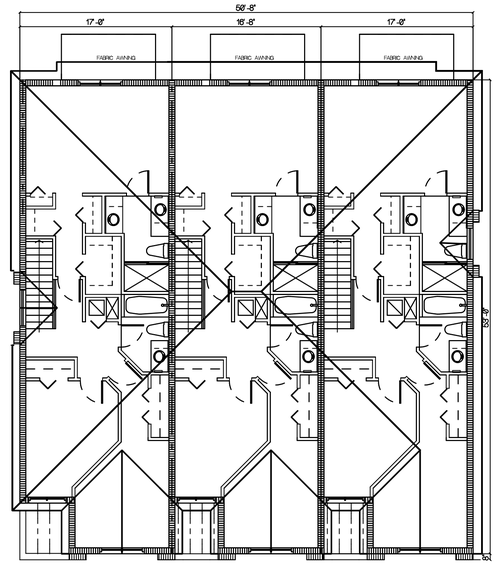
PROJECT NUMBER 18001
DATE 10/8/19
DRAWN BY JE
APPROVED BY JE

FLOOR PLANS

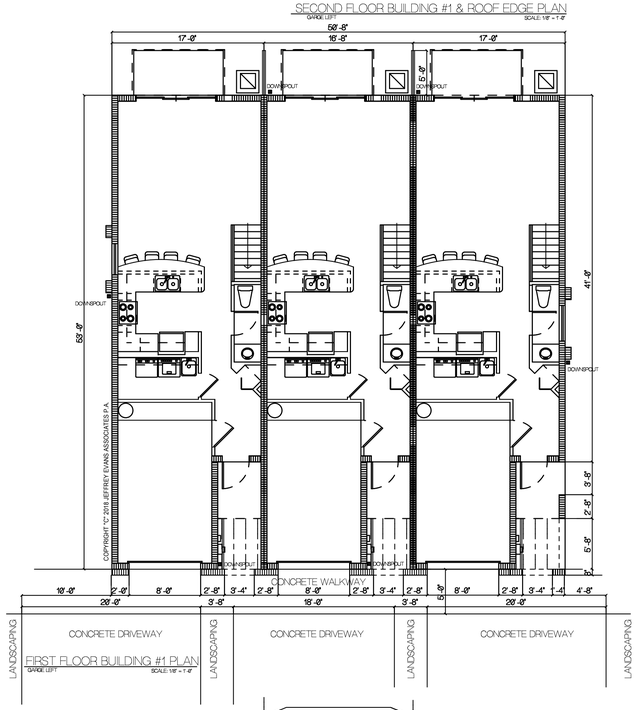
SHEET NUMBER
A-2
OF
14



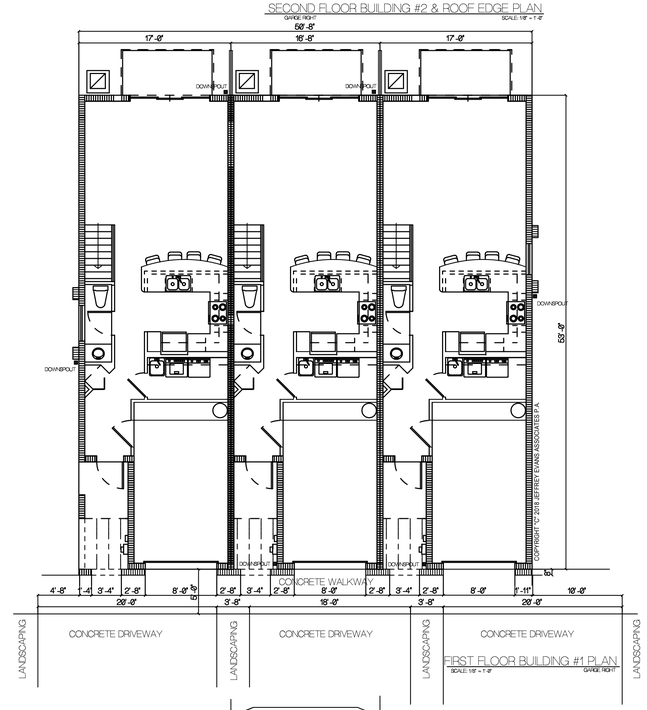
SECOND FLOOR BUILDING #1 & ROOF EDGE PLAN
GARGE LEFT
SCALE: 1/8" = 1'-0"



SECOND FLOOR BUILDING #2 & ROOF EDGE PLAN
GARGE RIGHT
SCALE: 1/8" = 1'-0"

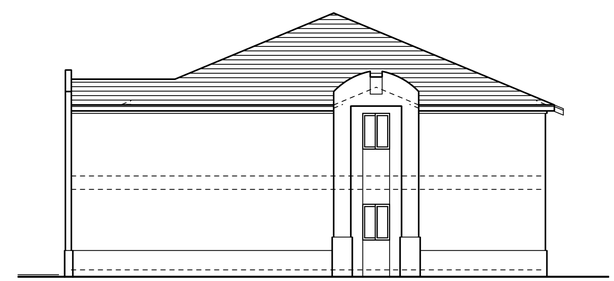


FIRST FLOOR BUILDING #1 PLAN
GARGE LEFT
SCALE: 1/8" = 1'-0"



FIRST FLOOR BUILDING #1 PLAN
GARGE RIGHT
SCALE: 1/8" = 1'-0"

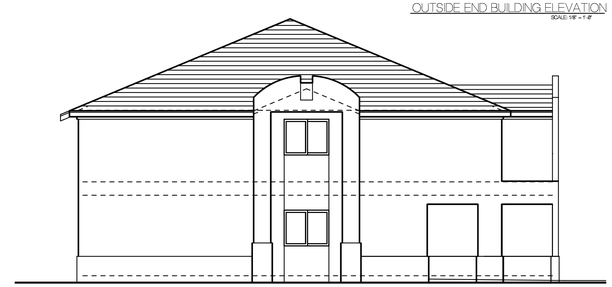
1/2 OF REAR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



OUTSIDE END BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING FRONT ELEVATION
BUILDING 1
SCALE: 1/8" = 1'-0"

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



ENTRY SIDE BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING
FLORIDA REGISTRATION # 8350

REVISIONS

1/8" SCALE- 3 UNIT BUILDING PLAN

JASMINE COVE TOWNHOMES
FOR
ZONA 4 DEVELOPERS LLC

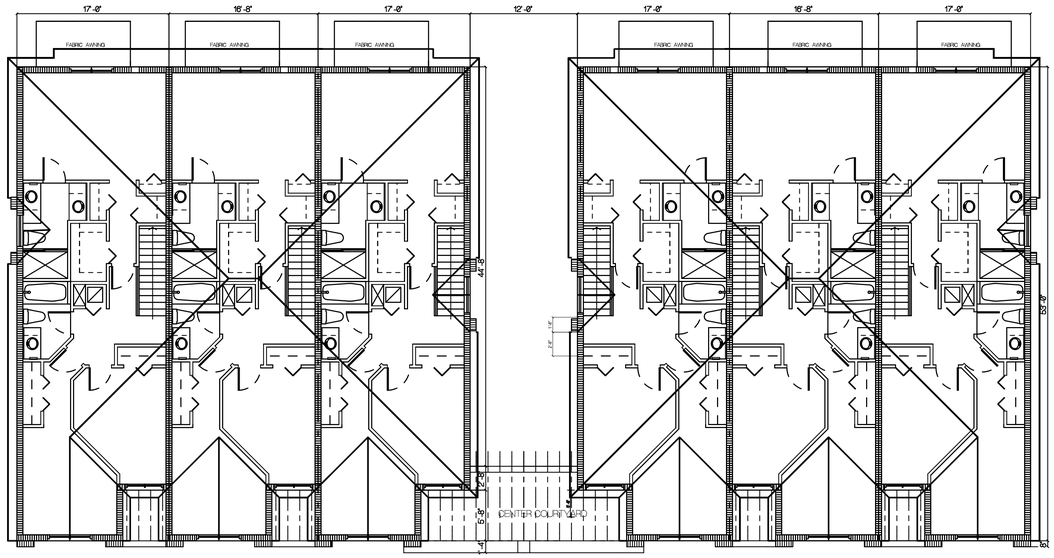
TOWN OF DAVIE, FLORIDA

PROJECT NUMBER	DRAWN BY	APPROVED BY
18001	JE	JE
DATE 9/23/19		

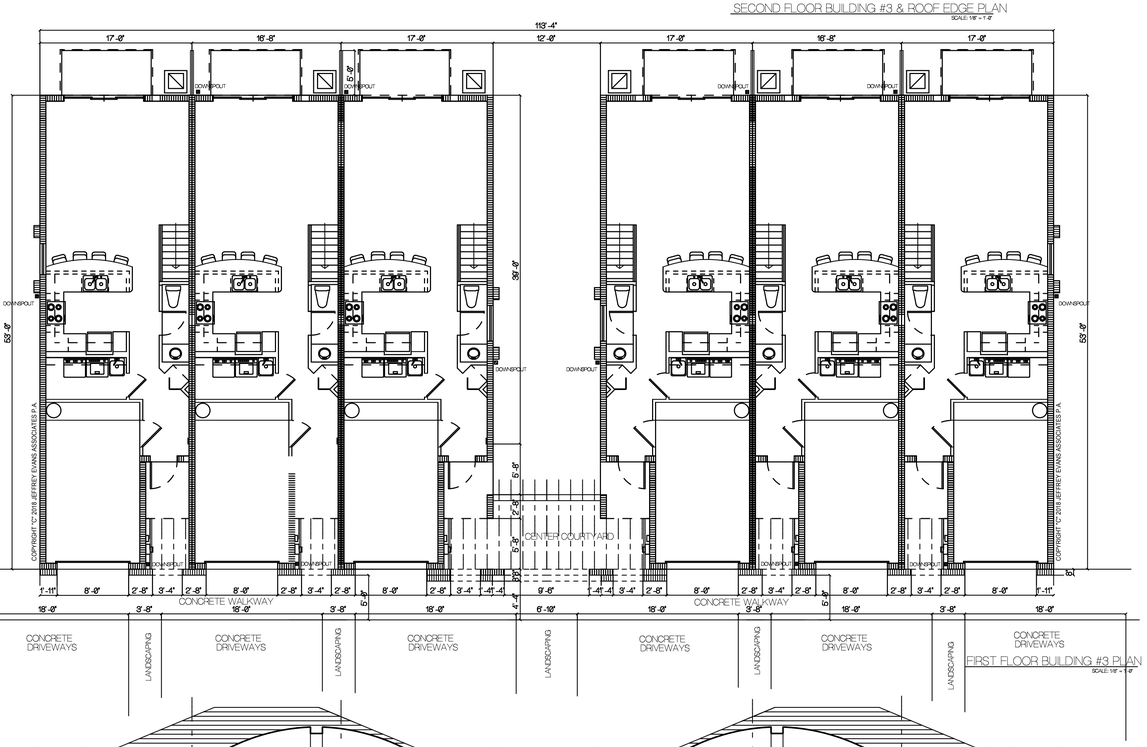
3 UNIT BUILDING TYPE

SHEET NUMBER

A-3
OF
14



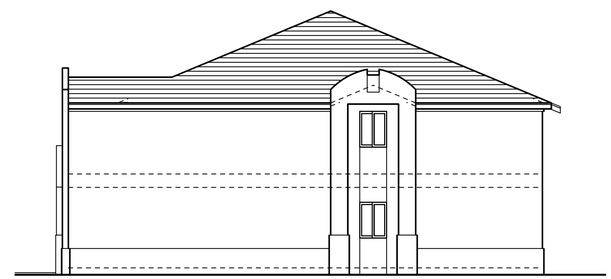
SECOND FLOOR BUILDING #3 & ROOF EDGE PLAN
SCALE: 1/8" = 1'-0"



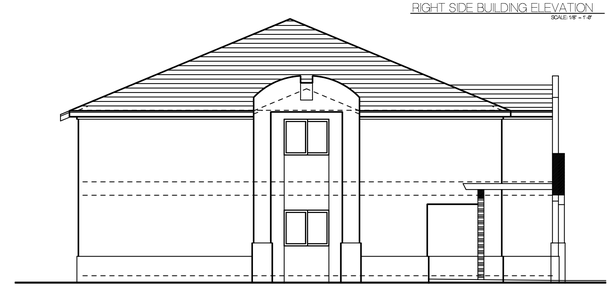
FIRST FLOOR BUILDING #3 PLAN
SCALE: 1/8" = 1'-0"

BUILDING #3 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1/2 OF REAR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



COURTYARD LEFT SIDE BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING
FLORIDA REGISTRATION # 8350

REVISIONS

1/8" SCALE- 6 UNIT BUILDING PLAN

JASMINE COVE TOWNHOMES
FOR
ZONA 4 DEVELOPERS LLC

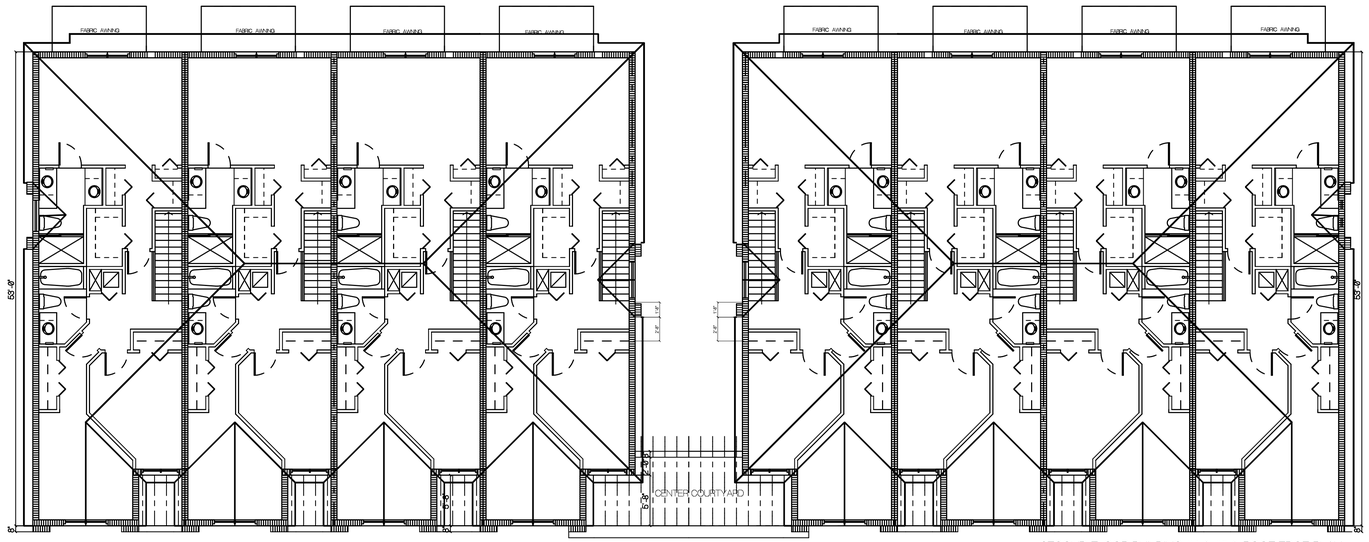
TOWN OF DAVIE, FLORIDA

PROJECT NUMBER	DATE	DRAWN BY	APPROVED BY
18001	9/23/19	JE	JE

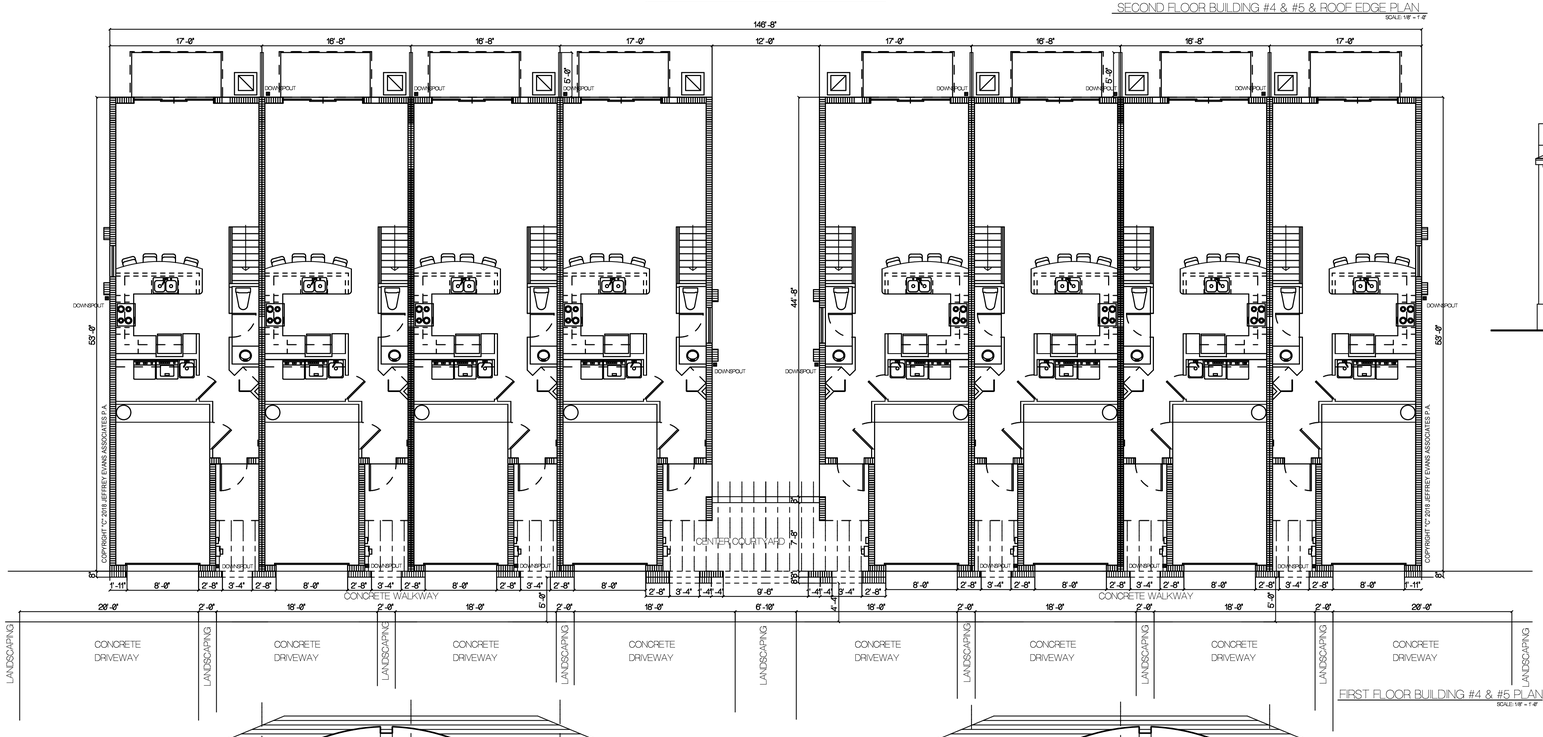
6 UNIT BUILDING TYPE

SHEET NUMBER

A-5
OF
14

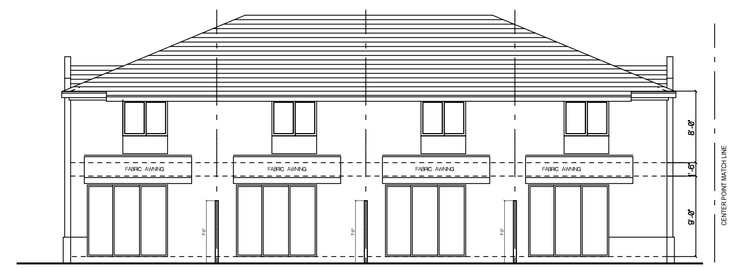


SECOND FLOOR BUILDING #4 & #5 & ROOF EDGE PLAN
SCALE: 1/8" = 1'-0"

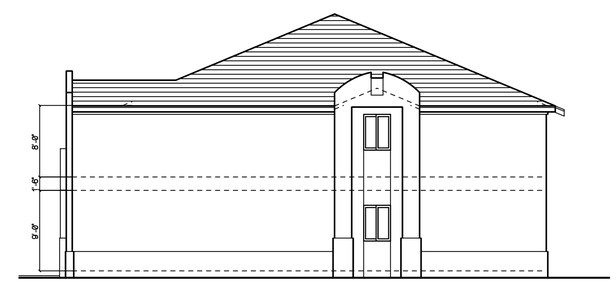


FIRST FLOOR BUILDING #4 & #5 PLAN
SCALE: 1/8" = 1'-0"

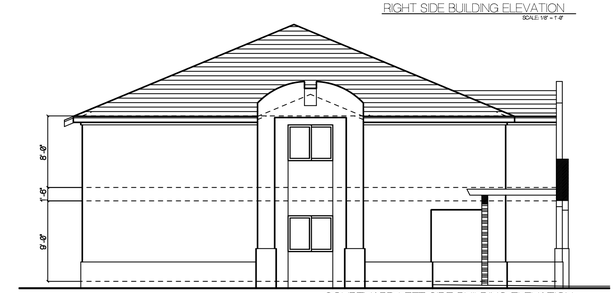
BUILDING #4 & #5 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1/2 OF REAR BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



COURTYARD LEFT SIDE BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING
FLORIDA REGISTRATION # 8350

REVISIONS

1/8" SCALE - 8 UNIT BUILDING PLAN

JASMINE COVE TOWNHOMES
FOR
ZONA 4 DEVELOPERS LLC

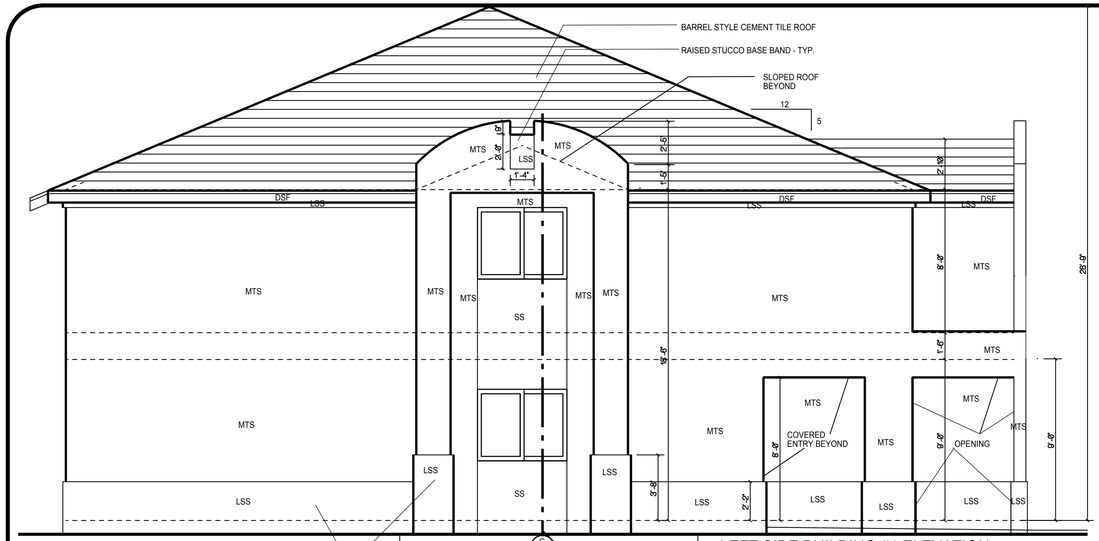
TOWN OF DAVIE, FLORIDA

PROJECT NUMBER	DATE	DRAWN BY	APPROVED BY
18001	9/23/19	JE	JE

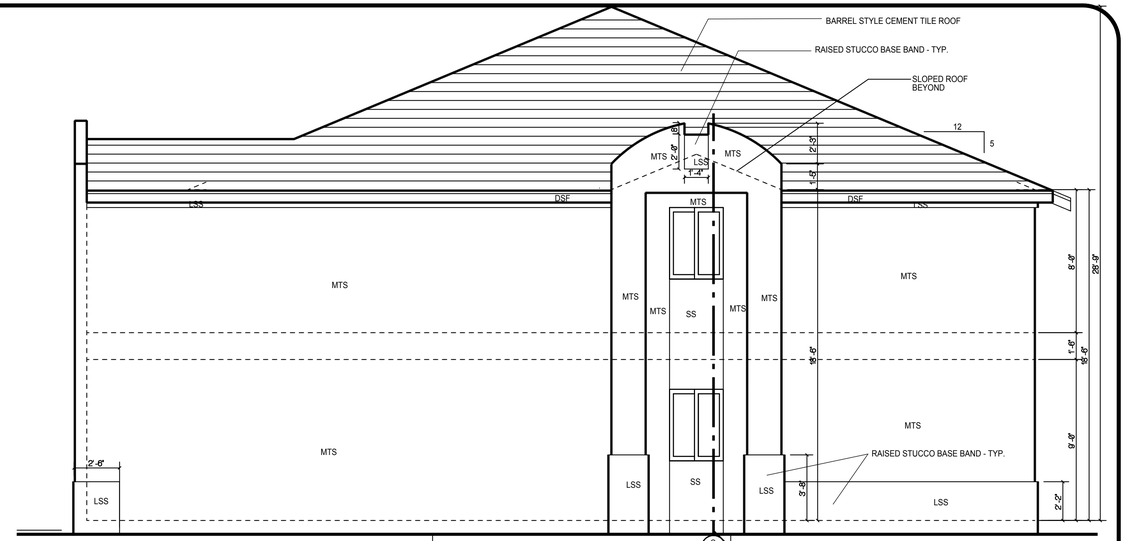
8 UNIT BUILDING TYPE

SHEET NUMBER

A-7
OF
14

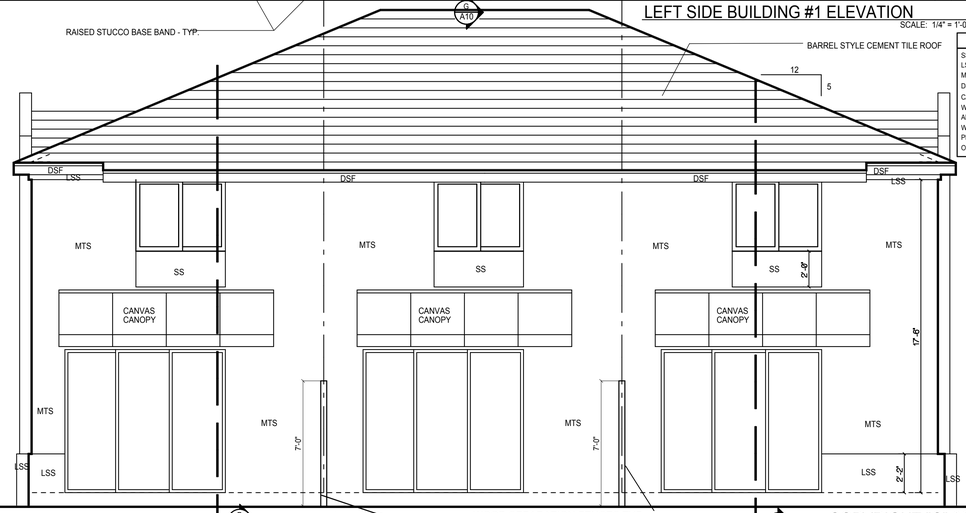


LEFT SIDE BUILDING #1 ELEVATION
SCALE: 1/4" = 1'-0"

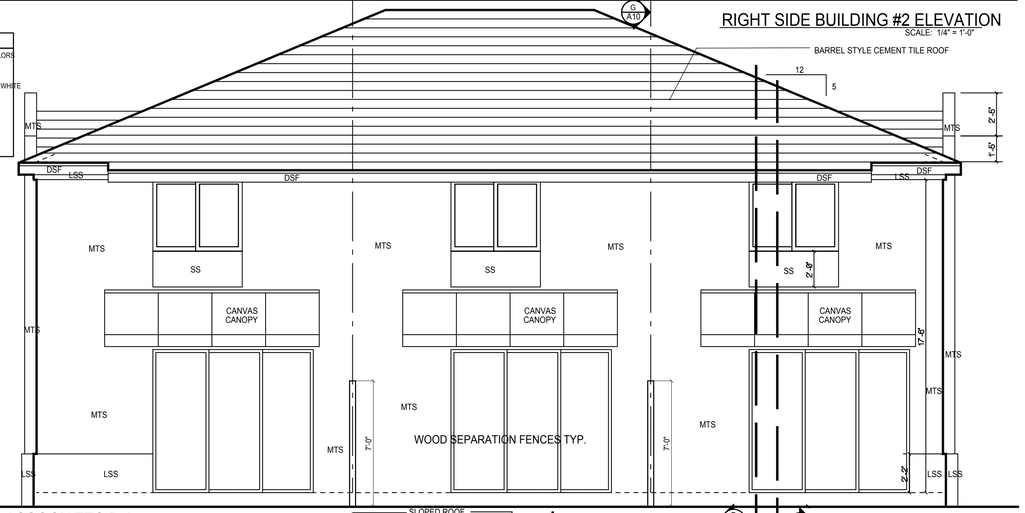


RIGHT SIDE BUILDING #2 ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SELECTIONS
SS = SMOOTH STUCCO COLOR - 3 TROPICAL COLORS
LSS = SMOOTH STUCCO - SAND COLOR
MTS = TEXTURED STUCCO WHITE COLOR
DSF = FASCIAS & GUTTER COLOR-DOWNSPOUTS WHITE
CANVAS = COLOR
WOOD TRELLIS = COLOR
ALUM. GATE = COLOR
WOOD FENCE = COLOR
PRE-FINISHED GAR. DOORS = COLOR
OPEN CELL BLOCK WALL = COLOR

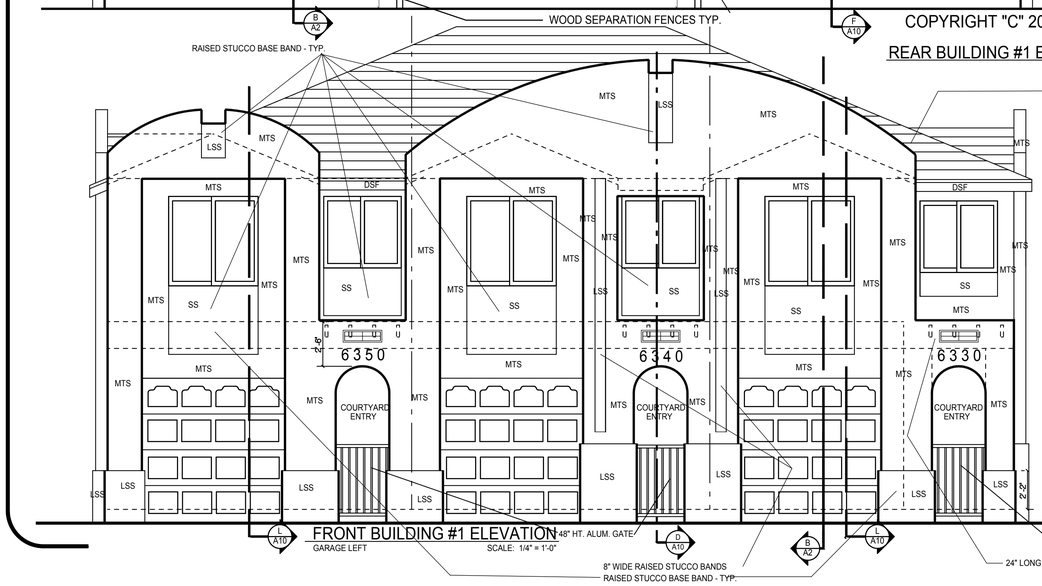


REAR BUILDING #1 ELEVATION
SCALE: 1/4" = 1'-0"

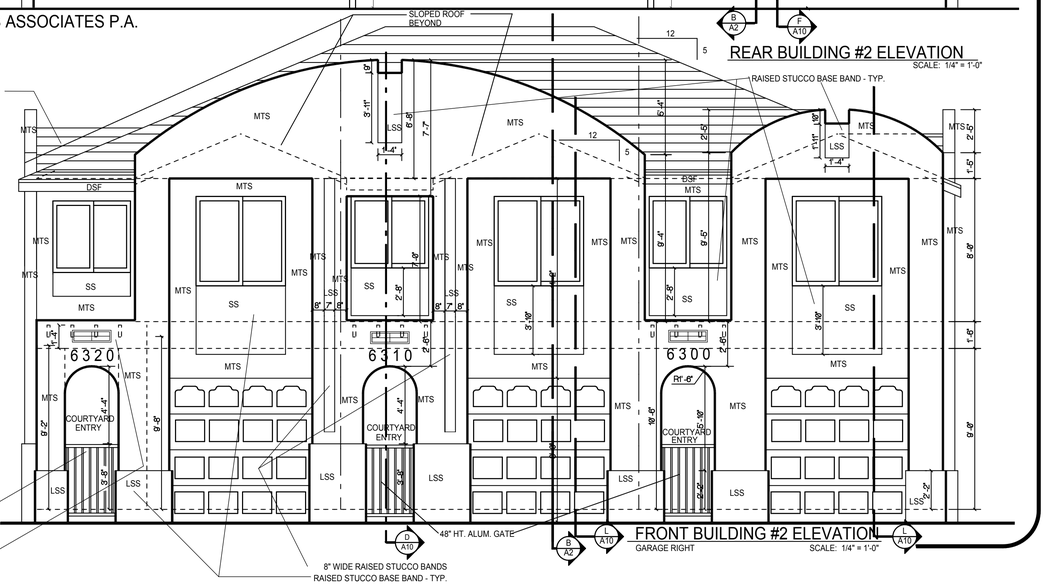


REAR BUILDING #2 ELEVATION
SCALE: 1/4" = 1'-0"

COPYRIGHT "C" 2018 JEFFREY EVANS ASSOCIATES P.A.



FRONT BUILDING #1 ELEVATION
GARAGE LEFT
SCALE: 1/4" = 1'-0"



FRONT BUILDING #2 ELEVATION
GARAGE RIGHT
SCALE: 1/4" = 1'-0"

Jeffrey Evans associates p.a.
ARCHITECTURE AND PLANNING
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
FLORIDA REGISTRATION # 8350

REVISIONS

1/4" ELEVATIONS - 3 UNIT BUILDING

JASMINE COVE TOWNHOMES

FOR

ZONA 4 DEVELOPERS LLC

TOWN OF DAVIE FLORIDA

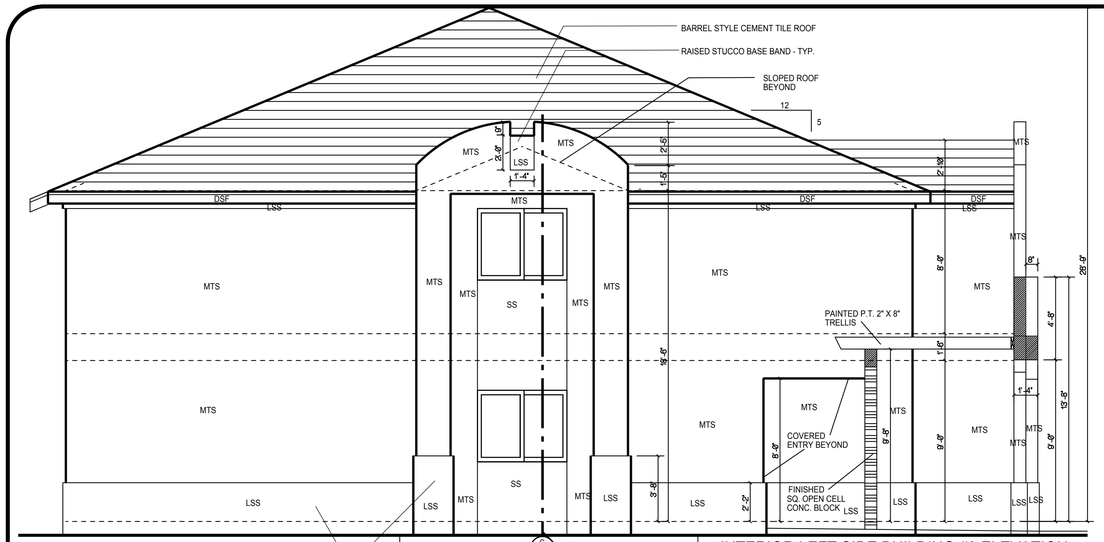
PROJECT NUMBER	DATE	DRAWN BY	APPROVED BY
18001	8/12/19	JE	JE

ELEV- 3 UNIT BLDG

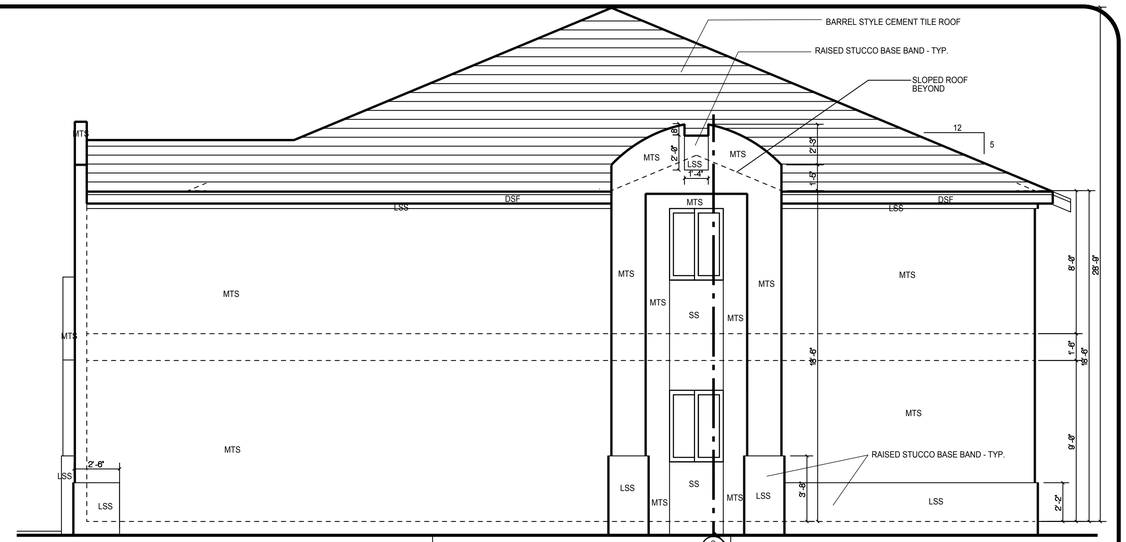
SHEET NUMBER

A-4

OF 14



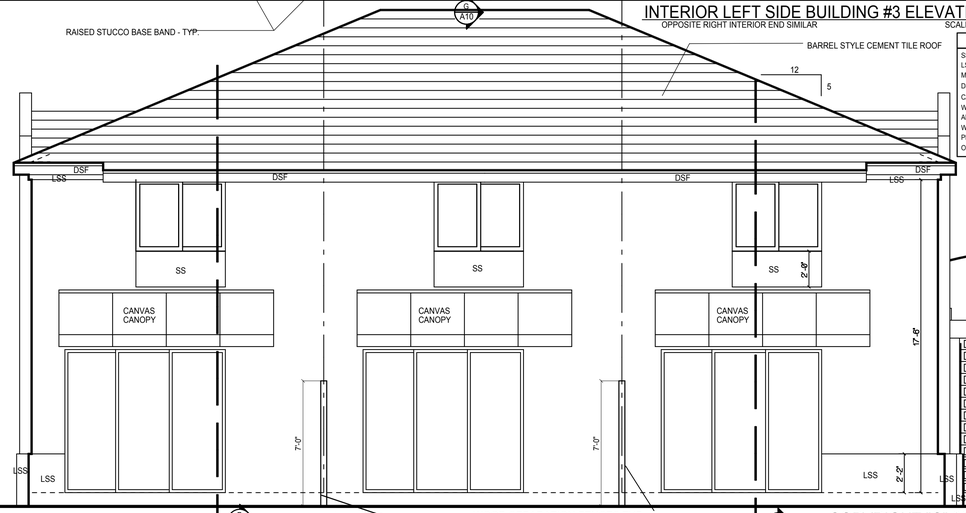
INTERIOR LEFT SIDE BUILDING #3 ELEVATION
OPPOSITE RIGHT INTERIOR END SIMILAR
SCALE: 1/4" = 1'-0"

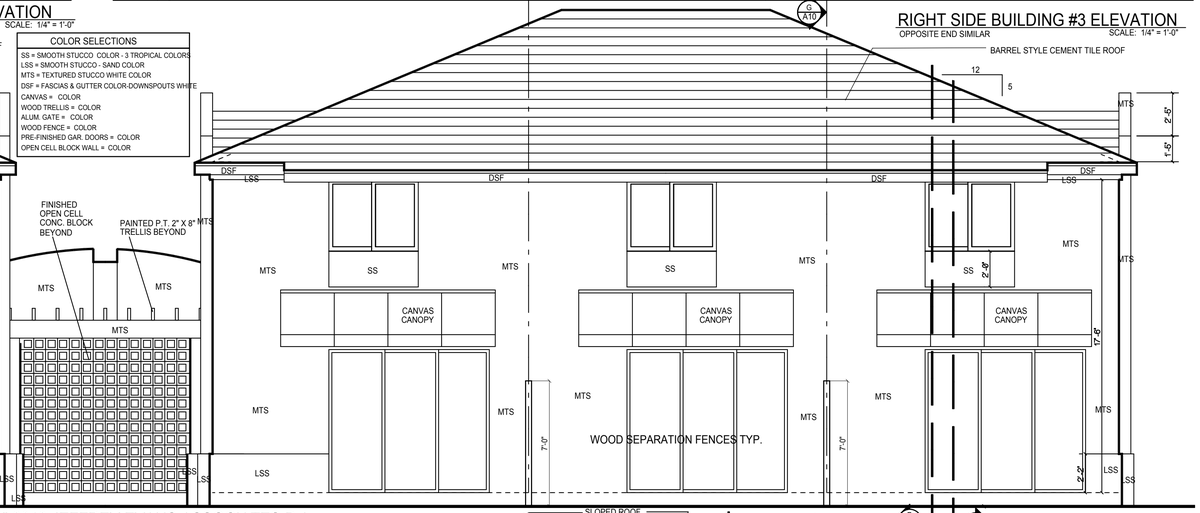


RIGHT SIDE BUILDING #3 ELEVATION
OPPOSITE END SIMILAR
SCALE: 1/4" = 1'-0"

COLOR SELECTIONS

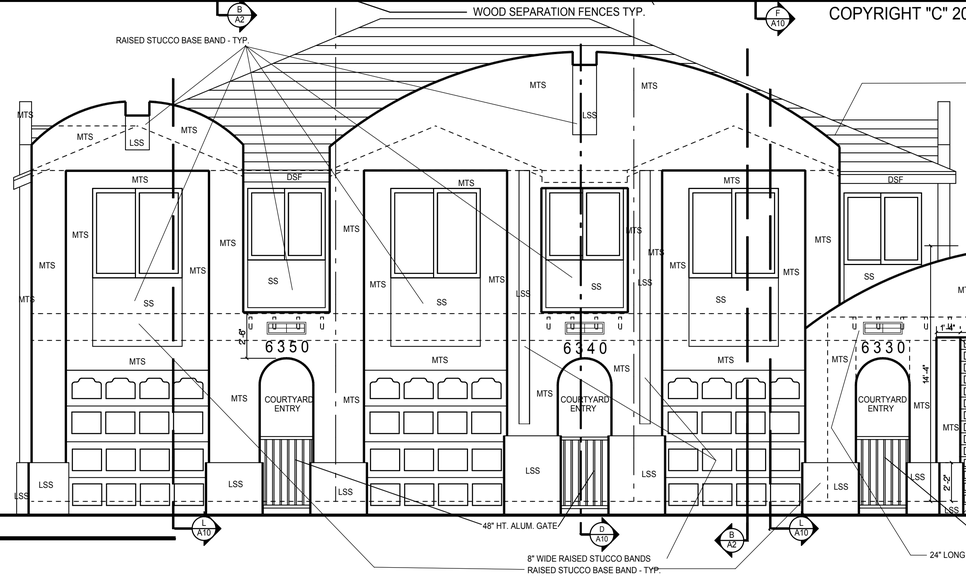
SS = SMOOTH STUCCO COLOR - 3 TROPICAL COLORS
LSS = SMOOTH STUCCO - SAND COLOR
MTS = TEXTURED STUCCO WHITE COLOR
DSF = FASCIAS & GUTTER COLOR-DOWNSPOUTS WHITE
CANVAS = COLOR
WOOD TRELLIS = COLOR
ALUM. GATE = COLOR
WOOD FENCE = COLOR
PRE-FINISHED GAR. DOORS = COLOR
OPEN CELL BLOCK WALL = COLOR

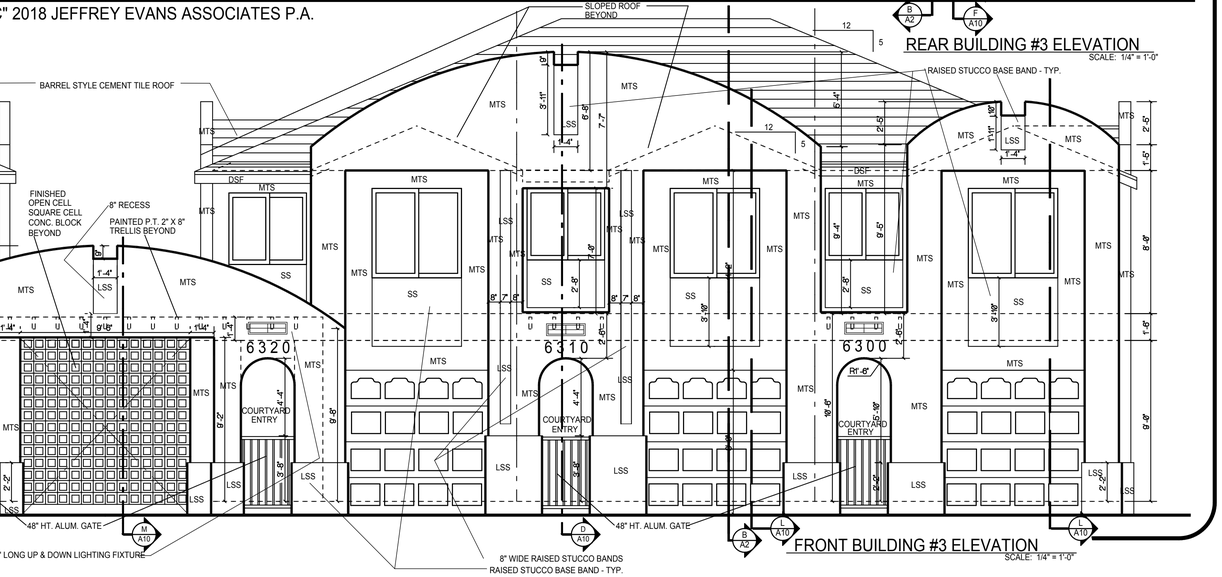




COPYRIGHT "C" 2018 JEFFREY EVANS ASSOCIATES P.A.

REAR BUILDING #3 ELEVATION
SCALE: 1/4" = 1'-0"





FRONT BUILDING #3 ELEVATION
SCALE: 1/4" = 1'-0"

Jeffrey Evans associates p.a.
ARCHITECTURE AND PLANNING
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
FLORIDA REGISTRATION # 8350

REVISIONS

1/4" ELEVATIONS - 6 UNIT BUILDING

JASMINE COVE TOWNHOMES

FOR

ZONA 4 DEVELOPERS LLC

TOWN OF DAVIE, FLORIDA

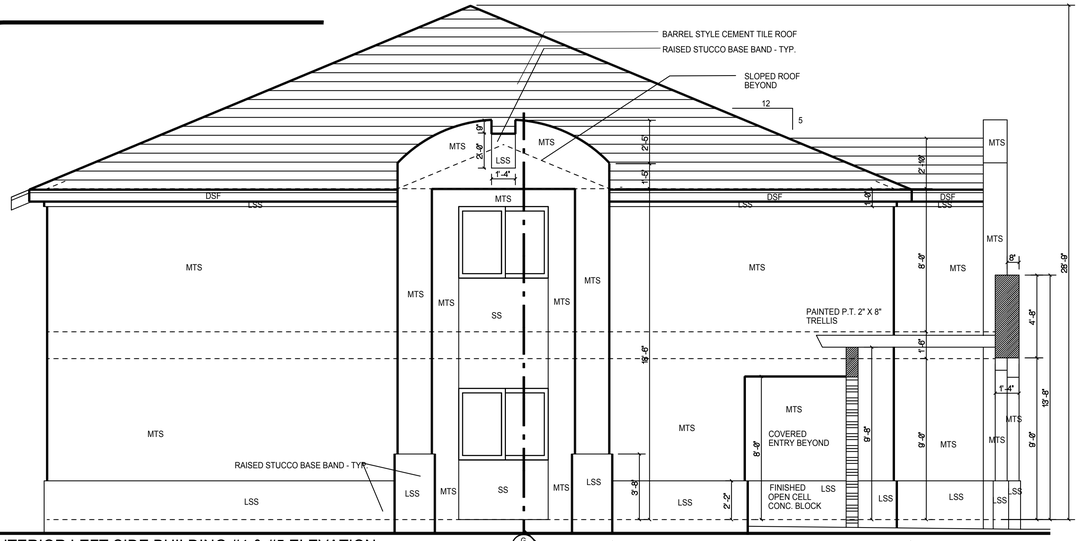
PROJECT NUMBER	DATE	DRAWN BY	APPROVED BY
18001	8/12/19	JE	JE

ELEV- 6 UNIT BLDG

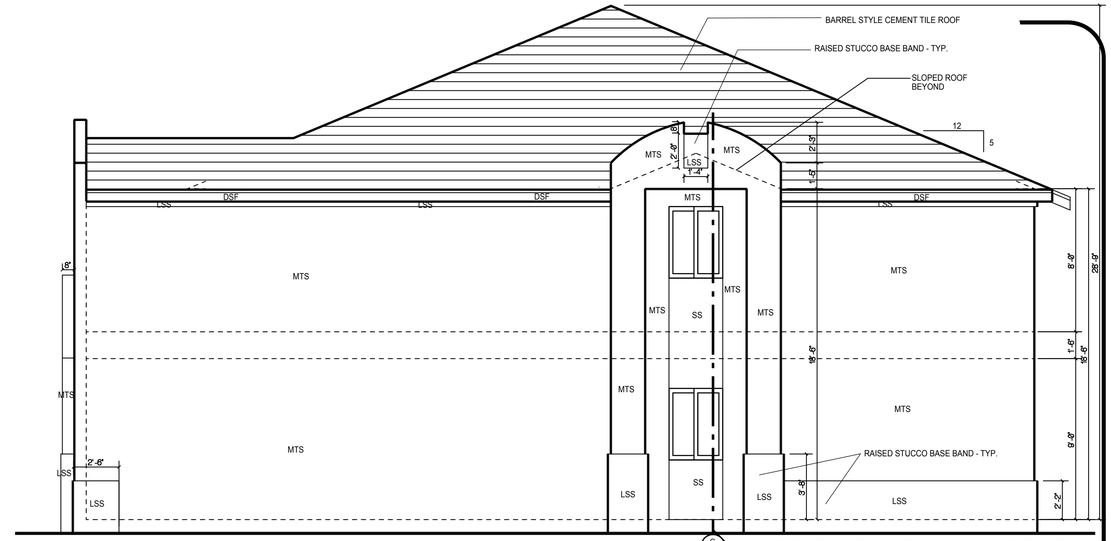
SHEET NUMBER

A-6

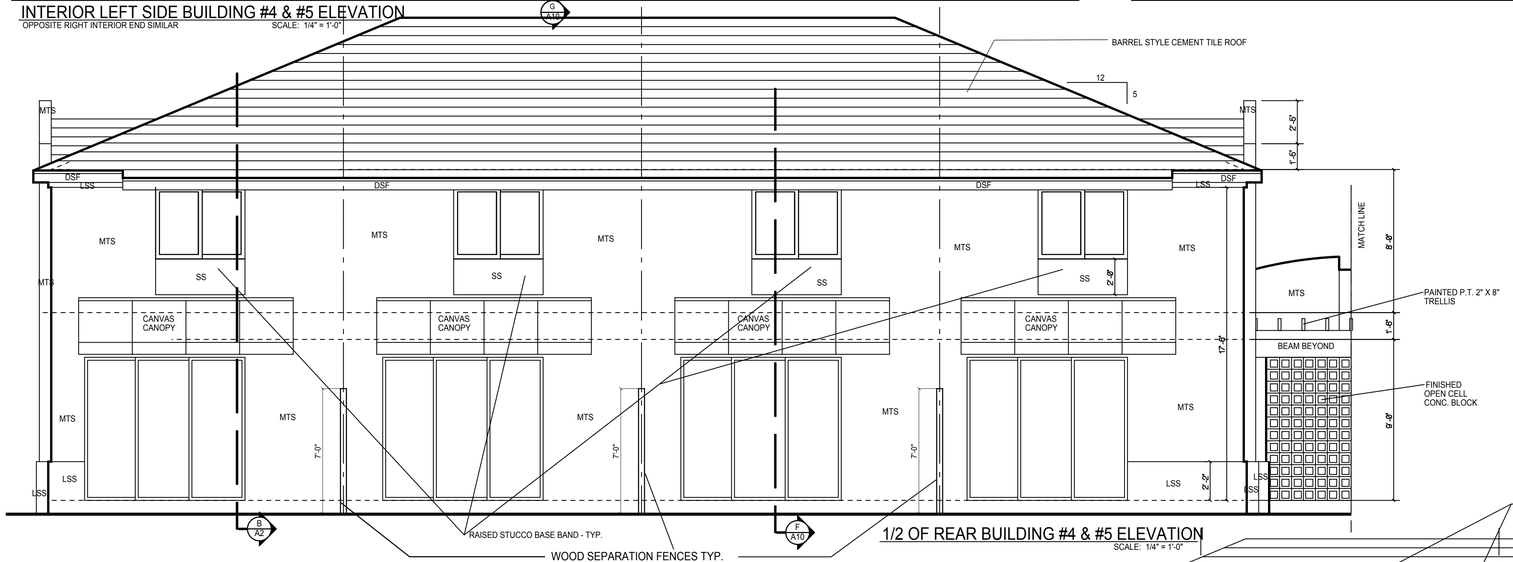
OF 14



INTERIOR LEFT SIDE BUILDING #4 & #5 ELEVATION
OPPOSITE RIGHT INTERIOR END SIMILAR
SCALE: 1/4" = 1'-0"

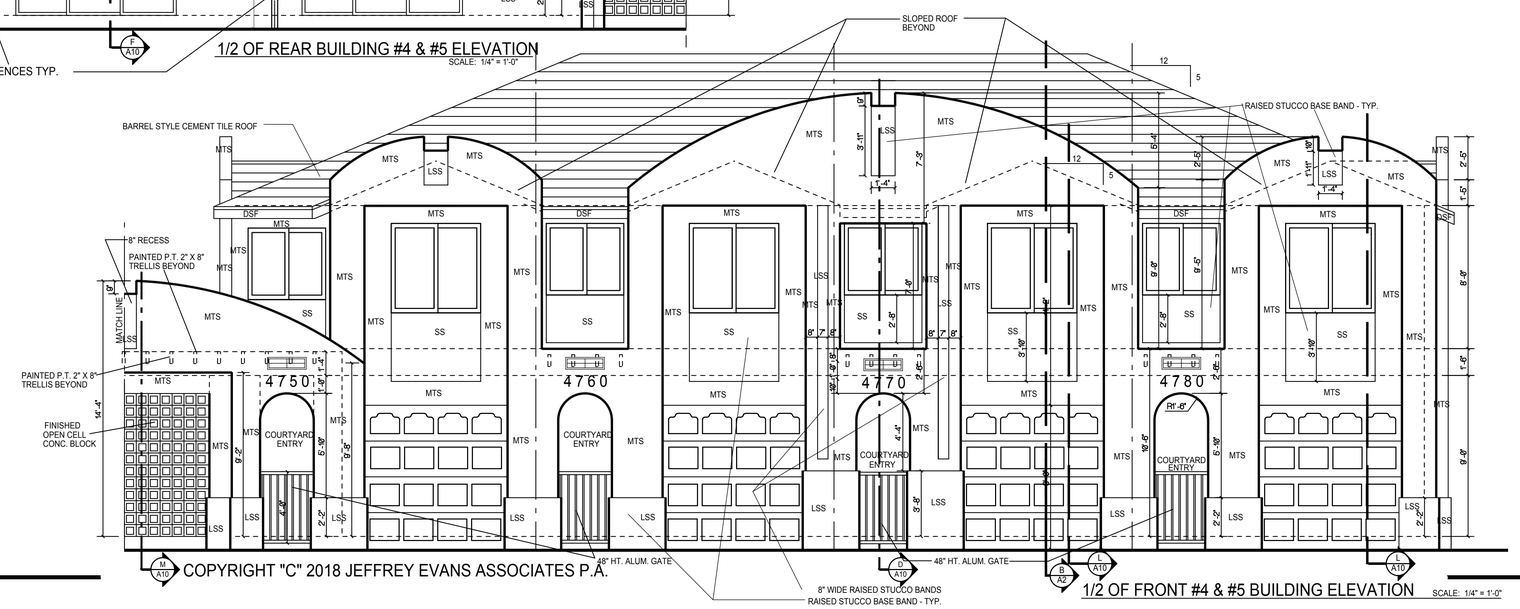


RIDHT SIDE BUILDING #4 & #5 ELEVATION
OPPOSITE END SIMILAR
SCALE: 1/4" = 1'-0"



1/2 OF REAR BUILDING #4 & #5 ELEVATION
SCALE: 1/4" = 1'-0"

COLOR SELECTIONS
SS = SMOOTH STUCCO COLOR - 3 TROPICAL COLORS
LSS = SMOOTH STUCCO - SAND COLOR
MTS = TEXTURED STUCCO WHITE COLOR
DSF = FASCIAS & GUTTER COLOR-DOWNSPOUTS WHITE
CANVAS = COLOR
WOOD TRELLIS = COLOR
ALUM. GATE = COLOR
WOOD FENCE = COLOR
PRE-FINISHED GAR. DOORS = COLOR
OPEN CELL BLOCK WALL = COLOR



1/2 OF FRONT #4 & #5 BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

COPYRIGHT "C" 2018 JEFFREY EVANS ASSOCIATES P.A.

Jeffrey Evans associates p.a.
ARCHITECTURE AND PLANNING
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
FLORIDA REGISTRATION # 8350

REVISIONS

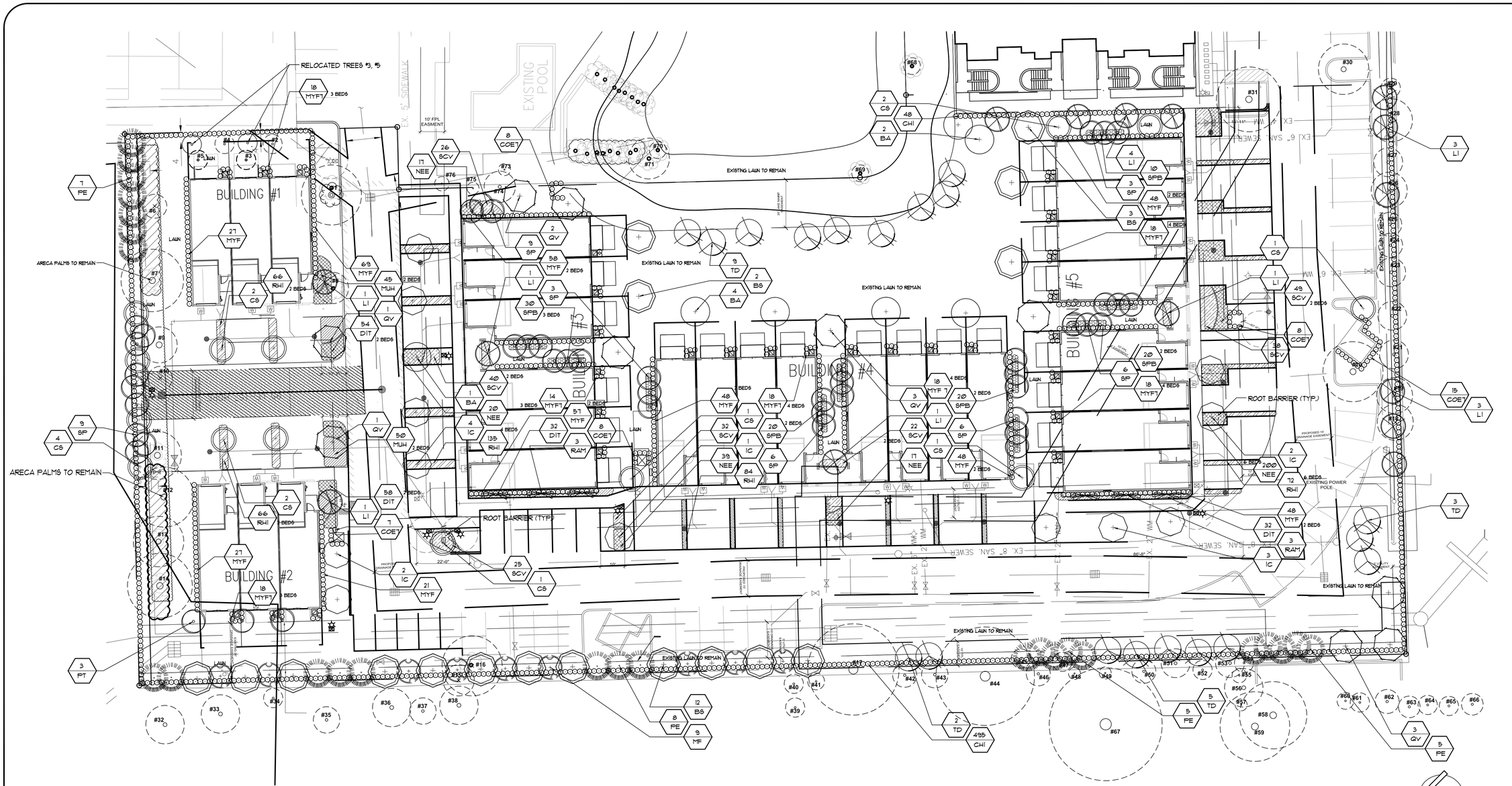
1/4" BUILDING ELEVATIONS - 8 UNIT BUILDING

JASMINE COVE TOWNHOMES
FOR
ZONA 4 DEVELOPERS LLC
TOWN OF DAVIE FLORIDA

PROJECT NUMBER	DATE	DRAWN BY	APPROVED BY
18001	8/12/19	JE	JE

ELEV - 8 UNIT BLDG

SHEET NUMBER
A-8
OF
14



PLANTLIST

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	DROUGHT TOLERANCE
7	BA	Bulnesia arborea	Verawood	14' ht, 2" dbh	Medium
17	*BS	Bursera simaruba	Gumbo Lumbo	14'-16' ht, 3" dbh	High
14	*CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	14' ht, 2" dbh	High
12	*IC	Ilex cassine	Dahoon Holly	12' ht, 2" dbh	High
15	LI	Lagerstroemia indica	Crape Myrtle	14' ht, 2.5" dbh, multi	High
9	*MF	Myrchiathes fragans	Simpson Stopper	10' ht, 2" dbh	High
25	*PE	Pinus elliotti	Slash Pine	14'-16' ht, 3" dbh	High
3	PT	Ptychpsperma elegans	Alexander Palm	14' oa ht	Medium
10	*QV	Quercus virginiana	Live Oak	18' x 5', 6" dbh, 5' ct	High
6	RAM	Ravenala madagascariensis	Traveler's Palm	10' oa ht	Medium
42	*SP	Sabal palmetto	Sabal Palm	12'-18' oa ht, stg hts	High
19	*TD	Taxodium distichum	Bald Cypress	14'-16' ht, 5' spr, 3" dbh	High

SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	DROUGHT TOLERANCE
543	*CHI	Chrysobalanus icaco 'red tipped'	Red Tipped Cocoplum	3 gal, 24" x 18", 24" oc	High
46	*COE7	Conocarpus erectus	Green Buttonwood	7 gal, 36" x 30", 36" oc	High
176	DIT	Dianella tasmanica	Flax Lily	3 gal, 18" x 18", 24" oc	Low
95	*MUH	Muhlenbergia cappilaris	Muhly Grass	3 gal, 24" x 18", 24" oc	High
451	*MYF	Myrcianthes fragrans	Simpson Stopper	3 gal, 24" x 24", 24" oc	High
122	*MYF7	Myrcianthes fragrans	Simpson Stopper	7 gal, 36" x 30", 36" oc	High
294	*NEE	Nephrolepis exaltata	Sword Fern	3 gal, 18" x 18", 24" oc	High
423	RHI	Rhaphiolepis indica	Indian Hawthorn	3 gal, 18" x 18", 24" oc	Medium
238	SCV	Schefflera arboricola 'trinette'	Variegated Trinette	3 gal, 18" x 18", 24" oc	High
100	*SPB	Spartina bakeri	Sandcord Grass	3 gal, 24" x 24", 24" oc	High
as needed	Lawn	Stenotaphrum secundatum	St. Augustine sod	sq ft	

Note: * denotes native species

REVISIONS

11/27/19	PER CITY COMMENTS
4/5/20	PER CITY COMMENTS
5/7/20	PER CITY COMMENTS

LICENSED PROFESSIONAL

DIEGO J. VANDERBIEST, R.L.A.
FLORIDA NO. 6667355
DATE:

LANDSCAPE PLAN

JASMINE COVE

TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
P. 305-884-5700 F. 305-884-8843

The Drawing is the property of Dixie Landscape Co., Inc., and is protected by Copyright Laws. It may not be used in whole or in part without the express written permission of DLC.

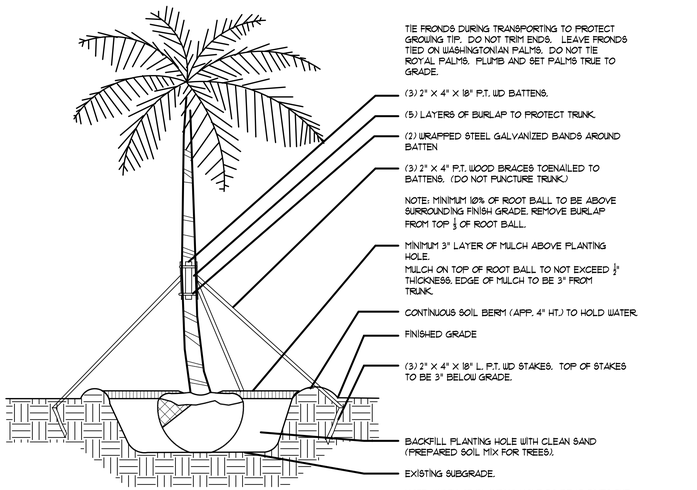
Date 10/10/19

Scale 1"=20'-0"

Drawn EH

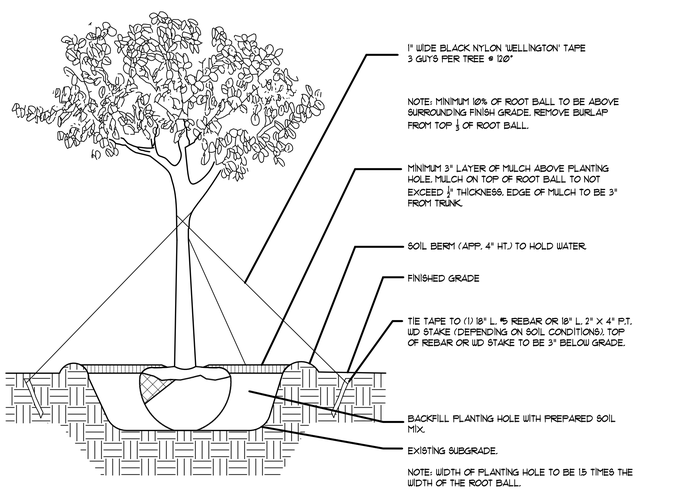
Check DV

Sheet LA-1 Of 2 Sheets



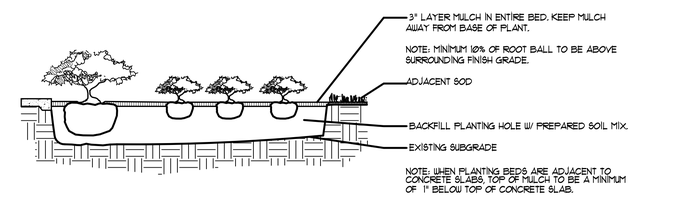
PALM PLANTING DETAIL N.T.S.

LARGE TREE PLANTING DETAIL SIMILAR



TREE PLANTING DETAIL N.T.S.

TREES WITH 3" CALIPER OR LESS



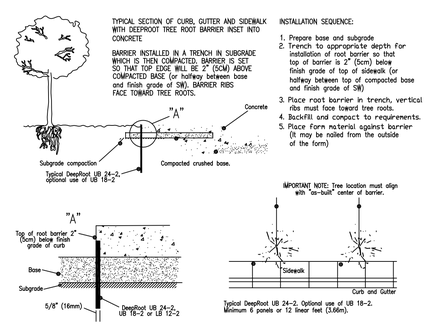
SHRUB/GROUND COVER DETAIL N.T.S.

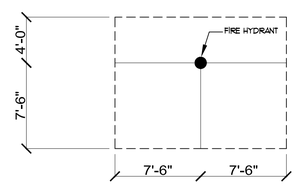
PLANT NOTES

1. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS: PARTS I AND II, 2ND EDITION: FEBRUARY 1998, RESPECTIVELY.
2. ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
3. ALLTREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
4. LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
5. ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
6. ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
7. LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONES OWN QUANTITY COUNTS(PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
8. LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDER-GROUND UTILITIES PRIOR TO DIGGING.
9. NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
10. ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

ADDITIONAL NOTES:

- All principals of Florida-Friendly landscaping and design standings shall be utilized.
- All landscaping shall meet or exceed Town of Davie code specification requirements.
- Call Sunshine One Call Service at 1-800-432-4770 before you dig.
- 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.
- 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.
- No landscape substitutions shall be made without the Town of Davie approval.
- 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.
- All PVC risers must be pained flat black and irrigation system shall have no overspray onto impervious areas.
- 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.
- 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.
- 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.
- All plants to be top dressed with 3" deep layer of arsenic free organic mulch.
- 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.
- All above ground elements, including but not limited to a/c units, transformers, dumpsters and irrigation pumps shall be screened with landscaping to 36"at installation.
- 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.
- All plant root balls shall be 10% above grade and the wire baskets, burlap, string and rope must be removed.
- 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.
- All lights shall have a minimum 15' separation on large trees and 7.5' on palms.
- All planting pits shall be a minimum of 3X the root ball diameter.
- All trees trimming shall be done in accordance to Town of Davie requirements.
- 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.
- All owners of the land or their agents shall be responsible for the maintenance of the landscaping.
- All planting to be done in accordance to proper horticultural practices.
- Call the City of Town of Davie landscape inspector to schedule a pre-construction landscape meeting prior to commencement of construction.





FIRE HYDRANT MIN. CLEARANCE N.T.S.

PLANTLIST

TREES & PALMS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	DROUGHT TOLERANCE
7	BA	Bulnesia arborea	Verawood	14' ht, 2" dbh	Medium
17	*BS	Bursera simaruba	Gumbo Lumbo	14'-16' ht, 3" dbh	High
14	*CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	14' ht, 2" dbh	High
12	*IC	Ilex cassine	Dahoon Holly	12' ht, 2" dbh	High
15	LI	Lagerstroemia indica	Crape Myrtle	14' ht, 2.5" dbh, multi	High
9	*MF	Myrchiathes fragans	Simpson Stopper	10' ht, 2" dbh	High
25	*PE	Pinus elliotti	Slash Pine	14'-16' ht, 3" dbh	High
3	PT	Ptychpsperma elegans	Alexander Palm	14' oa ht	Medium
10	*QV	Quercus virginiana	Live Oak	18' x 5', 6" dbh, 5' ct	High
6	RAM	Ravenala madagascariensis	Traveler's Palm	10' oa ht	Medium
42	*SP	Sabal palmetto	Sabal Palm	12'-18' oa ht, stg hts	High
19	*TD	Taxodium distichum	Bald Cypress	14'-16' ht, 5' spr, 3" dbh	High

SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	DROUGHT TOLERANCE
543	*CHI	Chrysobalanus icaco 'red tipped'	Red Tipped Cocoplum	3 gal, 24" x 18", 24" oc	High
46	*COE7	Conocarpus erectus	Green Buttonwood	7 gal, 36" x 30", 36" oc	High
176	DIT	Dianella tasmanica	Flax Lily	3 gal, 18" x 18", 24" oc	Low
95	*MUH	Muhlenbergia cappilaris	Muhly Grass	3 gal, 24" x 18", 24" oc	High
451	*MYF	Myrcianthes fragrans	Simpson Stopper	3 gal, 24" x 24", 24" oc	High
122	*MYF7	Myrcianthes fragrans	Simpson Stopper	7 gal, 36" x 30", 36" oc	High
	*NEE	Nephrolepis exaltata	Sword Fern	3 gal, 18" x 18", 24" oc	High
423	RHI	Rhaphiolepis indica	Indian Hawthorn	3 gal, 18" x 18", 24" oc	Medium
238	SCV	Schefflera arboricola 'trinette'	Variegated Trinette	3 gal, 18" x 18", 24" oc	High
100	*SPB	Spartina bakeri	Sandcord Grass	3 gal, 24" x 24", 24" oc	High
as needed	Lawn	Stenotaphrum secundatum	St. Augustine sod	sq ft	

Note: * denotes native species

LANDSCAPE REQUIREMENTS
PLANTING DATA TABLE

Category	Code Requirements	Required	Provided
Multifamily 3 unit bldg = 50 x 4 = 200 lf	(Buildings 1, 2, 3)		
Trees (80 % with 20' of building)	1 tree / 8' bldg frontage	20	20
Trees (20 % open space)	1 tree / 8' bldg frontage	5	5
Shrubs	20 shrub / unit	240	Provided
Groundcovers	same as shrubs	240	240+
Multifamily 4 unit bldg = 67 x 4 = 268 lf	Buildings 4, 5)		
Trees (80 % with 20' of building)	1 tree / 8' bldg frontage	27	27
Trees (20 % open space)	1 tree / 8' bldg frontage	7	8
Shrubs	20 shrub / unit	320	320+
Groundcovers	same as shrubs	320	320+
North Perimeter Buffer 299 lf			
Tree	1 tree / 40' lf	8	8
Hedge	continuous	--	--
West Perimeter Buffer 528 lf			
Tree	1 tree / 40' lf	13	20
Hedge	continuous	--	--
South Perimeter Buffer 237 lf			
Tree	1 tree / 40' lf	6	12
Hedge	continuous	--	--
VUA			
VUA 15% (27,975 sf)	15%	4196	4196
VUA Trees (3,642 sf)	1 tree / 200 sf	18	18
Island Trees (840 sf)	1 tree / per island	17	17
Native/Drought Vegetation			
Native Tree	50%	43	94
Native Shrubs	50%	280	824
Drought tolerant (per waterwise)	50%	280	824
Turfgrass (Open Space 46,073 sq ft)			
Sod	50% Max	23,037	10,820*
*Existing grass areas not included.			

GENERAL NOTES:

1. ALL LANDSCAPING WITHIN THE SIGHT TRIANGLE AREAS, SHALL PROVIDE UNOBSTRUCTED CROSS-VISIBILITY NOT TO EXCEED 3 FEET ABOVE THE GROUND.
2. IF REQUIRED BUFFERS ARE OVERLAPPING EXISTING OR PROPOSED EASEMENTS, APPROVAL LETTERS FROM THOSE EASEMENT HOLDERS TO ALLOW LANDSCAPING TO BE PLACED WITHIN THOSE EASEMENTS WILL BE PROVIDED TO THE TOWN.
3. ALL TREES WITHIN 5 FEET OF EXISTING OR PROPOSED INFRASTRUCTURE MUST BE INSTALLED WITH A ROOT BARRIER.
4. PINE TREES SHALL BE INSTALLED WITH A PREPARED SOIL MIX OF 80% SAND AND 20% MUCK.
5. ALL TREE REMOVAL AND RELOCATED TREES WILL REQUIRE A TREE PERMIT AND BONDING FROM THE TOWN OF DAVIE PRIOR TO THE COMMENCEMENT OF WORK.
6. ALL PROPOSED TREES PROPOSED TREES OR PALMS CANNOT BE TOUCHING THE BUILDING AT TIME OF PLANTING.
7. ALL PALMS MUST BE PLANTED A MINIMUM OF 3' FROM EDGE OF PAVED SURFACES AND LENGTH OF PALM PLUS 2' FROM A STRUCTURE.
8. ALL TREES MUST BE PLANTED 5' FROM EDGE OF PAVED SURFACES AND 10' FROM A STRUCTURE..
9. ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PLANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MINIMUM OF 18".
10. ALL PROPOSED RELOCATIONS ARE TO BE A ONE TIME RELOCATION.
11. ALL FPL TRANSFORMERS, A/C UNITS, IRRIGATION PUMP AND ANY OTHER ABOVE GROUND ELEMENTS SHALL BE SCREENED WITH A 36" TALL CONTINUOUS HEDGE.
12. ALL HEDGES SHALL BE A MINIMUM 24" HEIGHT AND CONTINUOUS.
13. ALL DEAD, MISSING, AND DYING MATERIAL MUST BE REPLACED PRIOR TO FINAL INSPECTION.

NOTE:
* PROPOSED TREES ALONG ALL SWALES AND BERM AREAS ARE NOT TO AFFECT CONVEYANCE OF STORM WATER RUNOFF.
* STAKE EASEMENT LIMITS ON THE FIELD PRIOR TO LANDSCAPE PLANTING TO ENSURE NO LANDSCAPE FALLS WITHIN THE DEDICATED EASEMENT.

REVISIONS

11/27/19	PER CITY COMMENTS	
4/5/20	PER CITY COMMENTS	
5/7/20	PER CITY COMMENTS	

LICENSED PROFESSIONAL

DIEGO J. VANDERBIEST, R.LA
FLORIDA NO. 6667355
DATE:

LANDSCAPE PLAN

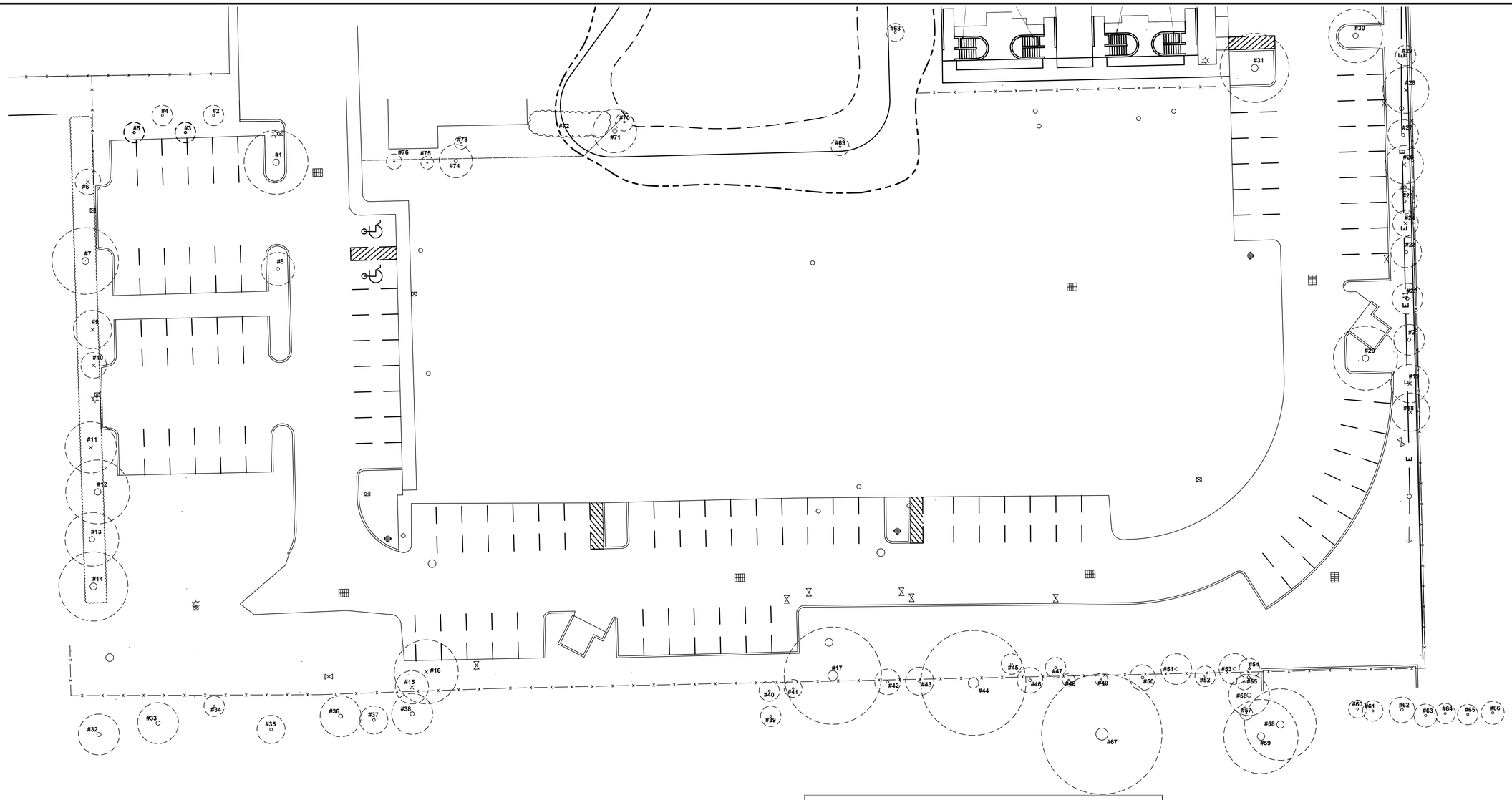
JASMINE COVE

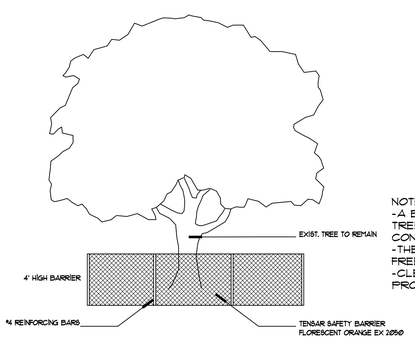
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
P. 305-884-5700 F. 305-884-8843

This Drawings is the property of Dixie Landscape Co., Inc. The reproduction, alteration or use of this design in whole or in part without the express written permission of DLC.

Date 10/10/19
Scale N.T.S.
Drawn EH
Check DV
Sheet
LA-2
Of 2 Sheets





TREE BARRIER DETAIL

N.T.S.

NOTE:
-A BARRIER SHALL BE INSTALLED AROUND THE TREES IN ORDER TO PROTECT THEM DURING CONSTRUCTION.
-THE SOIL WITHIN THE DRIPLINE SHALL BE KEPT FREE OF BUILDING MATERIALS.
-CLEANING OF ANY EQUIPMENT WITHIN THE PROTECTIVE BARRIER IS PROHIBITED.

TREE MITIGATION TABLE	
EXISTING TREES	TOTAL DBH (INCHES)
NON-SPECIMEN TREES TO REMOVE:	111
NON-SPECIMEN TREES TO REMAIN:	230
SPECIMEN TREES TO REMOVE:	0
SPECIMEN TREES TO REMAIN:	58.5
PROPOSED TREES	
TREE REPLACEMENT:	111

EXISTING PINE TREES	OVERALL HT (FEET)
NON-SPECIMEN PINE TREES TO REMOVE:	0
PROPOSED PINE TREES	
PINE TREES HEIGHT REPLACEMENT: (3 PINES)	0

EXISTING PALMS	QUANTITY
NON-SPECIMEN PALMS TO REMOVE:	0
PROPOSED PALMS	
PALM REPLACEMENT:	0

NOTE:
REFER TO LANDSCAPE PLAN FOR COMPLETE PROPOSED TREE LOCATIONS AND SPECIFICATIONS.

Tree Disposition

No	Botanical Name	Common Name	DBH (in)	HT (ft)	SPR (ft)	Disposition	Condition
1	Quercus laurifolia	Laurel Oak	18.5	28	25	Remain	Good
2	Lagerstroemia indica	Crape Myrtle	2	10	8	Remain	Poor
3	Lagerstroemia indica	Crape Myrtle	2	10	8	Relocate	Poor
4	Lagerstroemia indica	Crape Myrtle	2	10	8	Remain	Poor
5	Lagerstroemia indica	Crape Myrtle	2	10	8	Relocate	Poor
6	Ficus nitida	Ficus 'Indian Laurel'	10	21	13	Remove	Dead
7	Ficus nitida	Ficus 'Indian Laurel'	~31	35	26	Remain	Poor
8	Quercus virginiana	Live Oak	6.5	9	13	Remain	Fair
9	Ficus nitida	Ficus 'Indian Laurel'	~28	30	15	Remove	Poor
10	Ficus nitida	Ficus 'Indian Laurel'	~24	25	10	Remove	Poor
11	Ficus nitida	Ficus 'Indian Laurel'	~49	35	20	Remove	Poor
12	Ficus nitida	Ficus 'Indian Laurel'	~34	40	25	Remain	Poor
13	Ficus nitida	Ficus 'Indian Laurel'	~26.5	35	21	Remain	Poor
14	Ficus nitida	Ficus 'Indian Laurel'	~51.5	40	27	Remain	Fair
15	Schefflera actinophylla	Umbrella Tree	12	24	13	Remove	Fair
16	Casuarina equisetifolia	Australian Pine	12	50	25	Remove	Good
17	Quercus virginiana	Live Oak	40	40	38	Remain	Fair
18	Schinus terebinthifolia	Florida Holly	3 multi	16	15	Remove	Fair
19	Schinus terebinthifolia	Florida Holly	3 multi	18	15	Remove	Fair
20	Quercus laurifolia	Laurel Oak	10.5	30	25	Remain	Fair
21	Lagerstroemia indica	Crape Myrtle	3 multi	14	12	Remain	Fair
22	Bulnesia arborea	Verawood	5.5	15	12	Remain	Poor
23	Bulnesia arborea	Verawood	8	15	12	Remain	Poor
24	Bulnesia arborea	Verawood	7	15	10	Remain	Poor
25	Bulnesia arborea	Verawood	7	15	10	Remain	Poor
26	Schinus terebinthifolia	Florida Holly	~7	18	15	Remove	Poor
27	Bulnesia arborea	Verawood	~7	15	12	Remain	Poor
28	Schinus terebinthifolia	Florida Holly	~8	23	18	Remove	Fair
29	Lagerstroemia indica	Crape Myrtle	3 multi	10	9	Remain	Fair
30	Quercus virginiana	Live Oak	9	24	21	Remain	Good
31	Quercus virginiana	Live Oak	12.5	24	27	Remain	Good
32	Quercus virginiana	Live Oak	6	13	12	Remain	Good
33	Quercus virginiana	Live Oak	14	33	30	Remain	Good
34	Ficus nitida	Ficus 'Indian Laurel'	~24	30	50	Remain	Good
35	Clusia guttifera	Clusia	6	16	10	Remain	Good
36	Quercus virginiana	Live Oak	10	30	30	Remain	Good
37	Clusia guttifera	Clusia	6	14	15	Remain	Good
38	Quercus virginiana	Live Oak	11	40	35	Remain	Good
39	Taxodium distichum	Bald Cypress	4	12	8	Remain	Good
40	Taxodium distichum	Bald Cypress	4	13	8	Remain	Good
41	Taxodium distichum	Bald Cypress	3	12	7	Remain	Good
42	Quercus virginiana	Live Oak	7	20	10	Remain	Good
43	Quercus virginiana	Live Oak	6	21	11	Remain	Good
44	Mangifera indica	Mango Tree	~28	28	41	Remain	Good
45	Adonidia merrillii	Christmas Palm	3	8	6	Remain	Good
46	Quercus virginiana	Live Oak	7	22	10	Remain	Good
47	Adonidia merrillii	Christmas Palm	6	14	8	Remain	Good
48	Taxodium distichum	Bald Cypress	3	7	4	Remain	Good
49	Taxodium distichum	Bald Cypress	3	8	5	Remain	Good
50	Quercus virginiana	Live Oak	8	28	12	Remain	Good
51	Adonidia merrillii	Christmas Palm	6	12	8	Remain	Good
52	Quercus virginiana	Live Oak	8	29	13	Remain	Good
53	Adonidia merrillii	Christmas Palm	6	12	7	Remain	Good
54	Sabal palmetto	Sabal Palm	11	22	13	Remain	Good
55	Taxodium distichum	Bald Cypress	3	13	6	Remain	Poor
56	Roistonea elata	Royal Palm	11	37	16	Remain	Good
57	Taxodium distichum	Bald Cypress	4	14	5	Remain	Good
58	Taxodium distichum	Bald Cypress	12	39	29	Remain	Good
59	Taxodium distichum	Bald Cypress	10	41	28	Remain	Good
60	Ilex cassine	Dahoon Holly	4	14	7	Remain	Good
61	Ilex cassine	Dahoon Holly	6	13	8	Remain	Good
62	Ilex cassine	Dahoon Holly	6	12	10	Remain	Good
63	Ilex cassine	Dahoon Holly	10	10	9	Remain	Good
64	Ilex cassine	Dahoon Holly	6	10	8	Remain	Good
65	Ilex cassine	Dahoon Holly	6	11	8	Remain	Good
66	Ilex cassine	Dahoon Holly	6	12	9	Remain	Good
67	Quercus virginiana	Live Oak	38	33	47	Remain	Good
68	Taxodium distichum	Bald Cypress	4	20	9	Remain	Good
69	Taxodium distichum	Bald Cypress	4	13	7	Remain	Good
70	Roistonea elata	Royal Palm	11	30	17	Remain	Good
71	Sabal palmetto	Sabal Palm	7	7	7	Remain	Good
72	Coccoloba uvifera	Sea Grape Cluster	~39	23	40'	Remain	Good
73	Dypsis lutescens	Areca Palm Cluster	~25	23	17	Remain	Good
74	Quercus virginiana	Live Oak	5	23	13	Remain	Good
75	Adonidia merrillii	Christmas Palm	3	22	5	Remain	Good
76	Adonidia merrillii	Christmas Palm	3	16	6	Remain	Good

REVISIONS
11/27/19 PER CITY COMMENTS

LICENSED PROFESSIONAL
DIEGO J. VANDERBEST, RLA
FLORIDA NO. 6667-355
DATE: 10/10/19

TREE DISPOSITION

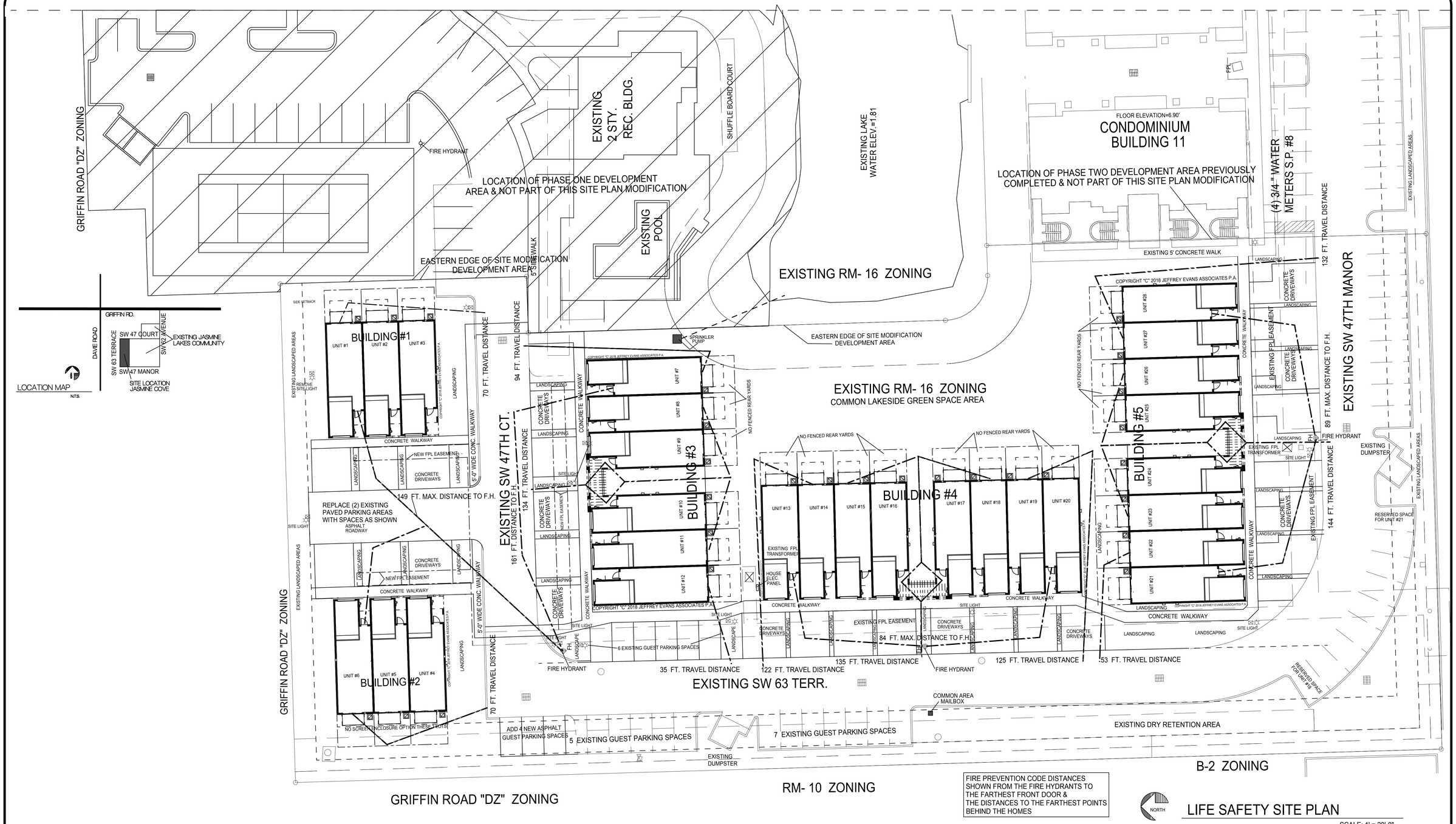
JASMINE COVE

TOWN OF DAVIE
BROWARD COUNTY, FLORIDA

DIXIE LANDSCAPE
12950 Northwest 113 Ct.
Miami, FL 33178
P. 305-884-5700 F. 305-884-8843

This Drawing is the property of Dixie Landscape Co. Inc. and is an instrument of service not to be reproduced in whole or in part without the express written permission of DIXIE.

Date 10/10/19
Scale 1"=20'-0"
Drawn EH
Check DV
Sheet
TD-1
Of 1 Sheets



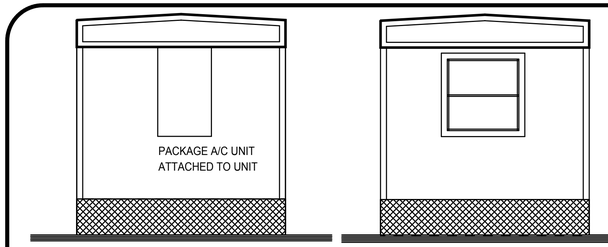
FIRE PREVENTION CODE DISTANCES SHOWN FROM THE FIRE HYDRANTS TO THE FARTHEST FRONT DOOR & THE DISTANCES TO THE FARTHEST POINTS BEHIND THE HOMES

LIFE SAFETY SITE PLAN

SCALE: 1' = 20'-0"

A-9 OF 14 — SHEET NUMBER	PROJECT NUMBER 18001	LIFE SAFETY PLAN	REVISIONS
	DATE 10/2/19	JASMINE COVE TOWNHOMES FOR ZONA 4 DEVELOPERS LLC	
	DRAWN BY JE		
	APPROVED BY JE	TOWN OF DAVIE, FLORIDA	

Jeffrey Evans associates p.a.
8930 STATE ROAD 84 - SUITE 112 - DAVIE, FLORIDA 33324 954-474-6974
ARCHITECTURE AND PLANNING FLORIDA REGISTRATION # 8350

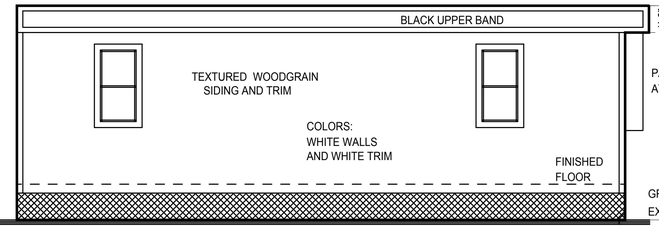


NORTH ELEVATION

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

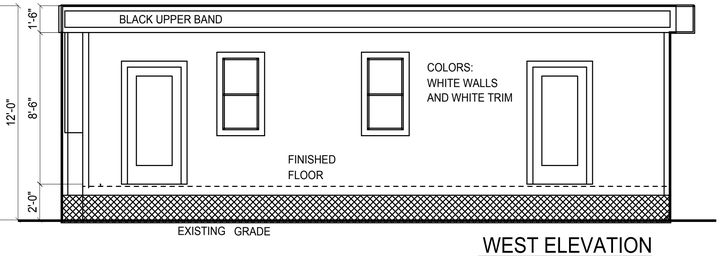
SOUTHELEVATION

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



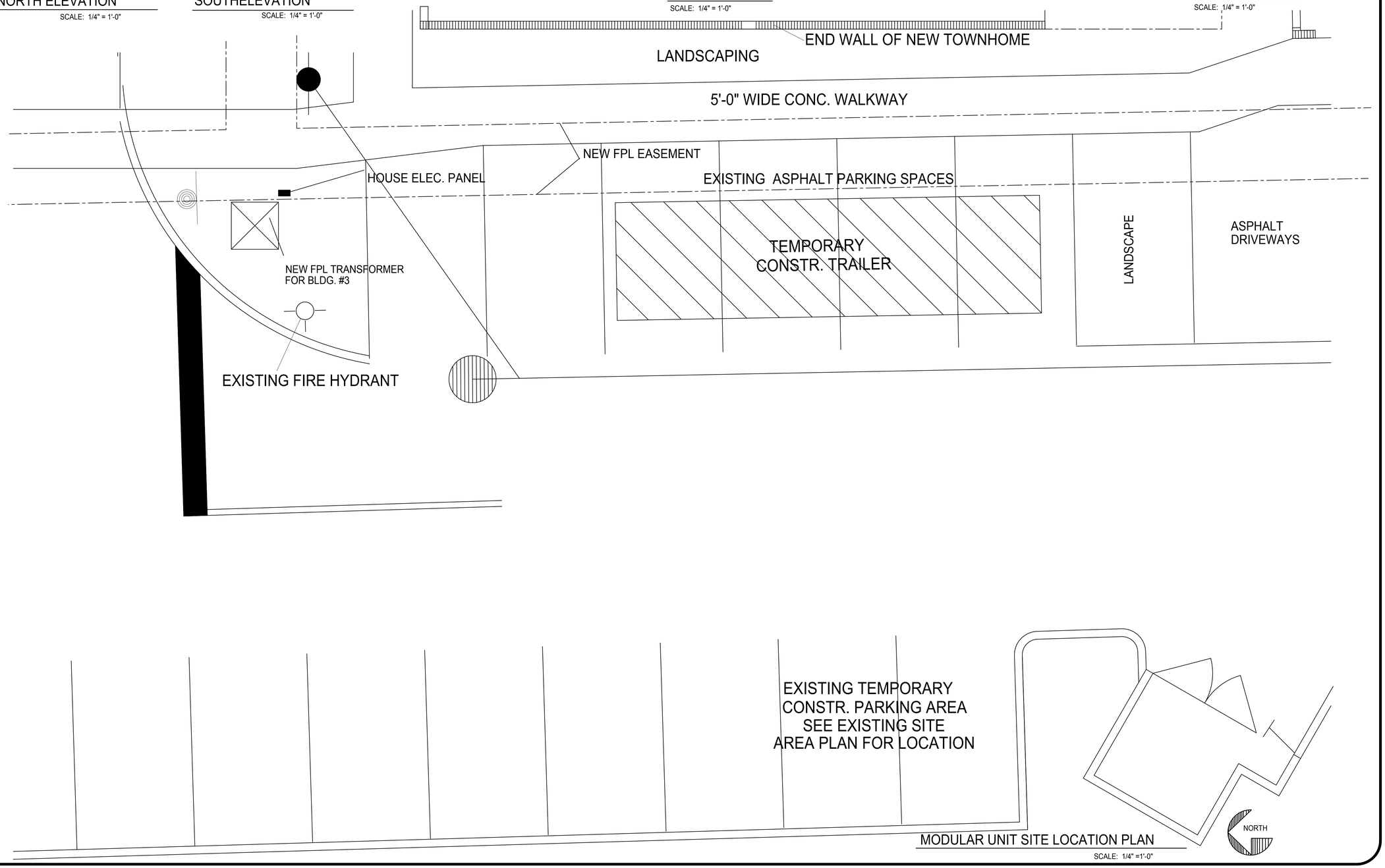
EAST ELEVATION

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



WEST ELEVATION

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



MODULAR UNIT SITE LOCATION PLAN

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

Jeffrey Evans associates p.a.
13730 STATE ROAD 84 - SUITE 221 - DAVIE, FLORIDA 33325 - 474 - 6974
ARCHITECTURE AND PLANNING
FLORIDA REGISTRATION # 8350

REVISIONS

CONSTRUCTION TRAILER PLAN

JASMINE COVE
TOWNHOMES
FOR
ZONA 4 DEVELOPERS LLC

TOWN OF DAVIE, FLORIDA

PROJECT NUMBER	DATE	DRAWN BY	APPROVED BY
18001	8/1/19	JE	JE

SHEET NUMBER

A-9

OF

14

JASMINE COVE

ZONA 4 DEVELOPERS LLC
JEFFREY EVANS ASSOC. P.A. - ARCHITECT

JASMINE COVE

ZONA 4 DEVELOPERS LLC
JEFFREY EVANS ASSOC. P.A. - ARCHITECT

JASMINE COVE

ZONA 4 DEVELOPERS LLC
JEFFREY EVANS ASSOC. P.A. - ARCHITECT

JASMINE COVE

ZONA 4 DEVELOPERS LLC

JEFFREY EVANS ASSOC. P.A. - ARCHITECT

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
SP19-304 McDonald's

Application	
Petitioner/Representative	Corporate Property Services, Inc.
Owner	Davie Investments LLC
Project Planner	David Abramson
Date of Report	06/08/20
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	06/16/20
Date of Town Council Review	N/A

Location/Site	
Folio/Identification Number	51-41-02-00-0091
Address (General Location)	4295 Davie Road Extension
Nearest North/South Road	Davie Road Extension
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	0.88
Existing Use	Fast Food Restaurant
Future Land Use	Commercial
Zoning	B-2
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Planning Area	11
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	Driftwood Park Trail
Nearby Park	N/A
Nearby Bus Route	Route 16

Key Points

- The request is to allow modifications to an existing fast-food restaurant consisting if a façade renovation and new dual lane drive-thru.
- The subject site is generally located on the southwest of corner of Stirling Road and Davie Road Extension.
- The existing fast food restaurant is located within the "Davie Plaza" retail center.
- The reconfiguration of the drive-thru will reduce the total number of parking spaces.

- A parking study has been provided to demonstrate that the new total number of parking spaces will meet the demand of the existing fast food restaurant.
- The petitioner has completed the Sustainability Guide, refer to the attachments.
- The Development Review Committee (DRC) has reviewed the request and has no objections.

History

Related Zoning History:

Records indicate that the existing fast food restaurant was constructed in 1982.

Analysis

1. Site: The subject site consists of 0.88 acres and is generally located on the southwest of corner of Stirling Road and Davie Road Extension. The plans depict an existing fast food restaurant with changes to the rear parking lot for the addition of a new dual lane drive-thru. The plans also illustrate a new dumpster enclosure with concrete walls located towards the entrance of this dual lane drive-thru.
2. Architecture: The proposed facade renovations reflect a contemporary design with clean horizontal lines. Different heights are used along the roof to emphasize the entrance and drive-thru window, while the exterior finishes consist of an existing brick base and cementitious walls. The wall paint is an earth tone brown and grey, with white and yellow accent bands, standard trademark colors of the franchise.
3. Access: Vehicular access remains the same with a direct access from Stirling Road and Davie Road Extension through an existing retail center to the south. The reconfigured dual drive-thru lane entrance is in the rear of the fast food restaurant, then running along the east side of the building to drive-thru window.
4. Parking: The existing fast food restaurant requires 35 parking spaces, while the plans have been designed with 31 parking spaces. The reconfigured single drive-thru lane to a dual drive-thru lane resulted in a parking reduction. The petitioner provided a parking study that concludes peak parking demands for the restaurant will be accommodated by the proposed parking supply.
5. Lighting: The lighting design shall meet the night sky ordinance, see condition of approval.
6. Signage: Signage is not part of this application and such will be required to meet Town code regulations at the time of building permitting.
7. Landscaping: The landscape design provides a buffer along the perimeter of the site by maintaining existing trees and adding tree material including Silver Button, Crepe Myrtle, Pitch Apple, one Live Oak and ground shrubs.
8. Drainage: The drainage design consists of existing catch basins and drainage pipes to exfiltration trenches located under parking aisles. Development may require Central Broward Water Control District (CBWCD) final approval.
9. Compatibility: The fast food restaurant existing and this modification is compatible with the surrounding commercial use.

Recommendations
Staff finds the application complete and suitable for further review. If approved, staff recommends the following: 1. Provide a natural architectural feature such as stack-stone on the exterior walls at the entrance to the fast food restaurant. 2. Provide a detail within the plans of the enclosure gates meeting Crime Prevention Through Environmental Design (CPTED) guidelines. 3. Provide a walkway leading from the fast food restaurant to the new dumpster enclosure. 4. Provide a detail on the photometric plan of new light fixtures meeting full cut-off requirements.

Attachments
1. Petitioner Documentation 2. Related Maps

CPS
CORPORATE PROPERTY SERVICES

PROJECT NARRATIVE
McDONALD'S L/C #009-0435
4295 N Davie Road Extension
DAVIE ROAD, FLORIDA
December 17, 2019

The subject site is +/- .88 acres (38,324 square feet) and is located at 4295 N. Davie Road Extension, in the Town of Davie, Florida. The existing McDonald's is located within the Davie plaza. The property is zoned B-2 Community Business district, with a "Commercial" future land use designation. The building square footage will not be increasing with this proposal to remodel the exterior/interior of the building. McDonald's currently contains 37 parking spaces. Based on several pre-application meetings and discussions with staff, the current layout will provide the safest on site circulation but reduces the overall onsite parking by six spaces; therefore providing 31 parking spaces. A parking study has been provided that demonstrates that 31 parking spaces will more than meet the demand for onsite parking.

The new drive-thru configuration with a dual drive-thru lane will enhance service and provide additional car stacking capacity. The side by side drive thru will allow vehicles to move through the drive thru process with greater efficiency, while providing better coordination with the kitchen. It will also enable more cars to stack in the drive thru, which will help reduce the length of the queue. The existing site access and the site circulation will remain the same.

McDonald's has launched a nationwide campaign to revitalize and re-image many existing restaurants. As a result of today's hectic lifestyles, current market demands necessitate convenient and economical places to eat. Fast food restaurants today are being developed to meet the changing needs of society. The new building renovations will include building façade modifications, along with a new interior dining room décor, which will enhance service and the customer experience.

McDonald's goal of this renovation is to provide relevant exterior and interior décor and amenity packages to the restaurant. McDonald's believes that the renovation will strengthen the visual expression of the restaurant, while enhancing their customer experience in the restaurants. McDonald's believes that the renovation will further enhance a personal dialogue with their customers and the communities that they are a part of by providing an environment that defines their brand and creates an experience which is relevant to the customers and surrounding community.

In proposing this renovation, McDonald's understands that:

- The restaurant industry that McDonald's is a part of is quickly changing from the once traditional quick service restaurant profile, to one which now includes casual dining and artisan market sectors
- Communities that surround the restaurants have also built a loyalty that reflects their individual, cultural, and social orientation.

McDonald's believes they have achieved a building look that is relevant in today marketplace along with being well received by the customers and communities where. McDonald's feels that the renovated restaurant will be a visually appealing asset to the surrounding community, where this restaurant is located.

The overall site will be greatly improved in terms of how it functions and visually appears. The major components of the proposed improvements include:

- The existing double mansard roof building will be replaced by McDonald's new contemporary building, interior improvements which include modern décor and comfortable furniture.
- Side by side drive thru configuration with two ordering stations.
- The new building entry is clearly marked provides a welcoming and distinctive design.
- The lot circulation is clear, accessible and safe with pedestrian pathways clearly marked.
- Site improvements will consist of ADA compliant parking, ramps, and access to the building.

CORRUGATED METAL BAND
BY METAL ERA -ALUMINUM -
7/8" "S" PANEL, 24 GAUGE
(COLOR: CITYSCAPE).

FIELD
FAIRVIEW TAUPE
HC-85

ACCENT & ARCADE
IRON MOUNTAIN
2134-30

SCOTT J. PURDY
AR 91876

COPYRIGHT©2020 PURDY + MUROFF ARCHITECTURE, INC. RESERVES COPYRIGHT & OTHER RIGHTS RESTRICTING THESE DOCUMENTS TO THE ORIGINAL SITE OR PURPOSE FOR WHICH THEY WERE PREPARED. REPRODUCTIONS, CHANGES OR ASSIGNMENTS ARE PROHIBITED.

Purdy + Muroff Architecture, Inc.

1711 North Himes Avenue
Tampa, Florida 33607
Telephone (813) 353-0035
Fax (813) 353-4350

McDONALD'S CORPORATION
4295 N DAVIE ROAD EXT
HOLLYWOOD FL 33024
ST/SITE# 009-0435

project no: 1902.140
date: 02.24.20

SCOTT J. PURDY
AR 91876

CB

Kimley»Horn

December 5, 2019

Craig McDonald
Corporate Property Services
1239 E. Newport Center Drive, Suite 113
Deerfield Beach, FL 33442

RE: ***McDonald's Davie Road Extension***
Parking Study
Town of Davie, Florida

Dear Mr. McDonald:

Kimley-Horn and Associates, Inc. has undertaken the following review and analysis to evaluate anticipated parking requirements for the above-mentioned McDonald's which is located on the southwest corner of the Davie Road Extension & Stirling Road in Davie, Florida. The site plan is attached for reference. The existing McDonald's is proposed to be reconfigured from a single drive-through lane configuration to a dual drive-through lane configuration which will result in a parking reduction from 35 spaces to 33 spaces. The following evaluation has been undertaken to determine the actual parking requirements of the existing McDonald's restaurant. No additional building area is proposed.

Existing Parking Demand

Per the pre-application meeting with the Town of Davie on November 21, 2019, parking data was collected for the McDonald's site on Wednesday, December 4, 2019 from 6:30 am to 1:30 pm to capture the peak parking demand of the existing restaurant. The onsite parking occupancy observations were recorded every 15 minutes during the entire data collection period.

Because the data collected represents actual demand observed on site, the parking occupancy data was increased by 10% to represent the recommended supply provided. The 10% factor provides a buffer for parking turnover, allows minor fluctuations in demand/occupancy, and ensures that there will be parking spaces available in different areas within the parking lot to allow for efficient site operations.

A summary of the observed parking demand is presented in *Table 1*.

Table 1: Observed Parking Occupancy

Time			Total Spaces	Parked Vehicles	% Occupancy	Spaces Available
6:30 AM	to	6:45 AM	35	4	11%	31
6:45 AM	to	7:00 AM	35	5	14%	30
7:00 AM	to	7:15 AM	35	7	20%	28
7:15 AM	to	7:30 AM	35	8	23%	27
7:30 AM	to	7:45 AM	35	12	34%	23
7:45 AM	to	8:00 AM	35	8	23%	27
8:00 AM	to	8:15 AM	35	9	26%	26
8:15 AM	to	8:30 AM	35	11	31%	24
8:30 AM	to	8:45 AM	35	11	31%	24
8:45 AM	to	9:00 AM	35	10	29%	25
9:00 AM	to	9:15 AM	35	10	29%	25
9:15 AM	to	9:30 AM	35	14	40%	21
9:30 AM	to	9:45 AM	35	5	14%	30
9:45 AM	to	10:00 AM	35	8	23%	27
10:00 AM	to	10:15 AM	35	7	20%	28
10:15 AM	to	10:30 AM	35	7	20%	28
10:30 AM	to	10:45 AM	35	9	26%	26
10:45 AM	to	11:00 AM	35	7	20%	28
11:00 AM	to	11:15 AM	35	12	34%	23
11:15 AM	to	11:30 AM	35	13	37%	22
11:30 AM	to	11:45 AM	35	12	34%	23
11:45 AM	to	12:00 PM	35	9	26%	26
12:00 PM	to	12:15 PM	35	9	26%	26
12:15 PM	to	12:30 PM	35	7	20%	28
12:30 PM	to	12:45 PM	35	12	34%	23
12:45 PM	to	1:00 PM	35	10	29%	25
1:00 PM	to	1:15 PM	35	10	29%	25
1:15 PM	to	1:30 PM	35	13	37%	22
1:30 PM	to	1:45 PM	35	12	34%	23
Maximum Observed Parking Demand (Spaces):						14
10% Buffer (Spaces):						2
Proposed Minimum Parking Supply (Demand + 10% Buffer)						16

As shown in *Table 1*, the maximum parking demand was 14 occupied spaces which was observed between 9:15 and 9:30 am. Therefore, the minimum proposed parking supply with the 10% buffer is 16 spaces. Because the proposed site will contain 33 parking spaces, the proposed site will accommodate the demand of the restaurant.

Conclusion

As shown in this evaluation, the peak parking demand for the McDonald's restaurant will be accommodated by the proposed parking supply..

Should you have any questions, please contact me via e-mail at stephanie.kinlen@kimley-horn.com or via phone at (561) 840-0852.

Sincerely,

Stephanie Kinlen, P.E.
Transportation Engineer

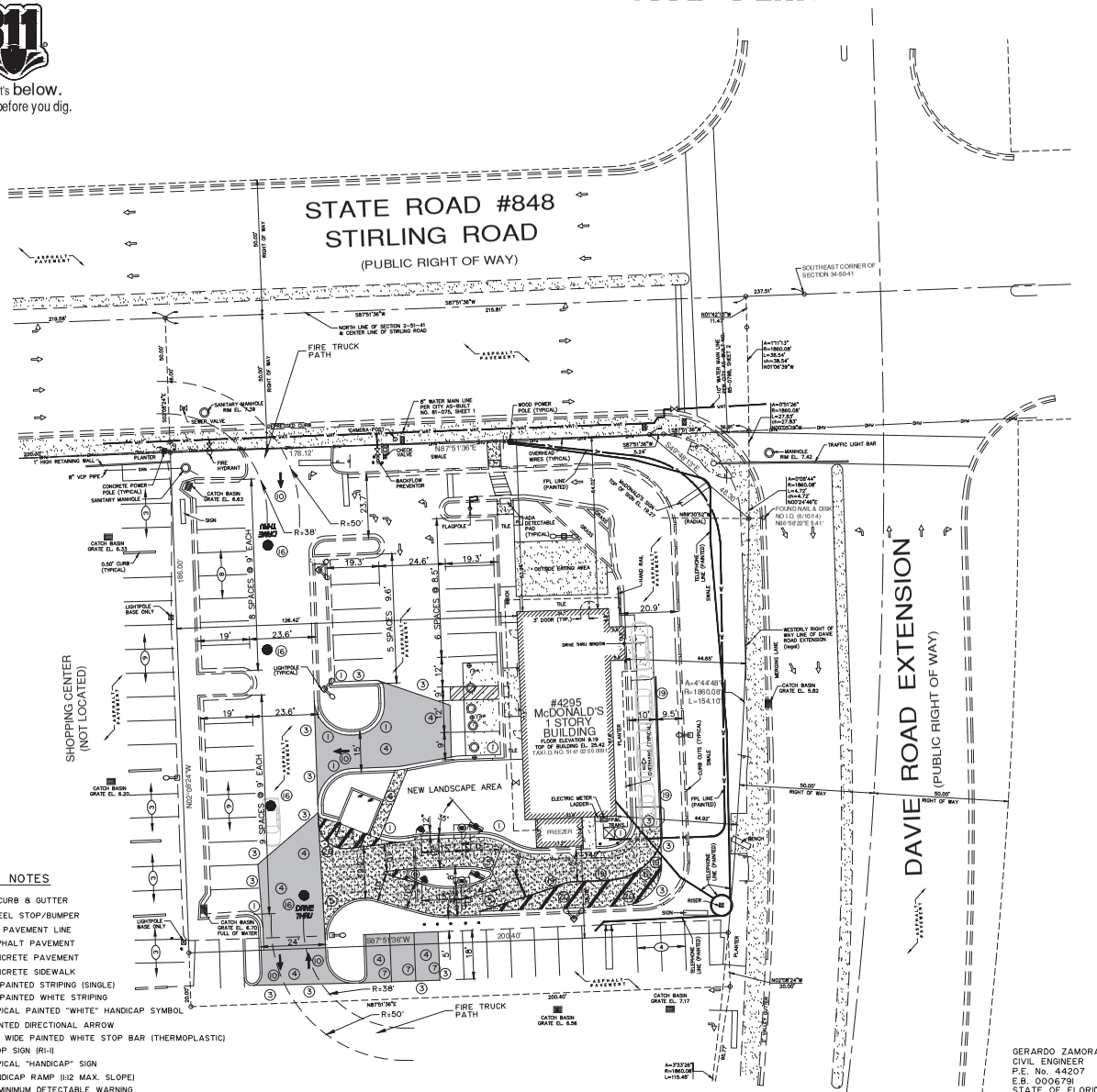
Florida Registration
Number 84302
Certificate of Authorization
Number 696

Attachments

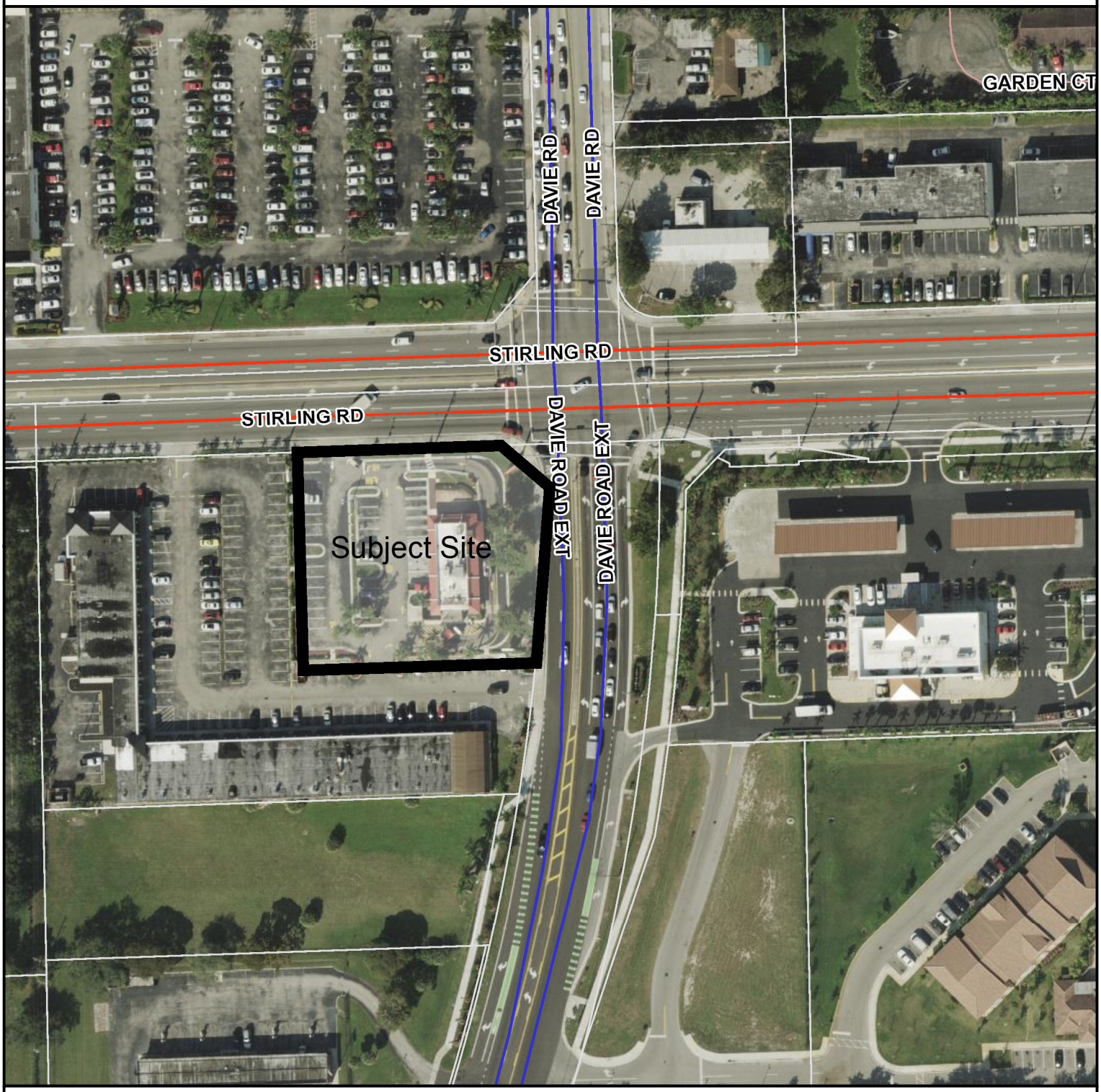
SITE PLAN

Know what's below. Call before you dig.

SCALE: 1" = 20'


STATE ROAD #848
STIRLING ROAD
(PUBLIC RIGHT OF WAY)
DAVIE ROAD EXTENSION
(PUBLIC RIGHT OF WAY)
SHOPPING CENTER
(NOT LOCATED)
#4295
McDONALD'S
1 STORY
BUILDING
NEW LANDSCAPE AREA
FIRE TRUCK PATH
DRIVE THRU
8 SPACES @ 9' EACH
9 SPACES @ 9' EACH
5 SPACES @ 9.6'
6 SPACES @ 8.5'
N87°51'36"E
S87°51'36"W
N02°08'24"W
N02°08'24"E
SOUTHEAST CORNER OF SECTION 34-50-41
NORTH LINE OF SECTION 2-51-41 & CENTER LINE OF STIRLING ROAD
WESTERLY RIGHT OF WAY LINE OF DAVIE ROAD EXTENSION (legal)
FOUND NAIL & DISK NO I.D. (5/10/14) N16°56'22"E 5.41'
TRAFFIC LIGHT BAR
MANHOLE RIM EL. 7.42
CATCH BASIN GRATE EL. 5.82
CATCH BASIN GRATE EL. 7.17
CATCH BASIN GRATE EL. 6.56
CATCH BASIN GRATE EL. 6.20
CATCH BASIN GRATE EL. 6.33
CATCH BASIN GRATE EL. 6.63
CATCH BASIN GRATE EL. 6.70 FULL OF WATER
SANITARY MANHOLE RIM EL. 7.39
FIRE HYDRANT
WOOD POWER POLE (TYPICAL)
OVERHEAD WIRES (TYPICAL)
FPL LINE (PAINTED)
TELEPHONE LINE (PAINTED)
ELECTRIC METER LADDER
FREEZER
RISER
SIGN
LIGHTPOLE (TYPICAL)
LIGHTPOLE BASE ONLY
FLAGPOLE
BACKFLOW PREVENTOR
CURB CUTS (TYPICAL)
PLANTER
ASPHALT PAVEMENT
A=6°44'48"
R=1860.08'
L=154.10'
A=37°33'28"
R=1860.08'
L=115.48'
A=0°08'44"
R=1860.08'
L=4.72'
A=0°55'28"
R=1860.08'
L=27.67'
A=11°11'3"
R=1860.08'
L=36.54'
N87°30'52"W (RADIAL)
N01°14'21"W 11.41'
N00°24'46"E
N02°08'24"W 20.00'
N87°51'36"E 5.24'
N87°51'36"E 48.30'
N87°51'36"E 20.00'
N87°51'36"E 44.65'
N87°51'36"E 44.92'
N87°51'36"E 50.00' RIGHT OF WAY
N87°51'36"E 237.51'
S87°51'36"W 216.81'
S87°51'36"W 200.40'
S87°51'36"W 210.58'
S87°51'36"W 126.42'
S87°51'36"W 178.10'
S87°51'36"W 24.67'
S87°51'36"W 48.30'
S87°51'36"W 20.00'
S87°51'36"W 44.65'
S87°51'36"W 44.92'
S87°51'36"W 50.00' RIGHT OF WAY
S87°51'36"W 237.51'
S87°51'36"W 216.81

Aerial Map



Streets by Owner

- STATE RD
- COUNTY RD
- LOCAL PAVED RD
- LOCAL UNPAVED RD
- PRIVATE RD

Parcels

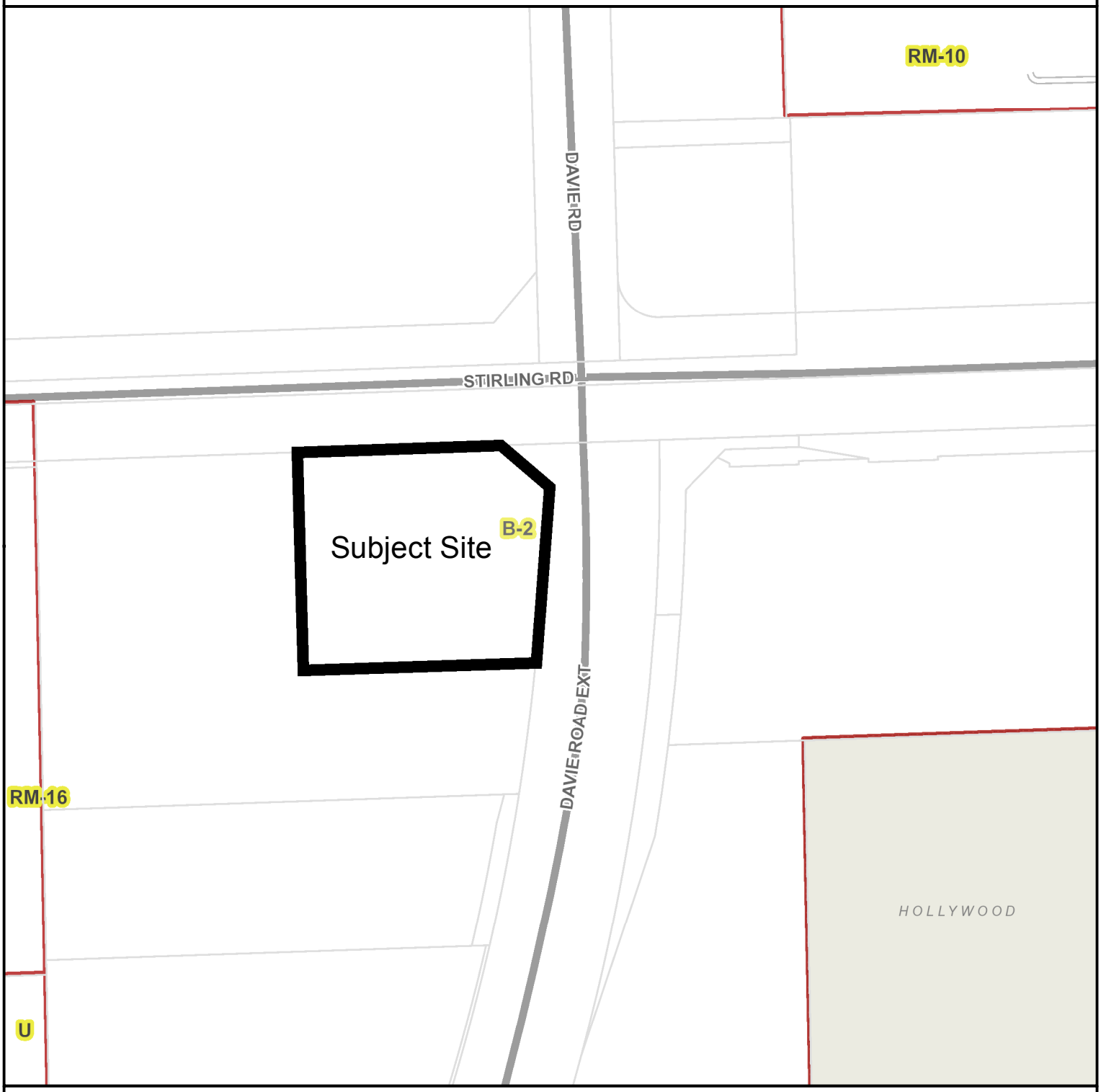
6/7/2020, 10:42:05 PM

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

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.

Zoning Map



Parcels

Zoning

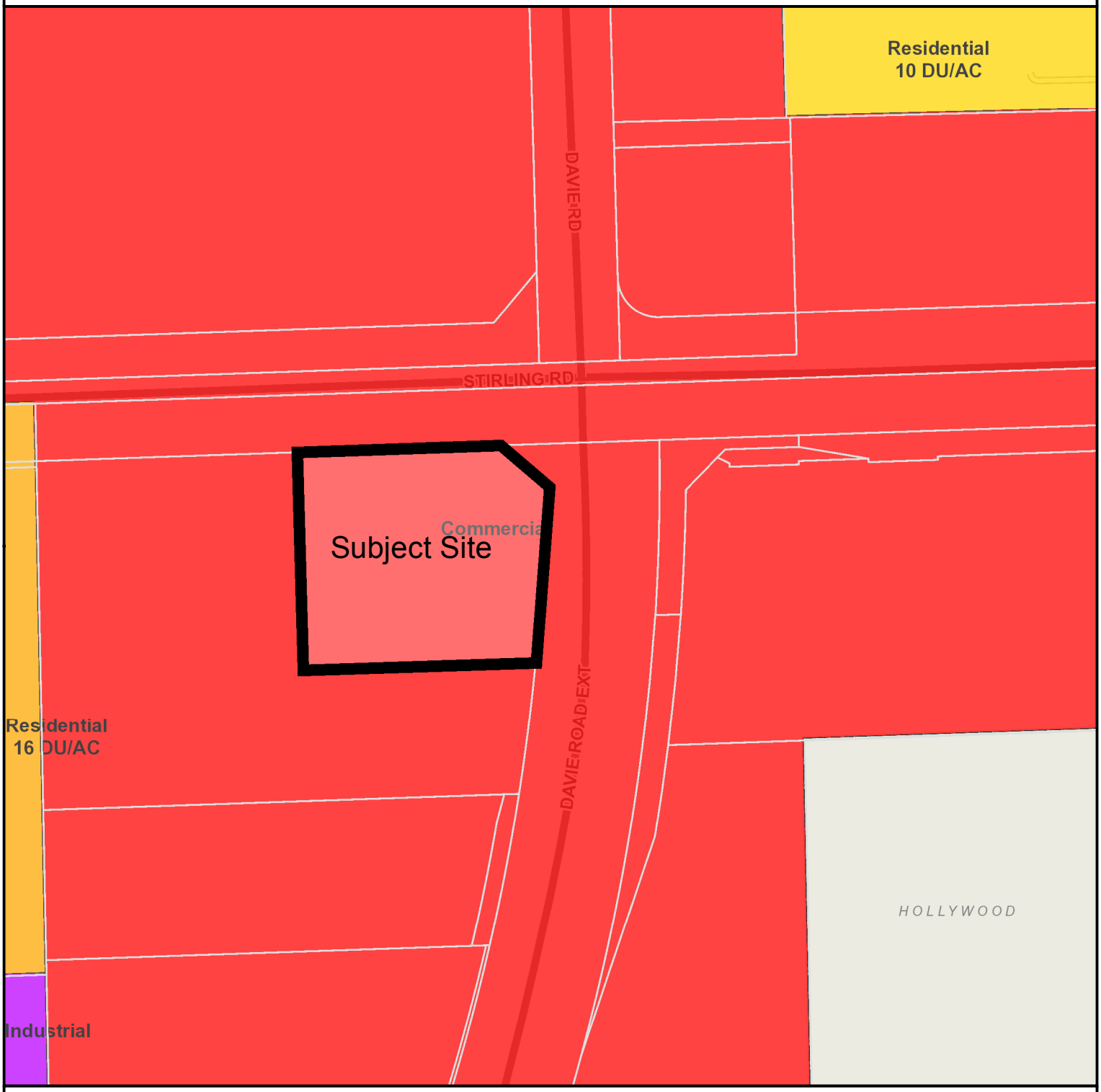
6/7/2020, 10:40:14 PM

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

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.

Land Use Map



Parcels

6/7/2020, 10:41:07 PM

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

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.

McDonald's USA, LLC

4295 N. DAVIE ROAD EXTENSION
FOLIO No. 514102000091
TOWN OF DAVIE, FLORIDA

LEGAL DESCRIPTION:

A portion of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 2, Township 51 South, Range 41 East, lying and being in the Town of Davie, Broward County, Florida, and more particularly described as follows:

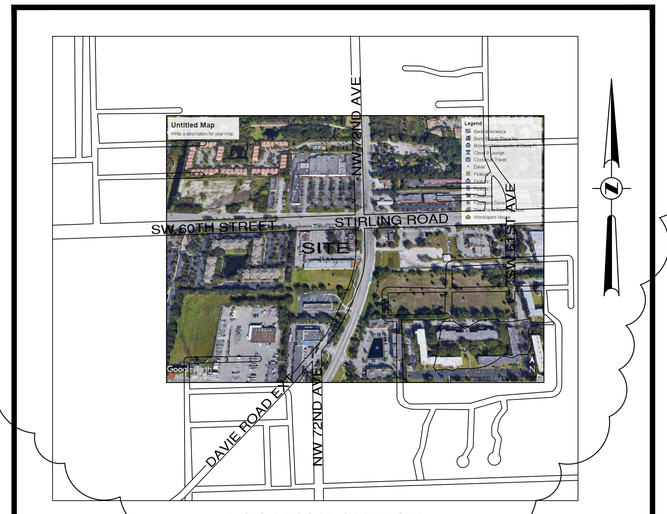
Commence at the Northwest corner of said Section 2; thence, North 87°51'36" East along the North line of said Section 2, also being the centerline of Stirling Road, a/k/a State Road #848, for 219.58 feet to a point being 237.51 feet South 87°51'36" West of the Southeast corner of Section 34, Township 50 South, Range 41 East; thence South 02°08'24" East for 50.00 feet to the Southerly right of way line of said Stirling Road and State Road #848 being the Point of Beginning of the hereinafter described parcel of land; thence North 87°51'36" East along said Southerly right of way line for 178.12 feet; thence South 49°48'13" East for 48.30 feet to a point on the Westerly right of way line of Davie Road Extension being a point on a circular curve whose radius bears North 89°30'52" West; thence Southerly along said circular curve to the right having a radius of 1860.08 feet and a central angle of 04°44'48" for an arc distance of 154.10 feet; thence South 87°51'36" West along a line parallel with and 186.00 feet South of said Southerly right of way line of Stirling Road and State Road #848 for 200.40 feet; thence North 02°08'24" West for 186.00 feet to the Point of Beginning.

PLAT DEVELOPMENT

THIS PROJECT IS NOT PLATTED THEREFORE THERE IS PLAT DEVELOPMENT INFORMATION

PROJECT OWNER

MCDONALD'S CORPORATION
110 NORTH CARPENTER STREET NE
CHICAGO, ILLINOIS 60607



LOCATION SKETCH
SCALE: N.T.S.

INDEX OF CIVIL DRAWINGS

CS	COVER SHEET
	SURVEY
C-1	SITE PLAN
C-1A	DRIVE THRU DETAILS PLAN
C-2	PAVING & GRADING PLAN
C-3	SITE DETAILS PLAN
A1.0	FLOOR PLAN
A2.0	BUILDING ELEVATIONS
A2.1	BUILDING ELEVATIONS
A2.X	COLORED ELEVATIONS
D-1	DEMOLITION PLAN
L-1	LANDSCAPING PLAN
L-2	TREE DISPOSITION PLAN
L-3	LANDSCAPE DETAILS
IR-1	IRRIGATION PLAN
IR-2	IRRIGATION DETAILS
PH-1	PHOTOMETRIC PLAN

SURVEYOR

FORTIN, LEAVY, SKILES, INC
180 NORTHEAST 168 STREET
NORTH MIAMI BEACH, FLORIDA 33162
(305) 653-4493

LANDSCAPE ARCHITECT

MLA GROUP, INC.
690 NORTHEAST 13 STREET
SUITE 105
FT. LAUDERDALE, FLORIDA 33304
(954) 763-4071

PROJECT OWNER

MCDONALD'S CORPORATION
110 NORTH CARPENTER STREET NE
CHICAGO, ILLINOIS 60607

CIVIL ENGINEER

ZAMORA & ASSOCIATES, INC
11410 N. KENDALL DRIVE
SUITE 302
MIAMI, FLORIDA 33176
(305) 273-7801

PLANNER

CORPORATE PROPERTY SERVICES
1239 E. NEWPORT CENTER DRIVE
SUITE 113
DEEFIELD BEACH, FLORIDA 33442
(954) 426-5144

WATER & WASTWEWATER SERVICES:

THIS PROJECT IS BEING SERVED BY THE TOWN OF DAVIE UTILITY DEPARTMENT

NOTE TO CONTRACTOR:

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ADA REPORT DEVELOPED BY ADA COMPLIANCE. CONTRACTOR SHALL IMPLEMENT ALL REQUIRED WORK UNDER THIS REPORT. FURTHERMORE IF ANY ASPECT CAN NOT BE PERFORMED OR IF ANY ADDITIONAL EXISTING SITE ADA COMPONENT DOES NOT COMPLY WITH ADA STANDARDS CONTRACTOR SHALL NOTIFY ENGINEER AND McDONALD'S PROJECT MANAGER FOR DIRECTION.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 12/12/2019

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

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

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. (3) 1 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERI-METER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS-BUILT UTILITY PLAN.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

REV	DATE	DESCRIPTION	BY	ISSUE/REF

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.

B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

SEAL: GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PARKING INFORMATION

TOTAL SPACES							
31	2	SPACES	12'	X	18'	@ 90	°
	29	SPACES	9'	X	18'	@ 90	°
		SPACES		X		@	°
		SPACES		X		@	°
		SPACES		X		@	°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MAIMI BEACH, FLORIDA 33162
305-653-4493
MAY 14, 2018

LEGEND

SANITARY SEWER —S—S—S—S—
WATER —W—W—W—W—
STORM SEWER —ST—ST—ST—ST—
ELECTRIC —E—E—E—E—
GAS —G—G—G—G—
LOT LIGHT LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY
BROWARD

REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

PLAN APPROVAL
SIGNATURE (2 REQUIRED) DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER

McDONALD'S®

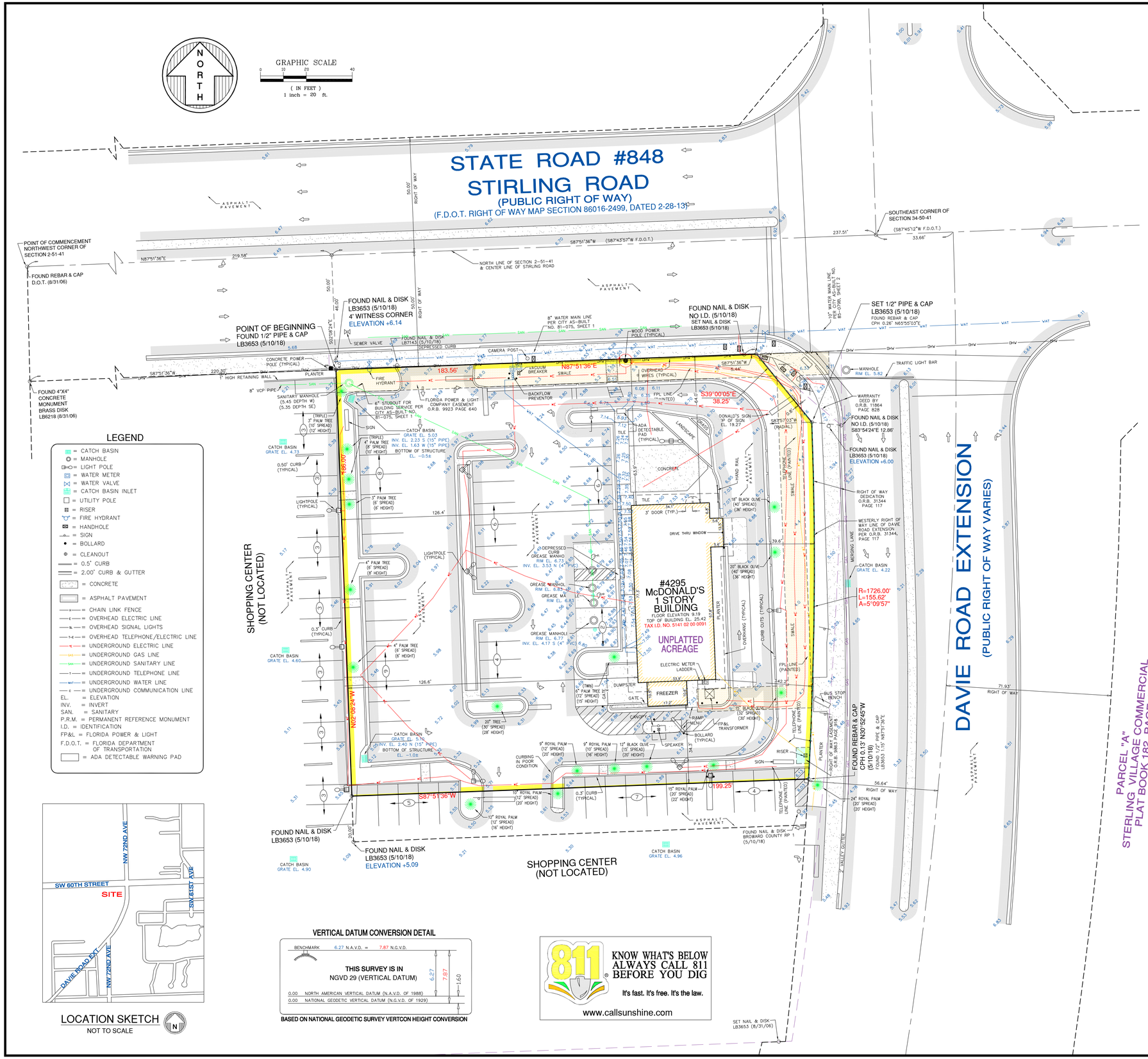
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

CS

No.	O.N.	Revision Description
1	200334	SHOW TOWN OF DAVIE BLANK SPACE (4/30/20) DWF



LEGAL DESCRIPTION:

PARCEL 1: (Leasehold)

A leasehold interest in and to the following described real property:
Being a portion of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 2, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:
Commence at the Northwest corner of said Section 2; thence North 87°51'36" East along the North line of said Section 2, also being the centerline of Stirling Road, for 219.58 feet to a point being 237.51 feet South 87°51'36" West of the Southeast corner of Section 34, Township 50 South, Range 41 East; thence South 02°08'24" East for 50.00 feet to the Southerly right-of-way line of said Stirling Road, also being the Point of Beginning of the hereinafter described parcel of land; thence North 87°51'36" East along said Southerly right-of-way line for 183.56 feet to the West right of way line of Davie Road Extension per that Corporate Warranty Deed as recorded in Official Records Book 31344 at Page 117, of Broward County Public Records; The following two (2) corses being along said Westerly right of way line; (1) thence South 39°00'05" East for 38.25 feet to a non-tangent point on a circular curve concaved to the West and whose radius point bears South 87°57'03" West; (2) thence Southerly along a 1726.00 foot radius curve leading to the right through a central angle of 5°09'57" for an arc distance of 155.62 feet to a non-tangent point; thence South 87°51'36" West along a line parallel with and 186.00 feet South of said Southerly right-of-way line of Stirling Road for 199.25 feet; thence North 02°08'24" West for 186.00 feet to the Point of Beginning.

PARCEL 2: (Easement)

Non-exclusive easements for ingress, egress and parking for the benefit of Parcel 1, as created by Easement Agreement recorded in Official Records Book ____, Page ____, of the Public Records of Broward County, Florida, over, across and upon the following described parcel:
The North 350 feet of that part of the NW 1/4 of the NW 1/4 of the NW 1/4 lying West of the West right of way of Davie Road Extension in Section 2, Township 51 South, Range 41 East, lying and being in Broward County, Florida;
LESS AND EXCEPT the North 50 feet thereof for Stirling Road right of way and LESS AND EXCEPT those portions thereof conveyed to Broward County for road rights of way by Deeds recorded in Official Records Book 11864, Page 828, and Official Records Book 31344, Page 117, both of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 51 South, Range 41 East, Town of Davie, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company Commitment No. 5011612-1062-3975850 with an effective date of April 23, 2018. All easements and/or rights of way of record per this Title Commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B-II PART II
1 - 8 Standard Exceptions not addressed.
9. Road easement over and across the West 40 feet of Parcel 2 as reserved in Warranty Deed recorded in O.R.B. 1829, Page 288.
Benefits but does not encumber McDonald's Parcel. Encumbers Parcel 2 but not shown on this survey.
10. Terms, provisions, conditions and easements contained in the Water and Sewer Agreement by and between Davie Utilities, Inc. and Michael Realty recorded in O.R.B. 4087, Page 78. Benefits and encumbers McDonald's Parcel and Parcel 2 but not subject to location. Blanket in nature. Not a survey matter.
11. Terms, provisions, conditions and easements contained in the Water and Sewer Agreement by and between Davie Utilities, Inc. and Michael Realty Corp. recorded in O.R.B. 5840, Page 51. Benefits and encumbers Parcel 2 but not subject to location. Blanket in nature. Not a survey matter. Does not benefit or encumber McDonald's Parcel.
12. Right-of-Way Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded in O.R.B. 9863, Page 918.
Encumbers Parcel 2 and is shown on survey. Does not encumber McDonald's Parcel.
13. Easement granted to Florida Power & Light Company by instrument recorded in O.R.B. 9923, Page 640.
Benefits and encumbers McDonald's Parcel and Parcel 2 and is shown on survey.
14. Mortgage and Security Agreement encumbering the fee simple estate executed by Davie Investments, LLC, a Florida limited liability company in favor of Transcapital Bank, a Florida banking corporation recorded in O.R.B. 44096, Page 1127; as modified by Modification of Mortgage and Note recorded in O.R.B. 50757, Page 1219; and Modification of Mortgage and Note recorded under Instrument No. 114465253;
TOGETHER WITH Assignment of Leases, Rents and Profits recorded in O.R.B. 44096, Page 1142; and UCC-1 Financing Statement recorded in O.R.B. 44096, Page 1146.
Encumbers McDonald's Parcel and Parcel 2 but not subject to location. Blanket in nature. Not a survey matter.
15. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (as to the easement parcel) Standard Exception. Document not provided. Not a survey matter.

- Bearings hereon are referred to an assumed value of N 87°51'36" E for the South right of way line of Stirling Road, and evidenced by found 1/2" pipe & cap and set nail & disk.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Bench Mark #3580, Elevation +6.27 (+7.87 N.G.V.D) and located at Stirling Road and S.W. 70th Avenue.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0561H, for Community No. 120035, dated August 18, 2014, relative to the North American Vertical Datum of 1988.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 37,677 square feet, or 0.865 acres, more or less.
- Total striped parking spaces within legal description: 35 Regular and 2 Handicap.
- Parking spaces were not verified for any applicable requirements.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- 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 the information available. The surveyor has not physically located the underground utilities.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Tax I.D. No.: 5141 02 00 0091.

SURVEYOR'S CERTIFICATION TO:

McDonald's Restaurants of Florida, a Florida corporation
McDonald's USA, LLC, a Delaware limited liability company
McDonald's Corporation, a Delaware corporation
Leopold Korn, P.A.
First American Title Insurance Company

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 10, 2018, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that it complies with the requirements provided by McDonald's Corporation. The fieldwork was completed on May 10, 2018.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LS6435
State of Florida.

McDONALD'S - DAVIE ROAD EXTENSION
4295 N DAVIE ROAD EXTENSION
TOWN OF DAVIE
BROWARD COUNTY, FLORIDA
L/C: 009-0435

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email flsurvey@flsurvey.com

ALTA/NSPS LAND TITLE SURVEY
McDONALD'S - 4295 N DAVIE ROAD EXTENSION
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA

Original Date	5/10/18
Scale	1"=20'
Drawn By	DWF
CAD No.	061672
Plotted	5/14/18 11:37a
Ref. Dwg.	LS-2798
Field Book	590/09 - JWL & SJD
Job No.	180384
Dwg. No.	2006-153-1-NAVD
Sheet	1 of 1

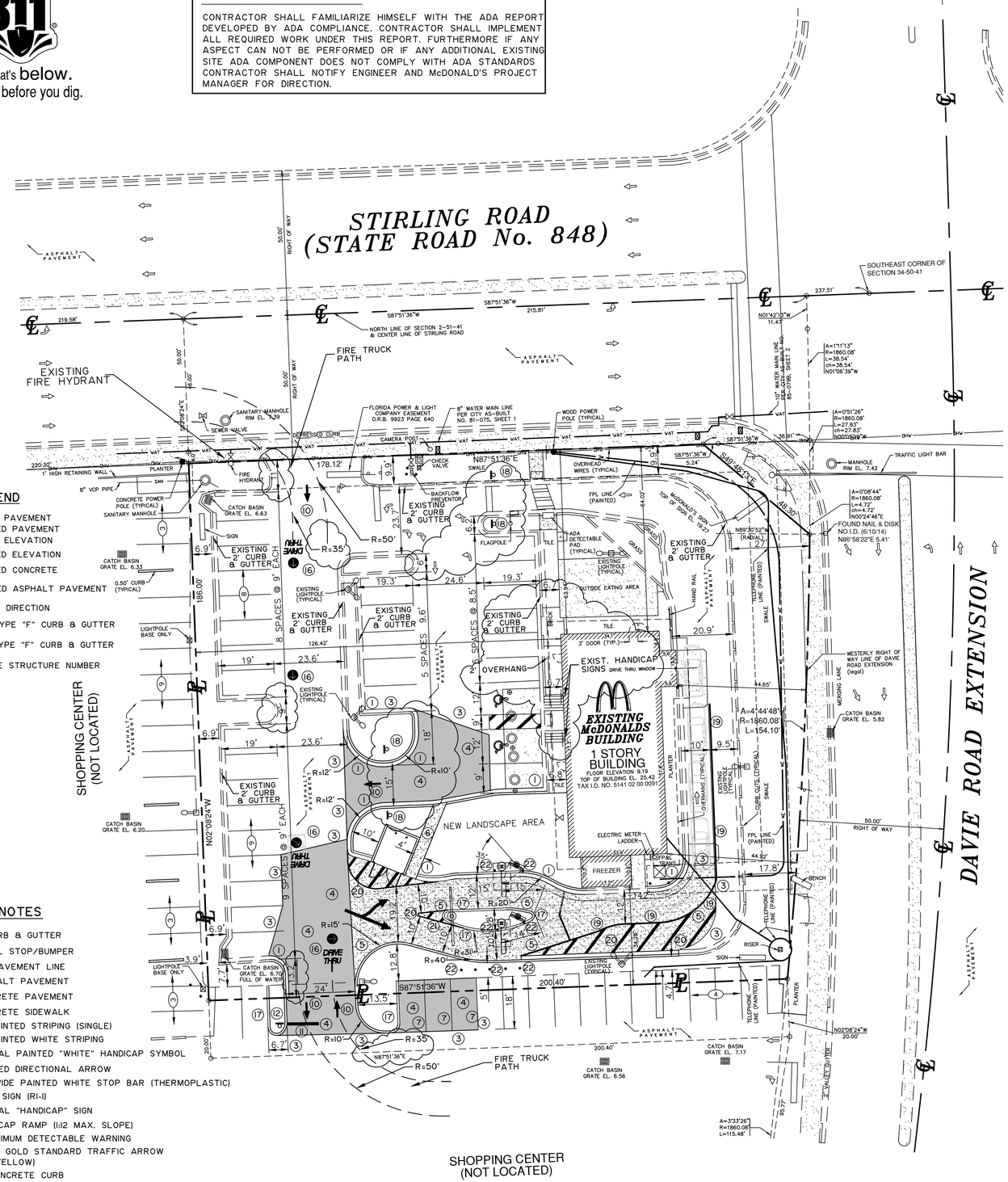
SITE PLAN

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

NOTE TO CONTRACTOR:

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ADA REPORT DEVELOPED BY ADA COMPLIANCE. CONTRACTOR SHALL IMPLEMENT ALL REQUIRED WORK UNDER THIS REPORT. FURTHERMORE IF ANY ASPECT CAN NOT BE PERFORMED OR IF ANY ADDITIONAL EXISTING SITE ADA COMPONENT DOES NOT COMPLY WITH ADA STANDARDS CONTRACTOR SHALL NOTIFY ENGINEER AND McDONALD'S PROJECT MANAGER FOR DIRECTION.

SCALE: 1" = 20'



LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 9.10 EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER

SCHEDULE NOTES

1. NEW 2' CURB & GUTTER
2. NEW WHEEL STOP/BUMPER
3. EXISTING PAVEMENT LINE
4. NEW ASPHALT PAVEMENT
5. NEW CONCRETE PAVEMENT
6. NEW CONCRETE SIDEWALK
7. NEW 4" PAINTED STRIPING (SINGLE)
8. NEW 4" PAINTED WHITE STRIPING
9. NEW TYPICAL PAINTED "WHITE" HANDICAP SYMBOL
10. NEW PAINTED DIRECTIONAL ARROW
11. NEW 24" WIDE PAINTED WHITE STOP BAR (THERMOPLASTIC)
12. NEW STOP SIGN (R1-1)
13. NEW TYPICAL "HANDICAP" SIGN
14. NEW HANDICAP RAMP (1:12 MAX. SLOPE)
15. NEW 3' MINIMUM DETECTABLE WARNING
16. McDONALDS GOLD STANDARD TRAFFIC ARROW STRIPING (YELLOW)
17. NEW 6" CONCRETE CURB
18. NEW "DO NOT ENTER" SIGN
19. NEW 6" YELLOW STRIPING
20. NEW 6" WHITE STRIPING
21. NEW 12" WHITE STRIPING 6' O.C.
22. NEW CONCRETE BOLLARD

SITE DATA:

ZONING: B-2 COMMUNITY BUSINESS
FUTURE LAND USE : COMMERCIAL

LOT AREA:	EXISTING	PROPOSED	
Total Land Area	38,324 SQ.FT.	38,324 SQ.FT = 0.88 Ac	= 100%
Building Area	2,874 SQ.FT.	2,874 SQ.FT. = 0.07 Ac.	= 7.5%
Sidewalk	926 SQ.FT.	1,002 SQ.FT. = 0.02 Ac.	= 2.6%
Paved Area	24,646 SQ.FT.	23,095 SQ.FT. = 0.53 Ac.	= 60.3%
Landscape Area	9,058 SQ.FT.	10,537 SQ.FT. = 0.24 Ac.	= 27.5%
Dumpster Area	1787 SQ.FT.	174 SQ.FT. = 0.01 Ac.	= 0.5%
Outdoor Patio Area	642 SQ.FT.	642 SQ.FT. = 0.01 Ac.	= 1.7%

PARKING SPACES:

PARKING SPACES REQUIRED:
12 PACES PER 1,000 SQ. FT OF BUILDING AREA
2,874 / 1000 × 12 = 34.5 OR 35 SPACES

Parking Spaces Provided	EXISTING	PROPOSED
Standard	35	29
Handicap	2	2
Total	37	31

BUILDING SETBACKS:	EXISTING BUILDING TO REMAIN
Front (Stirling Road)	63.9 FT.
Rear	34.2 FT.
Side (East)	44.8 FT.
Side (West)	126.4 FT.

FLOOD ZONE AH ELEVATION 5.00 FEET PER MAP 12011 C 0.308 F
EXISTING FINISH FLOOR ELEVATION 9.19 FEET

LEGAL DESCRIPTION:

A portion of the Northwest ¼ of the Northwest ¼ of the Northwest ¼ of Section 2, Township 51 South, Range 41 East, lying and being in the Town of Davie, Broward County, Florida, and more particularly described as follows:

Commence at the Northwest corner of said Section 2; thence, North 87°51'36" East along the North line of said Section 2, also being the centerline of Stirling Road, a/k/a State Road #848, for 219.58 feet to a point being 237.51 feet South 87°51'36" West of the Southeast corner of Section 34, Township 50 South, Range 41 East; thence South 02°08'24" East for 50.00 feet to the Southerly right of way line of said Stirling Road and State Road #848 being the Point of Beginning of the hereinafter described parcel of land; thence North 87°51'36" East along said Southerly right of way line for 178.12 feet; thence South 49°48'13" East for 48.30 feet to a point on the Westerly right of way line of Davie Road Extension being a point on a circular curve whose radius bears North 89°30'52" West; thence Southerly along said circular curve to the right having a radius of 1860.08 feet and a central angle of 04°44'48" for an arc distance of 154.10 feet; thence South 87°51'36" West along a line parallel with and 186.00 feet South of said Southerly right of way line of Stirling Road and State Road #848 for 200.40 feet; thence North 02°08'24" West for 186.00 feet to the Point of Beginning.

NOTES:

1. BACKGROUND INFORMATION OBTAINED FROM SPECIFIC PURPOSE SURVEY PREPARED BY FORTIN, LEAVY & SKILES INC., INC. JUNE 10, 2014.
2. ELEVATIONS ARE BASED UPON N.G.V. DATUM OF 1929, AND AS SHOWN ON SURVEY.
3. UNDERGROUND UTILITY INFORMATION IS TAKEN FROM THE BEST AVAILABLE SOURCES BUT SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD WITH THE APPROPRIATE UTILITY AGENCY PRIOR TO COMMENCEMENT OF ANY WORK.

   EXISTING UTILITY LINES OTHER THAN THOSE INDICATED IN THIS DRAWING MAY BE ON THE SITE. THE CONTRACTOR IS WARNED TO PROCEED WITH CAUTION WITH ALL WORK. HE IS TO MAKE ALL POSSIBLE INVESTIGATION AS TO POSSIBLE UNMARKED UTILITY LINES.
4. ANY APPARENT DISCREPANCIES IN THE PLANS AND FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY THIS CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN, THAT NOW EXISTING.
6. CONTRACTOR SHALL ADJUST ANY UITILTY LIDS AND/OR COVERS IN PROJECT AREA TO THE FINISHED GRADE.
7. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODE IN AFFECT.
8. CONTRACTOR TO VERIFY ALL EXISTING SIDEWALKS TO REMAIN DO NOT EXCEED 2% CROSS SLOPE. ANY SIDEWALK EXCEEDING 2% SHALL BE REMOVED AND RECONSTRUCTED AT 2% MAXIMUM CROSS SLOPE.
9. THIS SITE LIES IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 41 EAST IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA.
10. THE PROPERTY TAX IDENTIFICATION NUMBER IS 5141 02 00 0091

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 12/12/2019

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. (3) 1 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERI-METER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS-BUILT UTILITY PLAN.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.
B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

PARKING INFORMATION

TOTAL SPACES						
31	2	SPACES	12'	X	18'	@ 90 °
	29	SPACES	9'	X	18'	@ 90 °
		SPACES		X		@ °
		SPACES		X		@ °
		SPACES		X		@ °

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MIAMI BEACH, FLORIDA 33162
305-653-4493
MAY 14, 2018

LEGEND

SANITARY SEWER — S — S — S — S —
WATER — W — W — W — W —
STORM SEWER — ST — ST — ST — ST —
ELECTRIC — E — E — E — E —
GAS — G — G — G — G —
LOT LIGHT LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY
BROWARD

REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1.	1/27/20	REMOVE PRE SELL BOARDS	G.Z.	
2.	4/17/20	CITY COMMENTS	G.Z.	

SEAL: GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

McDONALD'S®

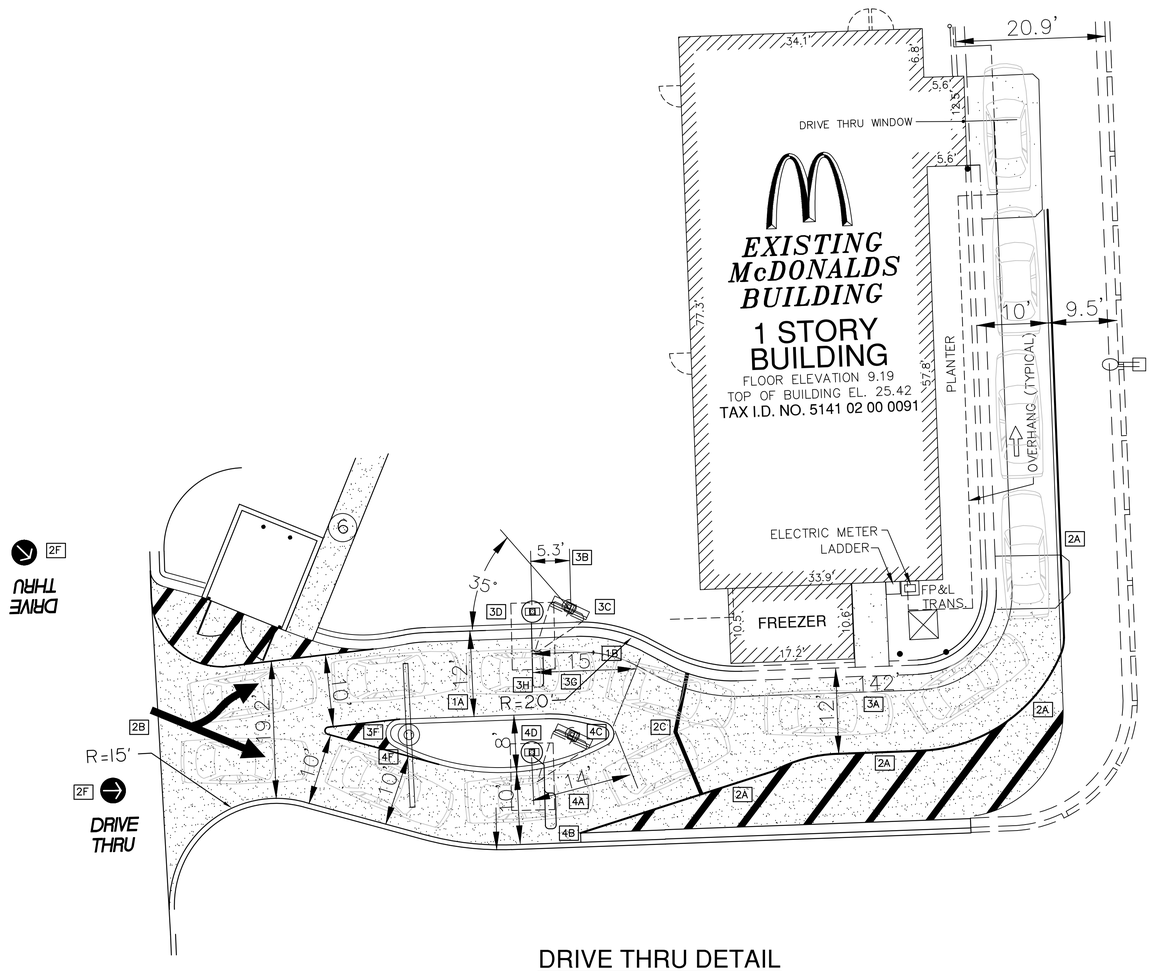
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. — CONST. MGR. — OPERATIONS DEPT. — REAL ESTATE DEPT.
CO-SIGN SIGNATURES — CONTRACTOR — OWNER
OFFICE ADDRESS

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

C-1

DRIVE THRU DETAILS PLAN



DRIVE THRU DETAIL

SCALE: 1" =10'

SIDE BY SIDE DRIVE-THRU STANDARD 1.0

1. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 CURBING DETAILS:

1A DRIVE–THRU LANES BOUND BY CURB ON BOTH SIDES ARE TO BE 12'–0". LANES BOUND BY CURB ON ONE SIDE AND PAINTED STRIPING ON THE OTHER SIDE ARE TO BE A MIN. OF 10'–0".

1B THE MIN. RADIUS FOR ALL INSIDE/DRIVER'S SIDE DRIVE–THRU CURBING IS 20'–0".

1C PRIMARY LANE CURBING SHOULD BE AS STRAIGHT AS POSSIBLE. (LESS CURVING, THE BETTER).

1D THE OVERALL LENGTH OF THE CURBED ISLAND SHOULD BE 35'–45'. THE LENGTH OF THE ISLAND FROM THE COD ALLOWS FOR THREE CARS IN THE SECONDARY LANE, TWO IN THE PRIMARY LANE AND ONE AT THE COMMITMENT POINT.

1E ENTRANCE LANE ENTERING THE SIDE BY SIDE DRIVE–THRU IS TO BE 14'–0" MIN.

1F THE RADIUS FOR THE ISLAND TIP SHALL BE 1'–6".

2. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 PAVEMENT MARKINGS:

2A 6" WIDE YELLOW PAINT STRIPE TO SPAN OUTER EDGE OF THE ENTIRE DRIVE–THRU LANE. LANE STARTS AT DRIVE–THRU ENTRANCE WHERE "McDONALD'S GATEWAY" SIGN IS LOCATED.

2B DOUBLE–HEADED ARROW PAVEMENT MARKING. STANDARD STRIPING MARKINGS ARE 7'–0" SHAFT, 7'–0" ARROW STEM AND 3'–0" FOR THE ARROW HEAD. TIP OF ARROW HEAD TO BE LOCATED AT CENTER OF EACH LANE.

2C MERGE POINT IS LOCATED WHERE TWO VEHICLES LEAVING EACH COD SIMULTANEOUSLY MEET. THE MERGE POINT STRIPING IS TO BE LOCATED BY OFFSETTING THE INNER PRIMARY LANE BACK OF CURB 9'–0" AND OFFSETTING THE OUTER LANE STRIPING 8'–0". AT THE INTERSECTION OF THESE OFFSETS, A 6" YELLOW STRIPE IS TO BE MARKED PERPENDICULAR TO THE OUTER LANE AS WELL AS THE INNER PRIMARY LANE.

2D THE WORDS "THANK YOU" ARE TO BE PLACED 8" FROM THE EDGE OF THE YELLOW STRIPE TO THE BOTTOM OF THE WORD "YOU".

2E THE 8" YELLOW STRIPE IS TO BE PLACED 40'–0" FROM THE CENTER LINE OF THE OPEN PRESENT WINDOW AND IS FOR PARKING CARS THAT ARE WAITING FOR ORDERS.

2F A CIRCLE DIRECTIONAL ARROW CENTERED ABOVE THE WORD "DRIVE THRU" USED TO INDICATE THE DRIVE THRU ENTRY POINT.

3. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR PRIMARY LANE:

3A MIN. 60'–0" (+5', 60'–65') LINEAR DISTANCE BETWEEN THE CENTER LINE OF THE COD FACE AND THE CENTER LINE OF THE OPEN ORDER BOOTH WINDOW AS MEASURED ALONG THE CENTER LINE OF THE LANE. THIS MAY ONLY BE INCREASED IN 20'–0" INCREMENTS (±5' FOR 80', 100', AND 120') TO A MAX OF 120'. 100'–0" IS OPTIMAL.

3B THE CENTER OF THE PRIMARY MENU BOARD FOUNDATION IS TO BE 5'–3" (5'–0" MIN. AND 6'–0" MAX.) FROM THE CENTER OF THE COD FOUNDATION.

3C THE PRIMARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° TO 35° ANGLE (35° PREFERRED) FROM A CAR POSITIONED AT THE COD AND WITH 100% VISIBILITY.

3D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

3E A SINGLE BOLLARD SHOULD BE POSITIONED AT THE CORNER OF THE BUILDING ON THE DRIVE–THRU SIDE. IT SHOULD BE FLUSH AGAINST THE BUILDING AND FACE OF THE BOLLARD SHOULD BE TIGHT AGAINST THE BACK OF THE CURB.

3F AUGER "McDONALD'S GATEWAY" SIGN FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

3G THE DISTANCE BETWEEN THE TIP OF THE CURBED ISLAND AND THE CENTER LINE OF THE PRIMARY COD MUST BE 15'–0". THIS MEASUREMENT IS TAKEN PARALLEL TO THE INSIDE CURB FACE OF THE PRIMARY LANE.

3H THE PRIMARY LANE DETECTOR LOOP SHOULD BE PERPENDICULAR TO THE CENTER OF THE PRIMARY COD.

4. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 EQUIPMENT POSITIONING FOR SECONDARY LANE:

4A TO POSITION THE SECONDARY COD, DRAW AN ARC WITH A 14' RADIUS THAT IS CENTERED FROM THE MIDPOINT OF THE ISLAND TIP. THEN OFFSET THE FACE OF THE CURB BY 24" TO DETERMINE THE LOCATION OF CENTER OF FOUNDATION OF THE SECONDARY COD.

4B WHEN THE SECONDARY COD IS LOCATED AT 14'–0" FROM THE TIP OF THE CURBED ISLAND, THE LOOP DETECTOR IS TO BE 2'–0" FORWARD OF THE COD CENTER LINE WITH THE LOOP FACING FORWARD AND THE DETECTOR LOOP PERPENDICULAR TO THE SECONDARY COD WHEN POSSIBLE.

4C THE CENTER OF THE SECONDARY MENU BOARD FOUNDATION SHALL BE 5'–3" (5'–0" MIN. AND 6'–0" MAX.) FROM CENTER OF THE COD FOUNDATION WITH THE END CAP OF THE SECONDARY MENU BOARD NOT BE LESS THAN 12" FROM FACE OF CURB.

4D AUGER "McDONALD'S ORDER HERE CANOPY" COD/CANOPY FOUNDATION TIGHT AGAINST BACK OF CURB. SEE MANUFACTURER/LOCAL SPECIFICATIONS FOR DETAILS.

4E THE SECONDARY MENU BOARD SHOULD BE AT AN ANGLE OF APPROXIMATELY 25° FROM A VEHICLE POSITIONED AT THE COD AND WITH 100% VISIBIILTY.

4F "ANY LANE, ANY TIME" BOLLARD SIGN MUST BE A MIN. OF 1'–6" FROM FACE OF CURB AT THE BEGINNING OF THE LANDSCAPE ISLAND. BOLLARD SIGN IS TO BE ORIENTED AT AN ANGLE OF 90° FROM THE CURB.

5. SIDE BY SIDE DRIVE–THRU STANDARD 1.0 DETECTOR LOOP:

5A DETECTOR LOOPS SHALL BE LOCATED AT THE CENTER OF THE OPENING WINDOW AT THE CASH AND PRESENTER BOOTHS.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 12/12/2019

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. (3) 1 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERI–METER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS–BUILT UTILITY PLAN.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1.	1/27/20	REMOVE PRE SELL BOARDS	G.Z.	

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.

B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

SEAL: GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

McDONALD'S ©

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PARKING INFORMATION

TOTAL SPACES							
31	2	SPACES	12'	X	18'	@ 90	°
	29	SPACES	9'	X	18'	@ 90	°
		SPACES		X		@	°
		SPACES		X		@	°
		SPACES		X		@	°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MAIMI BEACH, FLORIDA 33162
305–653–4493
MAY 14, 2018

LEGEND

SANITARY SEWER —S—S—S—S—
WATER —W—W—W—W—
STORM SEWER —ST—ST—ST—ST—
ELECTRIC —E—E—E—E—
GAS —G—G—G—G—
LOT LIGHT LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY
BROWARD

REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.
CO–SIGN SIGNATURES
CONTRACTOR / OWNER
OFFICE / ADDRESS

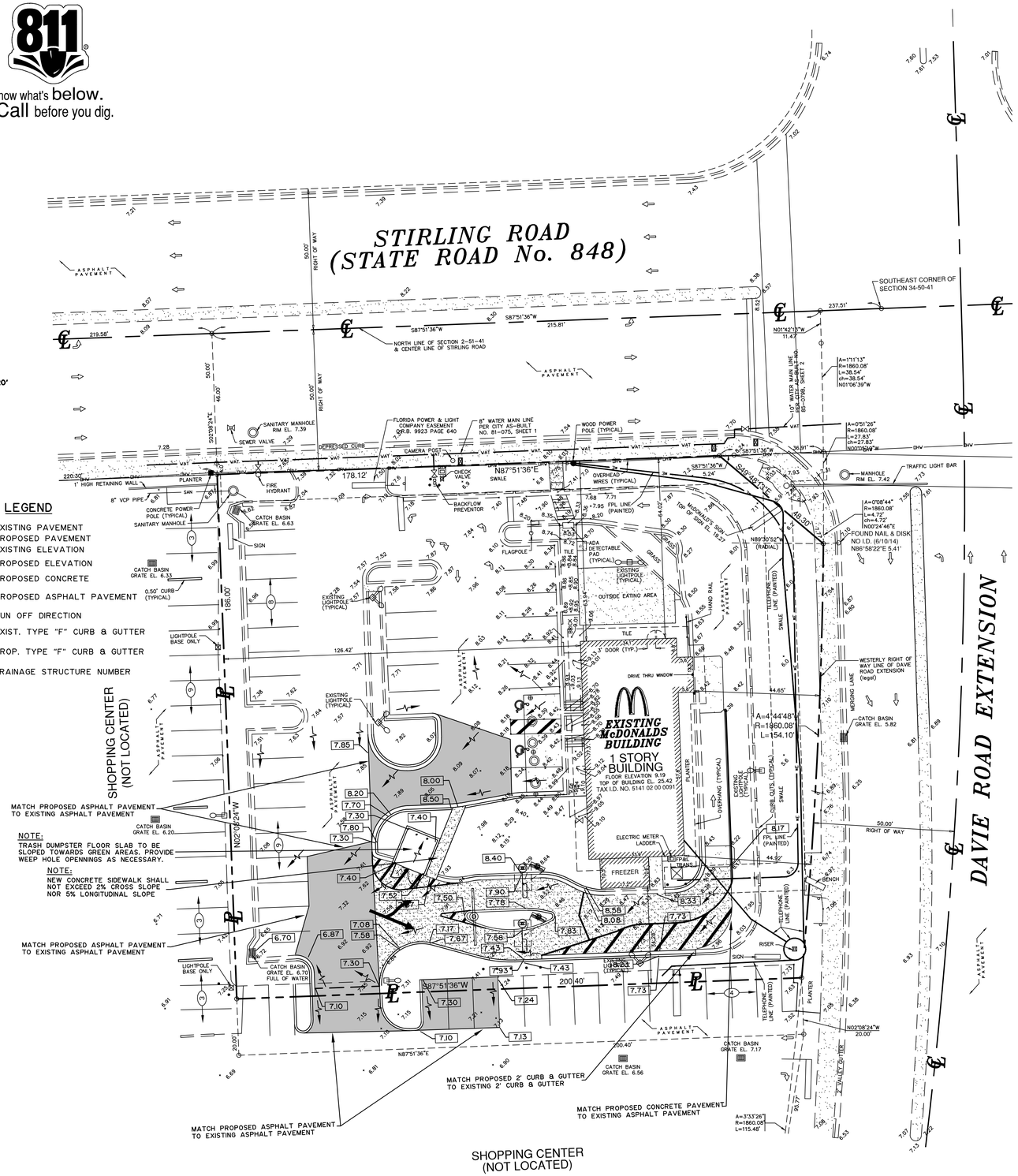
STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS–BUILT		

C–1A

PAVING & GRADING PLAN

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

SCALE: 1" = 20'



LEGEND

- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- 9.10 EXISTING ELEVATION
- 10.9 PROPOSED ELEVATION
- PROPOSED CONCRETE
- PROPOSED ASPHALT PAVEMENT
- RUN OFF DIRECTION
- EXIST. TYPE "F" CURB & GUTTER
- PROP. TYPE "F" CURB & GUTTER
- (1) DRAINAGE STRUCTURE NUMBER

NOTE:
TRASH DUMPSTER FLOOR SLAB TO BE SLOPED TOWARDS GREEN AREAS. PROVIDE WEEP HOLE OPENNINGS AS NECESSARY.

NOTE:
NEW CONCRETE SIDEWALK SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINAL SLOPE

GENERAL NOTES:

1. All materials and labor under the project shall conform to Town of Davie Engineering Department, McDonald's Corporation, Florida Department of Transportation and Broward County DERD Standards and Specifications.
2. For site dimensions and geometry see Site Plan sheet C-1
3. Elevations shown are based on N.G.V. Datum and as shown on Survey.
4. Underground utility information is taken from the best available sources, but should be verified by contractor in the field with the appropriate utility agency prior to commencement of any work. Existing utility lines other than those indicated in this drawing may be on site. The contractor is warned to proceed with caution with all work. He is to make all possible investigation as to possible unmarked utility lines.
5. Contractor shall adjust any utility lids and/or covers in project area to the finished grade.
6. Any apparent discrepancies in the plans and field condition shall be brought to the attention of the Engineer before proceeding with the
7. Contractor shall notify the Owner's representative and Engineer if soil condition encountered is unsuitable for construction. Furthermore all existing organic materials shall be removed from beneath areas of new asphalt or concrete pavement and from proposed building locations. The full depth of all existing organic and deleterious material within the right of way and utility/drainage easements shall be removed. No material of FDOT Class A-5, A-7 or A-8 shall be allowed.
8. The Contractor shall restore all areas disturbed by this construction to a condition equal to, or better than, that now existing.
9. Typical Pavement Section:
   1.5" Type S-III Asphaltic Concrete surface course 6" Limerock base (Minimum LBR 100), compact to 98% of maximum density as determined by AASHTO T-180 and 6" concrete slab on well compacted subgrade compact to 98% of maximum density as determined by AASHTO T-180.
10. Fill shall be placed in 12" layers loose thickness, measured and compacted to 95% of maximum density as determined by AASHTO T-180. Fill shall be locally acceptable and suitable for fill purposes. The top 12" of fill or cut (Minimum LBR 40) under pavement base shall be compacted to 98% of maximum density as determined by AASHTO T-180.
11. Backround information obtained from Boundary Survey prepared by Fortin, Leavy, Skiles, Inc. Dated June 10, 2014.
12. All signage and markings shall conform to the requirements of Miami-Dade County, Florida.
13. All repairs to the existing pavement shall receive saw-cut edges prior to relaying asphalt. Utility piping or wiring less than four (4) inches in diameter requires a Schedule 40 PVC casing pipe with sand backfills under paved areas only.
14. Prime coat shall be applied at a rate of 0.25 gallons per square yard. Prime and tack coat for base shall conform to the requirements and specifications of sections 300-1 through 300-7 of FDOT standards specifications.
15. Base and subgrade density tests shall be conducted for a maximum 7000 square feet of finished pavement.
16. Proctors shall be performed on all material, subgrade and base and any subsequent changes in materials. Limerock bearing ratios, sieve analysis and densities required by contract documents shall be submitted to the City.
17. Minimum longitudinal slope of pavement shall be 0.3%.
18. Minimum transverse slope of the pavement shall be one percent for parking areas.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 12/12/2019

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. (3) 1 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERI-METER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS-BUILT UTILITY PLAN.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

REV	DATE	DESCRIPTION	BY	ISSUE/REF

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.

B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

SEAL: GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

McDONALD'S®

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PARKING INFORMATION

TOTAL SPACES							
31	2	SPACES	12'	X	18'	@ 90	°
	29	SPACES	9'	X	18'	@ 90	°
		SPACES		X		@	°
		SPACES		X		@	°
		SPACES		X		@	°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MIAMI BEACH, FLORIDA 33162
305-653-4493

MAY 14, 2018

LEGEND

SANITARY SEWER — S — S — S — S —
WATER — W — W — W — W —
STORM SEWER — ST — ST — ST — ST —
ELECTRIC — E — E — E — E —
GAS — G — G — G — G —
LOT LIGHT LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY
BROWARD

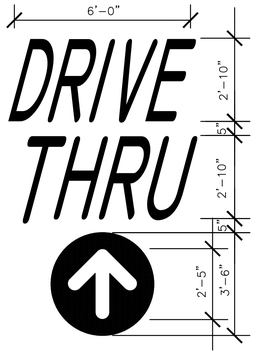
REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. — CONST. MGR. — OPERATIONS DEPT. — REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR — OWNER
OFFICE ADDRESS

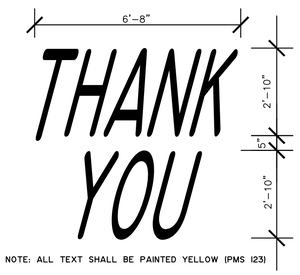
STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

C-2

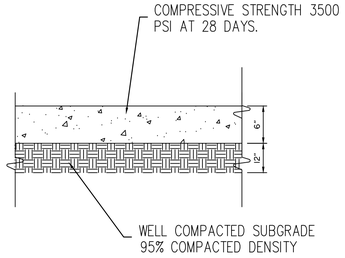
SITE DETAILS PLAN



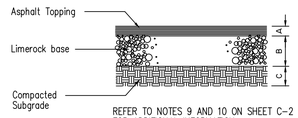
NOTE: ALL TEXT AND ARROW SHALL BE PAINTED YELLOW (PMS 123)



NOTE: ALL TEXT SHALL BE PAINTED YELLOW (PMS 123)



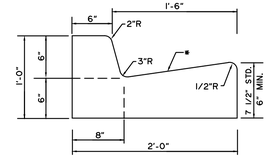
CONCRETE PAVEMENT DETAIL



DIMENSION & TYPE

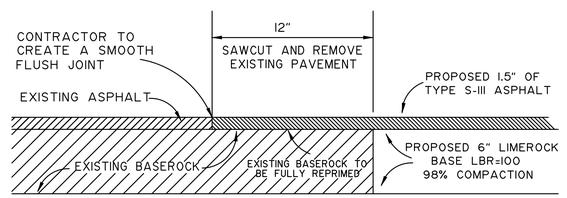
Concrete Section	A	B	C
STANDARD	1.5"	6"	12"

ASPHALT PAVEMENT DETAIL



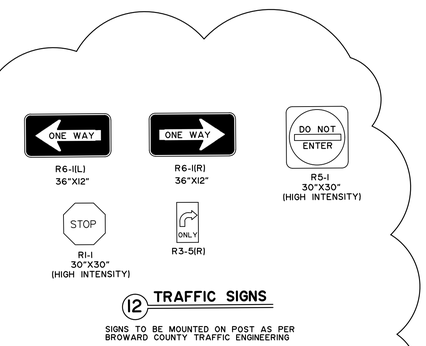
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS

1 TYPE F CURB



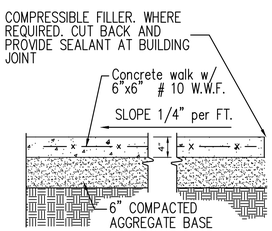
DETAIL FOR MATCHING EXISTING PAVEMENT

(BUTT JOINT)
N.T.S.

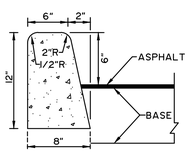


12 TRAFFIC SIGNS

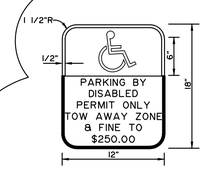
SIGNS TO BE MOUNTED ON POST AS PER BROWARD COUNTY TRAFFIC ENGINEERING

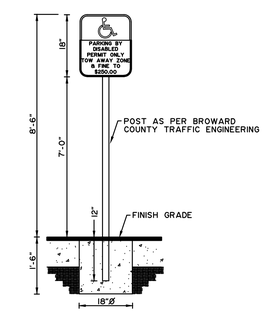


6 SIDEWALK DETAIL



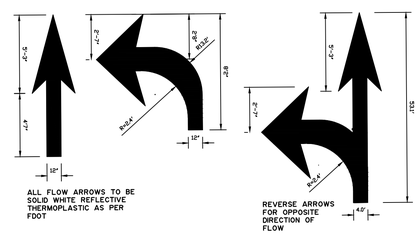
17 CURB DETAIL





13 HANDICAPPED SIGN DETAIL

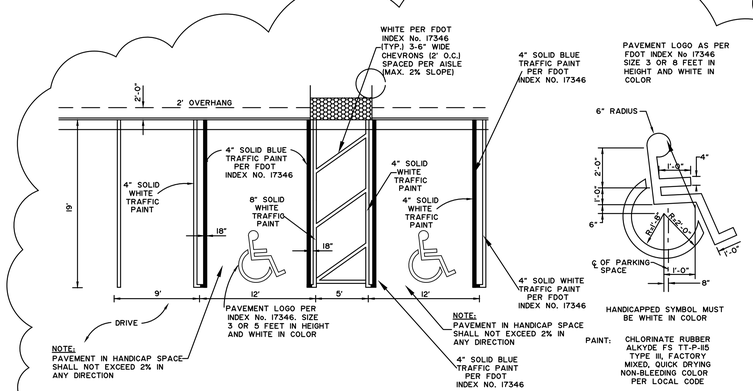
IF REQUIRED



ALL FLOW ARROWS TO BE SOLID WHITE REFLECTIVE THERMOPLASTIC AS PER FDOT

REVERSE ARROWS FOR OPPOSITE DIRECTION OF FLOW

10 DIRECTIONAL ARROWS



8-9 TYPICAL PARKING SPACES MARKINGS

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. (3) 1 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERI-METER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS-BUILT UTILITY PLAN.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

REV	DATE	DESCRIPTION	BY	ISSUE/REF
1.	4/17/20	CITY COMMENTS	G.Z.	

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.

B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

SEAL: GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PARKING INFORMATION

TOTAL SPACES							
31	2	SPACES	12'	X	18'	@ 90	*
	29	SPACES	9'	X	18'	@ 90	*
		SPACES		X		@	*
		SPACES		X		@	*
		SPACES		X		@	*

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MAIMI BEACH, FLORIDA 33162
305-653-4493

MAY 14, 2018

LEGEND

SANITARY SEWER —S—S—S—S—
WATER —W—W—W—W—
STORM SEWER —ST—ST—ST—ST—
ELECTRIC —E—E—E—E—
GAS —G—G—G—G—
LOT LIGHT LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY
BROWARD

REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.
CO-SIGN SIGNATURES — CONTRACTOR / OWNER
OFFICE / ADDRESS

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

C-3

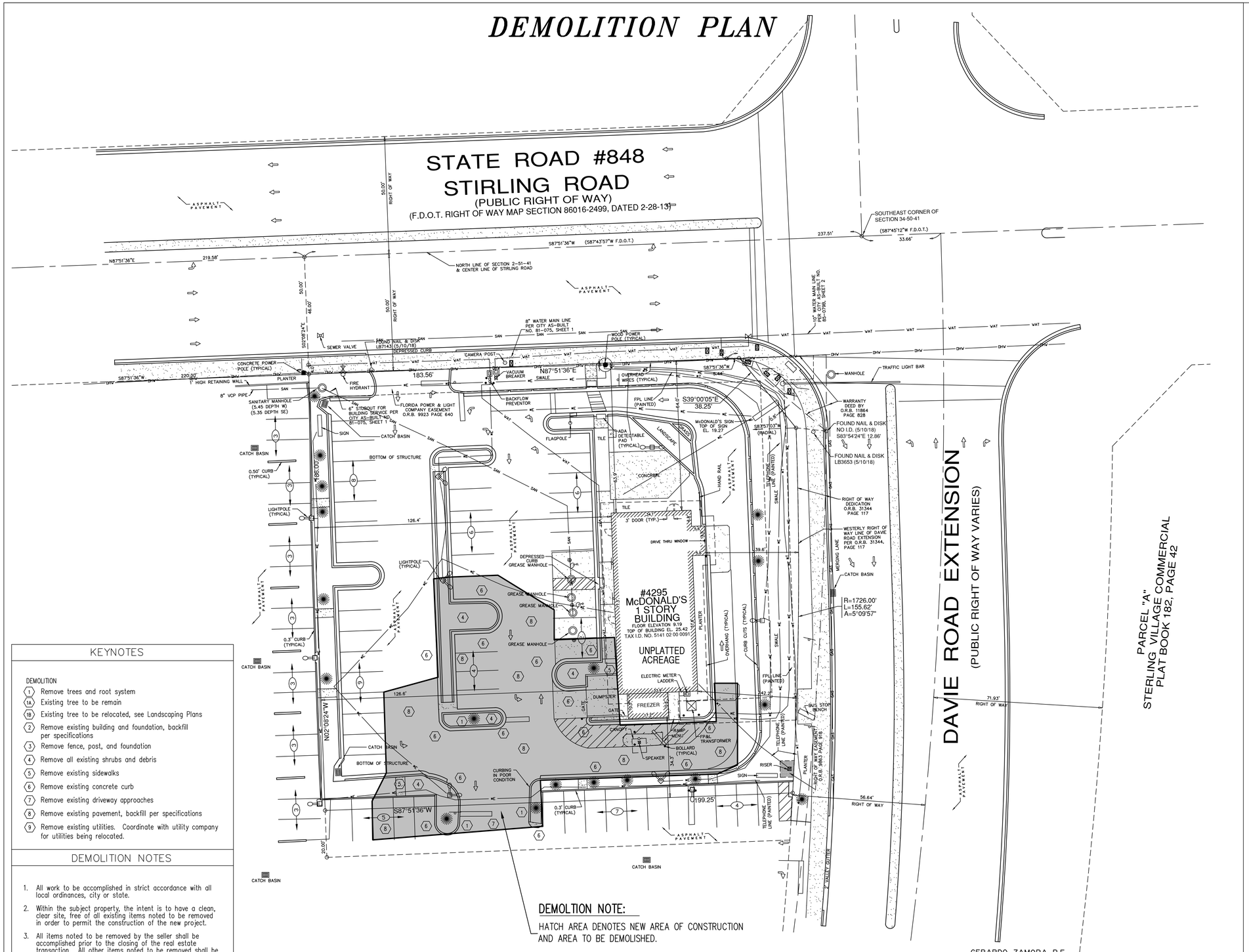
McDONALD'S ©
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 12/12/2019

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

DEMOLITION PLAN



KEYNOTES

DEMOLITION

1. Remove trees and root system
1A. Existing tree to be remain
1B. Existing tree to be relocated, see Landscaping Plans
2. Remove existing building and foundation, backfill per specifications
3. Remove fence, post, and foundation
4. Remove all existing shrubs and debris
5. Remove existing sidewalks
6. Remove existing concrete curb
7. Remove existing driveway approaches
8. Remove existing pavement, backfill per specifications
9. Remove existing utilities. Coordinate with utility company for utilities being relocated.

DEMOLITION NOTES

1. All work to be accomplished in strict accordance with all local ordinances, city or state.
2. Within the subject property, the intent is to have a clean, clear site, free of all existing items noted to be removed in order to permit the construction of the new project.
3. All items noted to be removed by the seller shall be accomplished prior to the closing of the real estate transaction. All other items noted to be removed shall be done so as part of the contract for general construction.
4. Remove all utilities to existing structures whether shown or not. Cut and cap all underground lines at the property line unless otherwise noted.
5. For all items noted to be removed – Remove not only the above ground elements, but ALL underground elements as well including but not necessarily limited to: foundations, gravel fills, tree roots, old pipe, etc.
6. Backfill all excavations resulting from the demolition work to meet the requirements for fill outlined in the soils report.

DEMOLTION NOTE:

HATCH AREA DENOTES NEW AREA OF CONSTRUCTION AND AREA TO BE DEMOLISHED.

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 4/20/2020

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. (3) 1 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERI-METER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS-BUILT UTILITY PLAN.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

REV	DATE	DESCRIPTION	BY	ISSUE/REF

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.

B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

SEAL: GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PARKING INFORMATION

TOTAL SPACES 31	2	SPACES	12'	X	18'	@ 90	°
	29	SPACES	9'	X	18'	@ 90	°
		SPACES		X		@	°
		SPACES		X		@	°
		SPACES		X		@	°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MIAMI BEACH, FLORIDA 33162
305-653-4493
MAY 14, 2018

LEGEND

SANITARY SEWER — S — S — S — S
WATER — W — W — W — W
STORM SEWER — ST — ST — ST — ST
ELECTRIC — E — E — E — E
GAS — G — G — G — G
LOT LIGHT LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY
BROWARD

REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

McDONALD'S ®

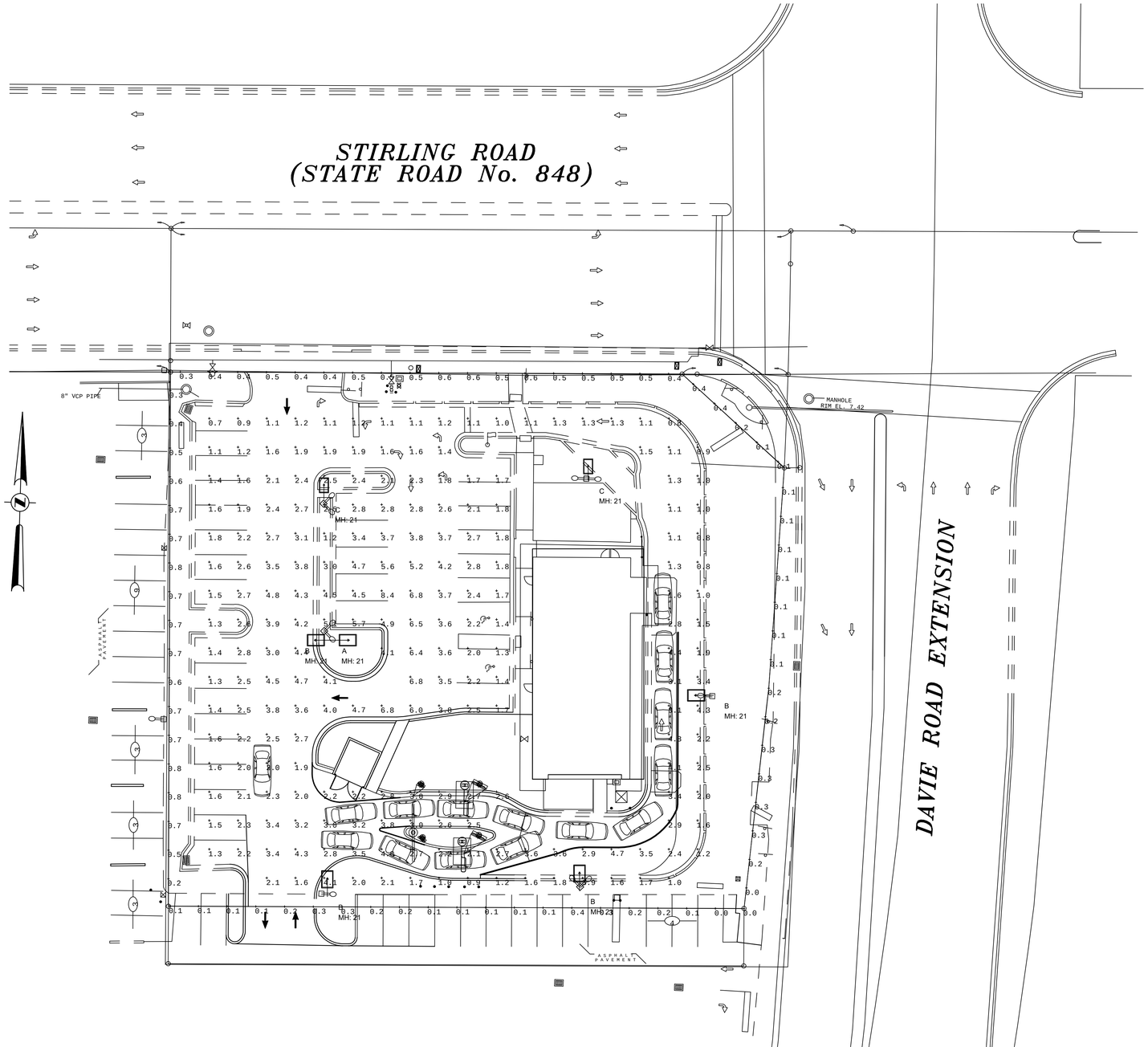
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR
OWNER
OFFICE ADDRESS

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

D-1

PHOTOMETRIC PLAN



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	2.61	8.4	0.7	3.73	12.00
PROPERTY LINE READINGS	Illuminance	Fc	0.35	0.8	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	1	A	SINGLE	0.900	VPL-96L-280-5K7-4W	276.7	1.2	21	CONCRETE (BY OTHERS)
	4	B	SINGLE	0.900	VPL-96L-280-5K7-4W-BC	276.7	1.2	21	CONCRETE (BY OTHERS)
	2	C	SINGLE	0.900	VPS-36L-80-5K7-5R	81	.67	21	CONCRETE (BY OTHERS)

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PROJECT No. 2019-68
DATE: 4/20/2020

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

1. McDONALD'S ROAD SIGN AND BASE ARE BY THE SIGN CONTRACTOR. CONDUIT AND WIRING ARE BY THE GENERAL CONTRACTOR.
2. BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTER.
3. (3) 1 1/2" EMPTY CONDUITS TO LOCATIONS SHOWN AT THE LOT PERI-METER FOR LOT LIGHTING IS SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR.
4. BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY THE FLAGPOLE SUPPLIER.
5. PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION. G.C. TO PROVIDE AS-BUILT UTILITY PLAN.
6. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR LOCATIONS, SIZES, AND CIRCUITING.
7. ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUNDBREAK.
8. FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
9. ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.

REV	DATE	DESCRIPTION	BY	ISSUE/REF

NOTE TO CONTRACTOR

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SOILS REPORT PREPARED VERTICAL-V AND SHALL IMPLEMENT ALL RECOMMENDATIONS IDENTIFIED. CONTRACTOR TO NOTIFY ENGINEER IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE REPORT.

UNDERGROUND CONTRACTOR:

A. Underground Contractor shall comply with the Trench Safety Act, HB 3183, Florida Statutes, which incorporates, but is not limited to, the following:
   1. OSHA Standard 29 C.F.R. Part 1926, Subpart P, Excavation and Trenches.
   2. Contract bids for trench excavations (in excess of 5 feet deep) shall include reference to the safety standards, written assurance of compliance, and a separate item identifying the cost of compliance.
   3. Adhere to any special shoring requirements of the state or other political subdivision.

B. Engineer is not responsible for the safety of the excavation or design and construction of any shoring.

SEAL: GERARDO ZAMORA LICENSE No. 44207 STATE OF FLORIDA PROFESSIONAL ENGINEER

GERARDO ZAMORA P.E.
CIVIL ENGINEER
P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

PARKING INFORMATION

TOTAL SPACES							
31	2	SPACES	12'	X	18'	@ 90	°
	29	SPACES	9'	X	18'	@ 90	°
		SPACES		X		@	°
		SPACES		X		@	°
		SPACES		X		@	°

UTILITY INFORMATION

	SIZE	TYPE	LOCATION
SANITARY SEWER			
WATER			
STORM SEWER			
ELECTRIC			
GAS			

SURVEY INFORMATION

PREPARED BY: FORTIN, LEAVY & SKILES, INC.
180 NORTHEAST 168 STREET
NORTH MAIMI BEACH, FLORIDA 33162
305-653-4493
MAY 14, 2018

LEGEND

SANITARY SEWER — S
WATER — W
STORM SEWER — ST
ELECTRIC — E
GAS — G
LOT LIGHT — LP: 30
EXISTING ELEVATION (76.5)
PROPOSED ELEVATION 77.0

PLAN SCALE: 1"=20'

STREET ADDRESS
4295 N. DAVIE ROAD EXTENSION

CITY	STATE
DAVIE	FLORIDA

COUNTY
BROWARD

REGIONAL DWG. NO	LOCATION CODE NUMBER
—	009 — 0435

PLAN APPROVAL — SIGNATURE (2 REQUIRED) — DATE
REGIONAL MGR. / CONST. MGR. / OPERATIONS DEPT. / REAL ESTATE DEPT.
CO-SIGN SIGNATURES
CONTRACTOR / OWNER

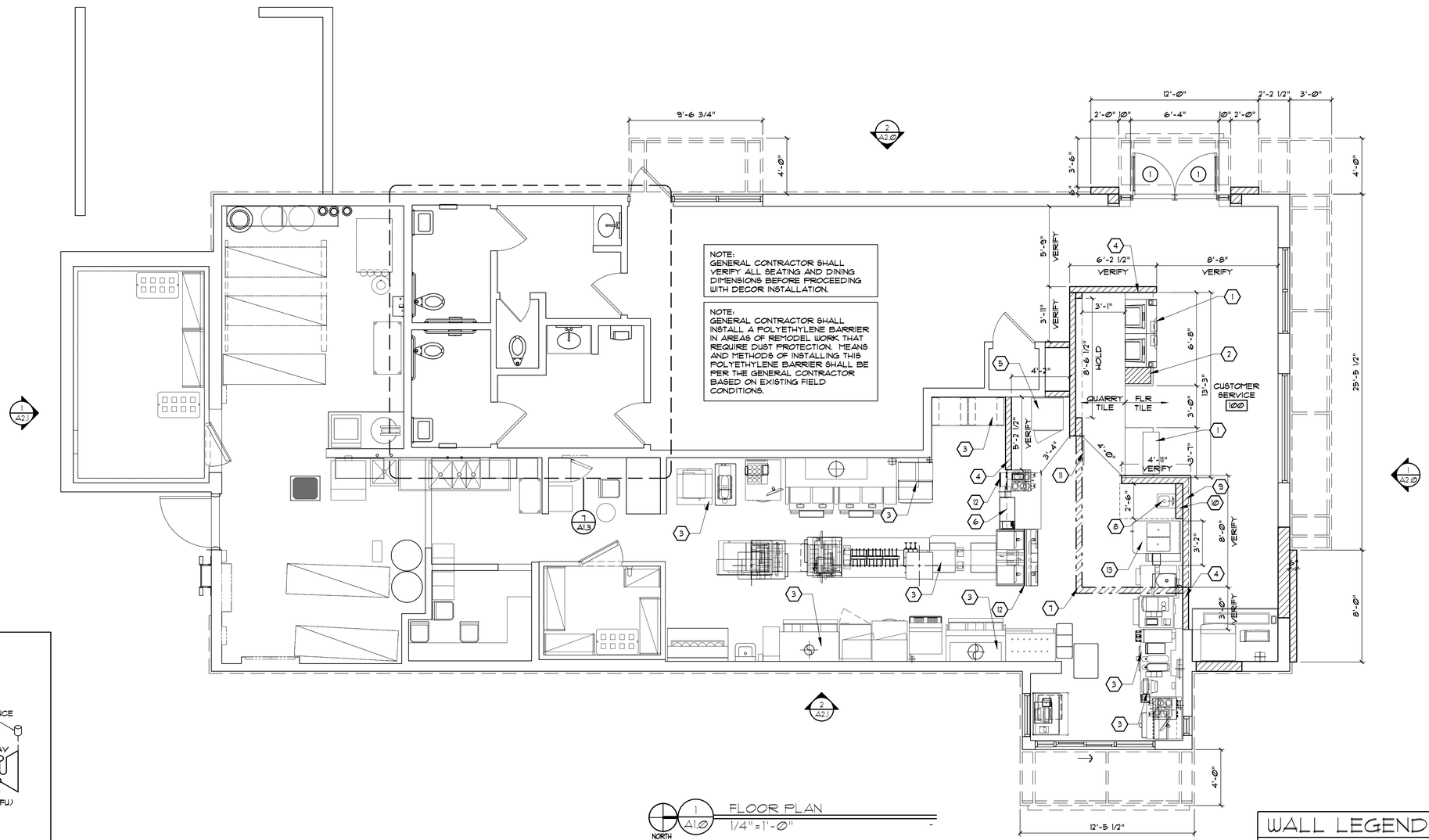
McDONALD'S ®

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORP. AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS

STATUS	DATE	BY
PRELIMINARY		
PLAN CHECKED		
AS-BUILT		

PH-1



1 A1.0 FLOOR PLAN
1/4" = 1'-0"
NORTH

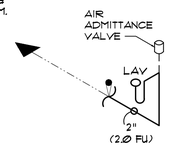
NOTE: CONTRACTOR TO VERIFY AS-BUILT CONDITIONS DO NOT CONFLICT WITH PROPOSED DIAGRAM.

NOTE: CONTRACTOR TO VERIFY PLUMBING REQUIREMENTS WITH PROPOSED DIAGRAM.

NOTE: SAWCUT EXISTING FLOOR TO RELOCATE SERVICE TO NEW WATER CLOSETS, URINALS, AND LAVATORIES. DOWEL SLAB PATCH TO EXISTING SLAB. PROVIDE NEW CERAMIC TILE TO MATCH EXISTING.

NOTE: EXTEND NEW H+CW LINES AS REQ. FROM NEAREST SUPPLY SOURCE TO NEW FIXTURES.

NOTE: PROVIDE TRAP PRIMERS FOR TOILET ROOM FLOOR DRAINS.



3 A1.0 SANITARY RISER DIAGRAM
N.T.S.

WALL LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION TO BE REMOVED

DOOR HARDWARE

GENERAL NOTES:

1. ALL EXIT DOORS SHALL BE KEYLESS IN THE DIRECTION OF EGRESS.
2. THE OPENING FORCE OF ALL EXT. PUSH/PULL DOORS SHALL NOT EXCEED 8 1/2 LBS.
3. THE OPENING FORCE OF ALL INTERIOR PUSH/PULL DOORS SHALL NOT EXCEED 5 LBS.
4. PROVIDE PANIC HARDWARE FOR ALL EXTERIOR DOORS AS NOTED ON THE DOOR SCHEDULE.
5. ALL DOOR HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE.

DOOR #1

1. 1 EA CLOSER LCN 4021 x 18
2. 3 EA HINGES OFFSET PIVOT ANSI -A-156.4 GRADE 1: PROVIDE EXPOSED PARTS OF CAST ALUMINUM ALLOY, AS SUPPLIED BY DOOR MANUFACTURER.
3. 1 EA PUSH/PULL HANDLE KALWEER #CO-9 OR HAGER PUSH/PULL SET 164D/V/B.
4. 1 EA PANIC HARDWARE ADAMS RITE MFG. CO. 8800 SERIES WITH OUTSIDE CYLINDER (FINISH TO MATCH STOREFRONT DOOR)
5. 1 EA THRESHOLD NATIONAL GUARD PRODUCTS, INC. SADDLE TYPE THRESHOLD 325, 36" WIDE x 1/2" RISE (ADA ACCESSIBLE).
6. 1 EA WEATHER STRIPPING: PROVIDE COMPRESSION WEATHER STRIPPING AGAINST FIXED STOPS. AT OTHER EDGES PROVIDE SLIDING WEATHER STRIPPING RETAINED IN ADJUSTABLE STRIP MORTISED INTO DOOR EDGE. PROVIDE EPDM OR VINYL GASKET WEATHER STRIPPING IN BOTTOM DOOR RAIL ADJUSTABLE FOR CONTACT W/ THRESHOLD.
7. 1 EA SIGN MOUNT ONTO DOOR, TO READ "THIS DOOR MUST REMAIN UNLOCKED WHENEVER THE BUILDING IS OCCUPIED/DURING BUSINESS HOURS."

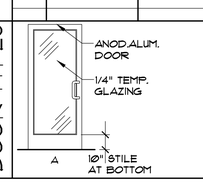
DOOR SCHEDULE

GENERAL DOOR NOTES:

1. GC TO INSTALL ACCESSIBILITY DOOR SIGNS WHERE REQ'D BY LOCAL CODES
2. DETEX ALARM CONTACT SWITCHES SHALL BE RECESSED INTO THE TOP OF THE DOOR & HOLLOW METAL FRAME ABOVE.
3. DOORS, DOOR FRAMES, & HARDWARE FOR DOORS 3, 3A, 5, 6, 6A, 7, SUPPLIED BY: UNIVERSAL MANUFACTURING 1-800-821-1414.
4. NOT USED
5. SEE ELEVATIONS AND WALL SECTIONS
6. ALL INTERIOR SOLID CORE WOOD DOORS TO HAVE A LAMINATED FINISH, AS INDICATED PER DECOR DWGS
7. NOT USED
8. ALL EXTERIOR DOORS SHALL HAVE MAX 1/2" LEVEL CHANGE PER FBC 1008.1.6

MARK	DOOR MATERIAL	DOOR SIZE	DOOR TYPE	FRAME MATL.	FRAME SIZE
1	ALUM.	3'-0"x7'-0"x1 3/4"	A	ALUM.	(NOTE 6)

DOOR TYPES

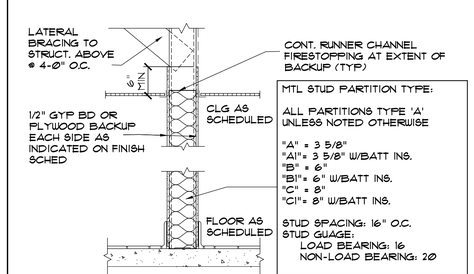


NOTES 1

1. NEW MFG COUNTER SEE SHEET A2.0 DETAILS.
2. FUTURE BAKED GOODS AREA
3. EXISTING EQUIPMENT
4. FULL HEIGHT WALL EXTENSION
5. RELOCATED SALAD DISPLAY CASE. SUGGEST TO RELOCATE HINGE TO SWITCH DOOR SWING TO OPPOSITE SIDE
6. KES TO PROVIDE NEW 27" ORDER ASSEMBLY OVERHSELF
7. NEW VALANCE TO ALIGN W/ FRONT FACE OF NEW DMB WALL
8. GC TO INSTALL NEW 12" HAND SINK
9. IF CBB WALL IS 6'-0" LONG OR LESS SLATS ARE HORIZONTAL. IF GREATER THEN 6'-0" LONG SLATS ARE VERTICAL
10. 42" LOW WALL FOR NEW HAND SINK
11. ORB MONITOR TO BE CENTERED ON PICK UP COUNTER
12. CURATED VIEW PANEL. VERIFY LOCATION W/ EXISTING EQUIPMENT.
13. RELOCATED COMBO SHAKE MACHINE AND MCFLURRY BLENDER. KES TO RPOVIE NEW CUP DISPENSER, MCFLURRY BLENDER, BLENDER BRACKET, AND DESSERT BUTLER.
13. ENSRE MONITORS ARE INSTALLED ON HLZ INS TANDARD US LOCATION. POS TO PROVIDE THREADED RODS & INSTALL IF RELOCATING FROM EXISTING VALANCE

GENERAL NOTES

1. EXTERIOR DIMENSIONS ARE TO COLUMN REFERENCE LINES AND/OR FACE OF FOUNDATION WALLS UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF FINISH WALL.
3. SEE SITE PLAN FOR SIDEWALKS, RAMPS, ETC.
4. DO NOT SCALE DRAWINGS.
5. MINIMUM INTERIOR FINISH CLASSIFICATION:
   OCCUPANCY A2
   NONSPRINKLERED
   EXIT ENCLOSURES AND EXIT PASSAGEWAYS: A
   CORRIDORS: A
   ROOMS AND ENCLOSED SPACES: B
6. USE 1/2" PLYWOOD BEHIND CERAMIC TILE UNO TYP .
7. GYP BD TO BE USED ON DINING SIDE OF INTERIOR PARTITIONS UNO.
8. MATCH EXISTING FINISHES UNO TYP.
9. VERIFY EQUIP, MFG, ELEC, & PLUMBING REQUIREMENTS W/ KITCHEN EQUIPMENT SUPPLIER.
10. GC TO REQUEST & FOLLOW ADA REPORT WHEN AVAILABLE



2 A1.0 INTERIOR PARTITION
3/4" = 1'-0"

REV	DATE	DESCRIPTION	BY
-			

PREPARED BY:
Purdy+Muroff Architecture, Inc.
1711 North Haines Avenue, Tampa, Florida 33607
Ph 813.933.4103 Fax 813.933.4230 Web Site: www.purdymuroff.com
SCOTT J. PURDY
AR 91876

© COPYRIGHT PURDY+MUROFF ARCHITECTURE, INC. ALL RIGHTS RESERVED 2019

PREPARED FOR:
McDonald's USA, LLC

© 2019 McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without McDonald's USA, LLC's express written permission. They are for use on this specific site in conjunction with its issue date and are not suitable for use on a different site or at a later time. Use of these drawings for other projects or purposes without prior approval of the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY: MW
STD ISSUE DATE
REVIEWED BY: SJP
DATE ISSUED: 12.18.19

TITLE: MAJOR REMODEL PROGRAM
DESCRIPTION
COLOR SCHEME: MODERN
ARCADE FINISH: STUCCO
SITE ID: 009-0435
NAT # 13051
SITE ADDRESS: 4295 N DAVIE ROAD EXT HOLLYWOOD, FL 33024

SHEET NO. A1.0
1902.140
AA-0003276

BUILDING DATA

WIND VELOCITY (mph)	170
IMPORTANCE FACTOR	1.00
BUILDING CATEGORY	II
EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT +/- (ENCLOSED BUILDING)	0.18
MEAN ROOF HEIGHT (ft)	18.0'
BUILDING WIDTH (ft)	39.71'
BUILDING LENGTH (ft)	76.94'
ROOF SLOPE (X : 12)	0

FLORIDA BUILDING CODE - 2017 - DESIGN PRESSURES FOR OPENINGS

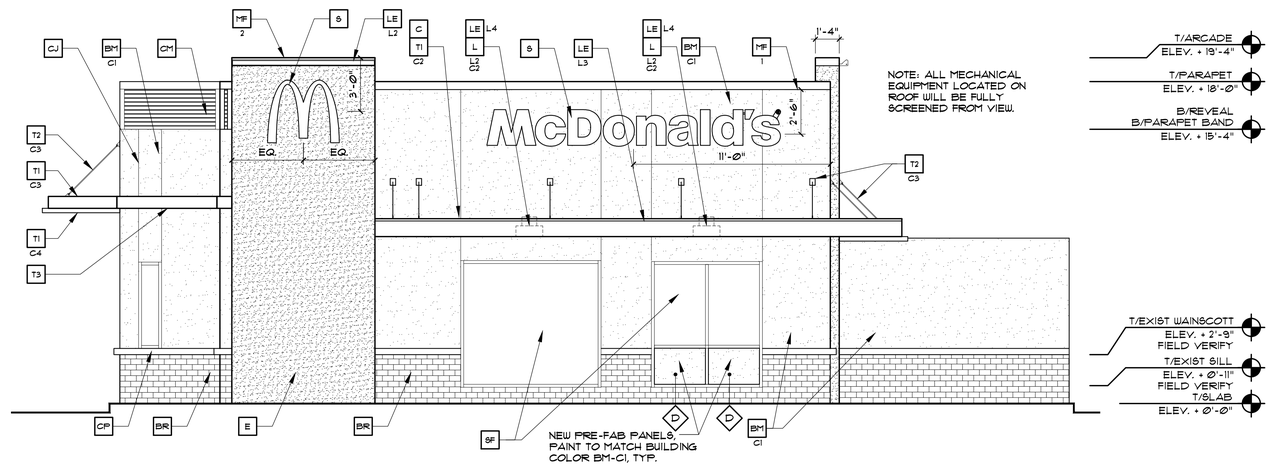
PRESSURES NOTED ARE ASD PRESSURES, A 0.6 FACTOR HAS BEEN APPLIED

WALL OPENINGS SCHEDULE

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEVATION	OPENING DIMENSION WIDTH	OPENING DIMENSION HEIGHT	MAX POSITIVE PRESSURE psf	MAX NEGITIVE PRESSURE psf
A	FIXED GLASS	4	4.5	4	6.67	33.08	-36.14
B	FIXED GLASS	4	4.67	.83	7	36.75	-39.82
C	GLASS DOOR	4	3.5	3	7	35.05	-38.3
D	FIXED GLASS	4	7.5	6	1	36.75	-39.82
E	FIXED GLASS	4	7.5	6	1	36.75	39.82

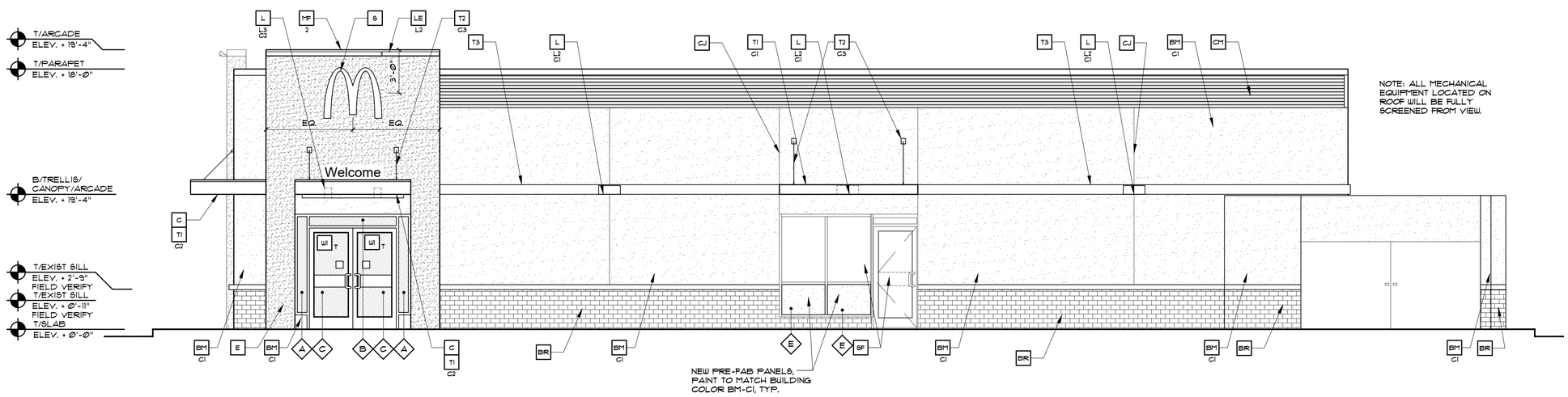
PRODUCT APPROVAL SCHEDULE

DESCRIPTION	MANUFACTURER	STATE OR NOA NO.	EXPIRATION
SINGLE PLY ROOF SYSTEM	JOHNS MANVILLE	FL16758-R11	12.31.2020
STOREFRONT PANEL WALLS	YKK AP AMERICA	FL14218.3-R10	12.31.2020
STOREFRONT DOORS	YKK AP AMERICA	FL16554-R7	12.31.2020



1 / A2.0 FRONT ELEVATION - NORTH

1/4" = 1'-0"



2 / A2.0 NON-DRIVE-THRU ELEVATION - WEST

1/4" = 1'-0"

KEY NOTES:

- BM — NEW CEMENTITIOUS FINISH
  - C1 — COLOR: BENJAMIN MOORE
    - C1 = FAIRVIEW TAUPE HC-85
    - C2 = IRON MOUNTAIN 2134-30
- BR — EXISTING CEMINTITIOUS BRICK TO REMAIN. PAINT COLOR: FAIRVIEW TAUPE HC-85
- C — ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE
- CJ — CEMENTITIOUS CONTROL JOINT - SPACE PER MFR'S RECOMMENDATIONS
- CM — CORRUGATED METAL PANEL BY METAL ERA - 800-558-2162 - ALUMINUM - 7/8" "S" PANEL 24 GAUGE (COLOR: CITYSCAPE).
- D — HOLLOW METAL DOOR - PAINT TO MATCH BUILDING FIELD COLOR
- E — CEMENTITIOUS FINISH COLOR = BENJAMIN MOORE IRON MOUNTAIN 2134-30
- L — LIGHT FIXTURE - SEE ELECTRICAL
  - XX — TYPE:
    - L1 = UP AND DOWN SCONCE
    - L2 = DOWN ONLY SCONCE
    - L3 = RECESSED DOWN FIXTURE
  - COLOR:
    - C1 = SILVER
    - C2 = WHITE
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  - LT — LED LIGHT:
    - L1 = UP AND DOWN FIXTURE
    - L2 = DOWN ONLY FIXTURE
    - L3 = INTEGRAL CANOPY FIXTURE
    - L4 = UP ONLY FIXTURE
- MF — METAL FASCIA PRE-FAB ANCHOR-TITE FASCIA
  - X — TYPE:
    - 1 = COLOR: CITYSCAPE
    - 2 = COLOR: MATCH
- ML — METAL LETTERING - BY OTHERS
- S — McDONALD'S NEXT-GEN SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- SF — EXISTING STOREFRONT AND GLAZING - CLEAR ANODIZED ALUMINUM FRAME & CLEAR GLASS
- T1 — ALUMINUM TRELLIS SYSTEM
  - XX — COLOR:
    - C1 = CITYSCAPE
    - C2 = WHITE
    - C3 = CHARCOAL
    - C4 = GOLD
- T2 — ALUMINUM TRELLIS TIE-BACK SYSTEM
  - XX — COLOR: C1 = CITYSCAPE
    - C2 = WHITE C3 = CHARCOAL
- T3 — ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
- WI — NEW STOREFRONT AND GLAZING
  - T = TEMPERED
  - I — I = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
    - 2 = EXISTING WINDOW TO REMAIN

REV	DATE	DESCRIPTION	BY
-			

PREPARED BY:
Purdy+Muroff Architecture, Inc.
1711 North Hiawa Avenue, Tampa, Florida 33607
P:8133534000 F:8133534350 Web Site: www.purdymuroff.com
SCOTT J. PURDY AR 91876

© COPYRIGHT 2019 PURDY MUROFF ARCHITECTURE, INC. ALL RIGHTS RESERVED

PREPARED FOR:
McDonald's USA, LLC

© 2019 McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and should not be used or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date and are published solely for use on a different site or at a later date. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY: MW
STD. ISSUE DATE
REVIEWED BY: SJP
DATE ISSUED: 12.18.19

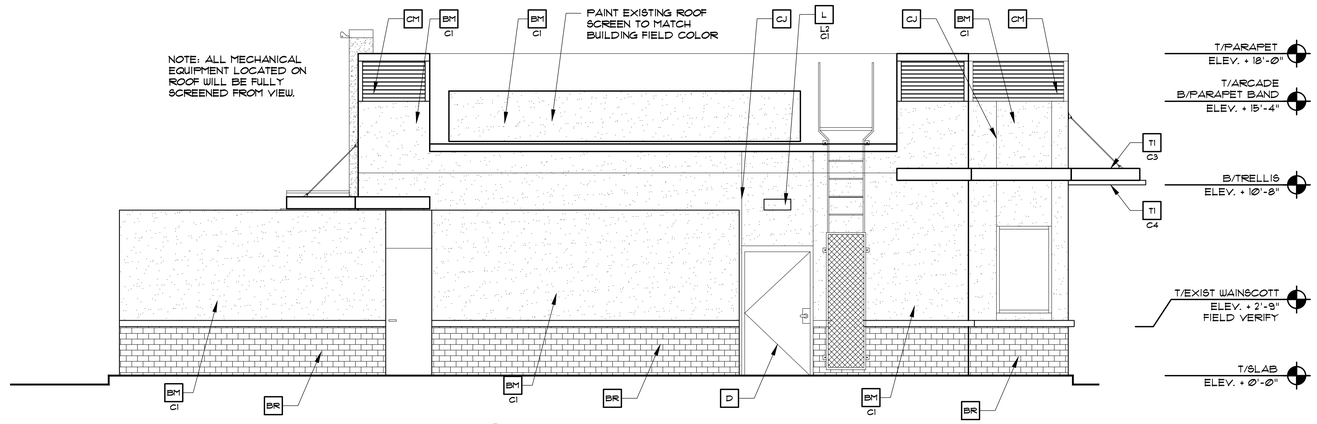
TITLE: MAJOR REMODEL PROGRAM

DESCRIPTION
COLOR SCHEME: MODERN
ARCADE FINISH: STUCCO

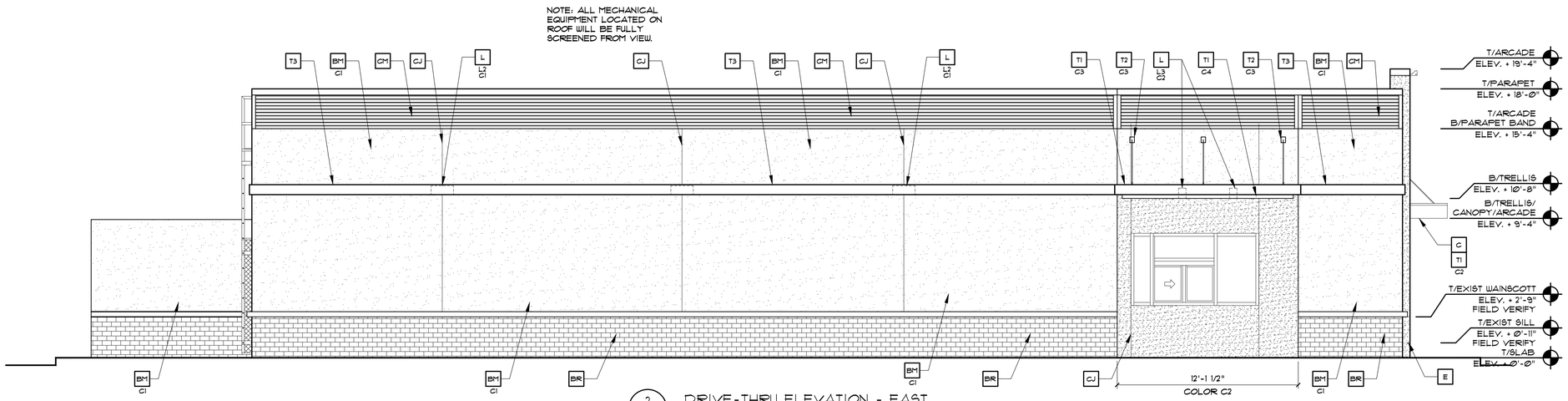
SITE ADDRESS
4295 N DAVIE ROAD EXT HOLLYWOOD FL 33024

SITE ID: 005-9435
MKT #: 13051

SHEET NO.
1902.140
A2.0
AA-0003276



1 A2.1 REAR ELEVATION - SOUTH
1/4" = 1'-0"



2 A2.1 DRIVE-THRU ELEVATION - EAST
1/4" = 1'-0"

KEY NOTES:

- BM — NEW CEMENTITIOUS FINISH
  - C1 — COLOR: BENJAMIN MOORE
    - C1 = FAIRVIEW TAUPE HC-85
    - C2 = IRON MOUNTAIN 2134-30
- BR — EXISTING CEMINTITIOUS BRICK TO REMAIN. PAINT COLOR: FAIRVIEW TAUPE HC-85
- C — ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE
- CJ — CEMENTITIOUS CONTROL JOINT - SPACE PER MFR'S RECOMMENDATIONS
- CM — CORRUGATED METAL PANEL BY METAL ERA - 800-558-2162 - ALUMINUM - 7/8" "S" PANEL 24 GAUGE (COLOR: CITYSCAPE).
- D — HOLLOW METAL DOOR - PAINT TO MATCH BUILDING FIELD COLOR
- E — CEMENTITIOUS FINISH COLOR = BENJAMIN MOORE IRON MOUNTAIN 2134-30
- L — LIGHT FIXTURE - SEE ELECTRICAL
  - XX — TYPE:
    - L1 = UP AND DOWN SCONCE
    - L2 = DOWN ONLY SCONCE
    - L3 = RECESSED DOWN FIXTURE
  - COLOR:
    - C1 = SILVER
    - C2 = WHITE
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  - L1 — LED LIGHT:
    - L1 = UP AND DOWN FIXTURE
    - L2 = DOWN ONLY FIXTURE
    - L3 = INTEGRAL CANOPY FIXTURE
    - L4 = UP ONLY FIXTURE
- MF — METAL FASCIA PRE-FAB ANCHOR-TITE FASCIA
  - X — TYPE:
    - 1 = COLOR: CITYSCAPE
    - 2 = COLOR: MATCH
- ML — METAL LETTERING - BY OTHERS
- S — McDONALD'S NEXT-GEN SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- SF — EXISTING STOREFRONT AND GLAZING - CLEAR ANODIZED ALUMINUM FRAME & CLEAR GLASS
- T1 — ALUMINUM TRELLIS SYSTEM
  - XX — COLOR:
    - C1 = CITYSCAPE
    - C2 = WHITE
    - C3 = CHARCOAL
    - C4 = GOLD
- T2 — ALUMINUM TRELLIS TIE-BACK SYSTEM
  - XX — COLOR: C1 = CITYSCAPE; C2 = WHITE; C3 = CHARCOAL
- T3 — ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
- WF — NEW STOREFRONT AND GLAZING
  - T = TEMPERED
  - 1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
  - 2 = EXISTING WINDOW TO REMAIN

REV	DATE	DESCRIPTION	BY
–			MW

PREPARED BY:
Purdy+Muroff Architecture, Inc.
1711 North Hiawa A Avenue, Tampa, Florida 33607
P:813.353.0015 Fax 813.353.4350 Web Site: www.purdymuroff.com

© COPYRIGHT 2019 PURDY+MUROFF ARCHITECTURE, INC. ALL RIGHTS RESERVED

SCOTT J. PURDY
AR 91876

PREPARED FOR:
McDonald's USA, LLC

© 2019 McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and should not be copied or reproduced without written authorization. The contract documents were prepared for use on this specific site in conjunction with its issue date, and are suitable for use on other sites or at a different date. Use of these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY: MW
STD. ISSUE DATE
REVIEWED BY: SJP
DATE ISSUED: 12.18.19

TITLE: MAJOR REMODEL PROGRAM
DESCRIPTION
COLOR SCHEME: MODERN
ARCADE FINISH: STUCCO

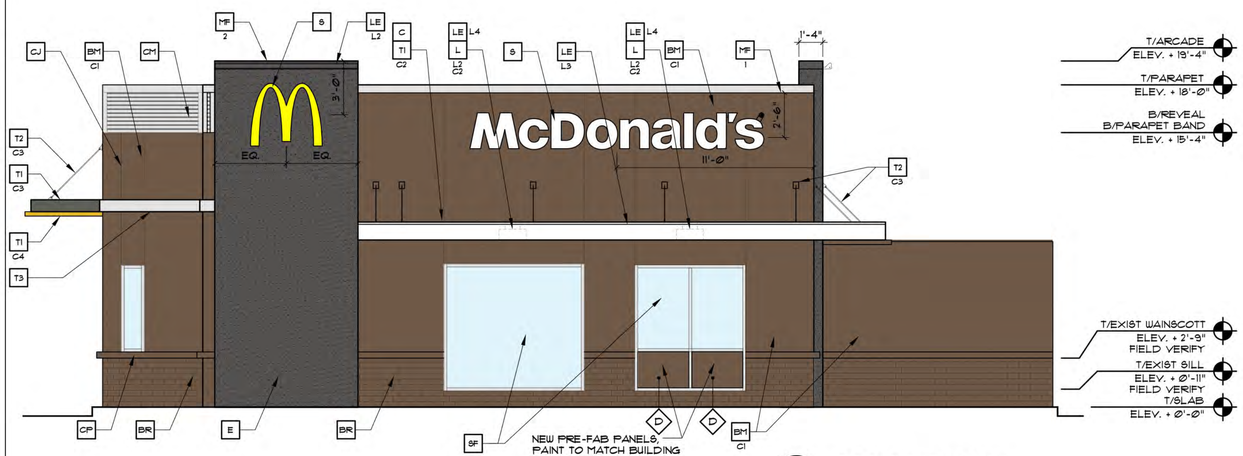
SITE ADDRESS: 4295 N DAVIE ROAD EXT HOLLYWOOD FL 33024

SITE ID: 005-0435
NAT # 13051

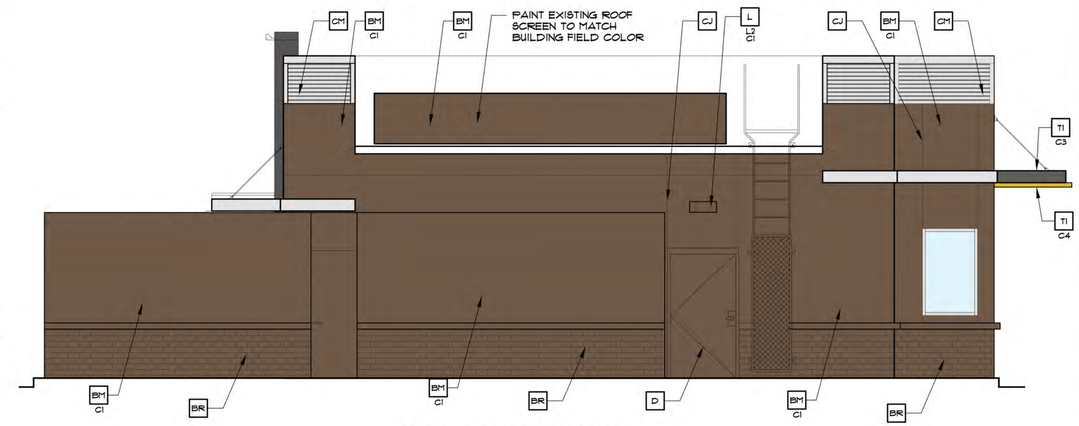
1902.140

SHEET NO. A2.1

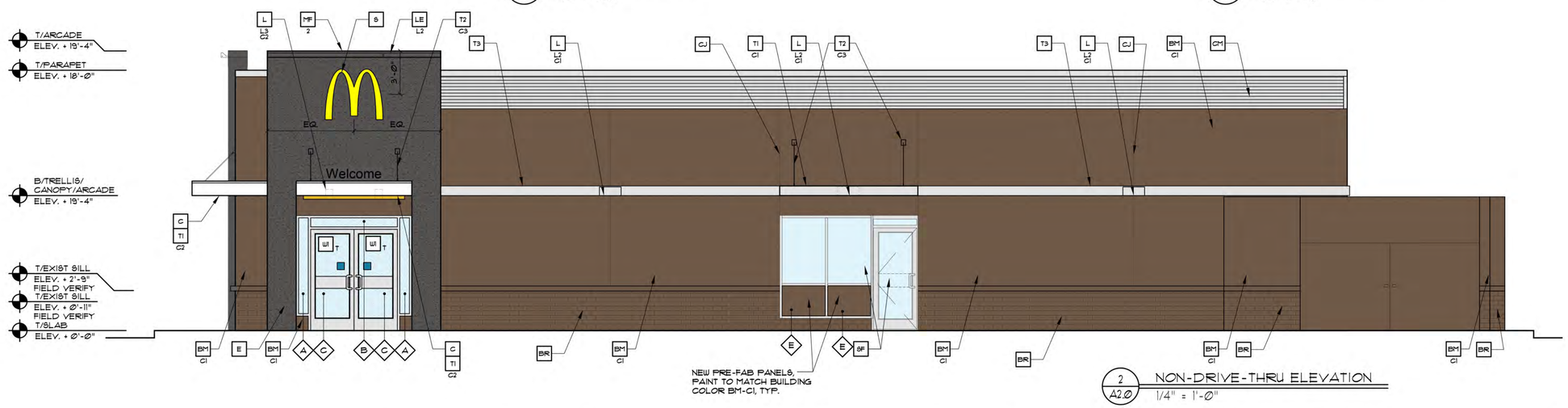
AA-0003276



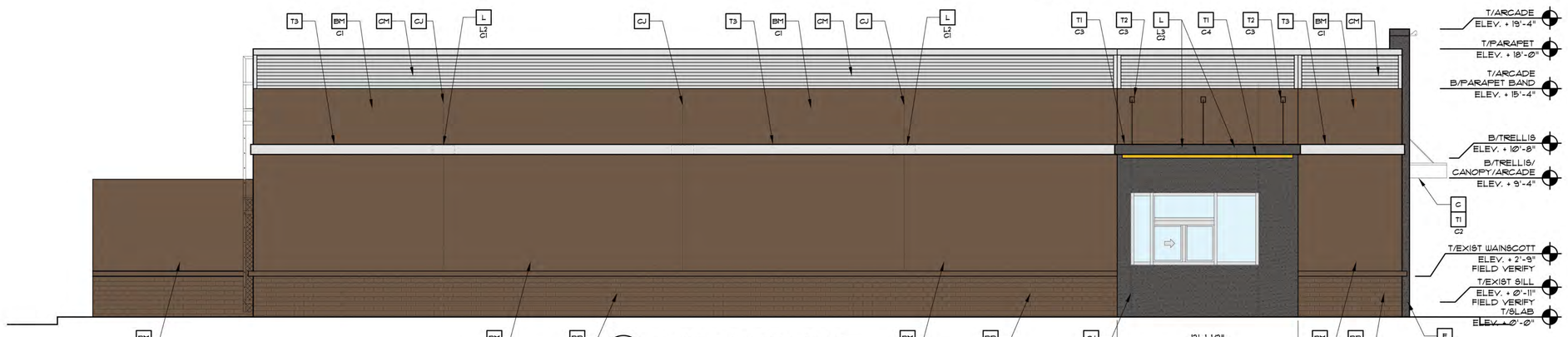
1 A2.0 FRONT ELEVATION
1/4" = 1'-0"



1 A2.1 REAR ELEVATION
1/4" = 1'-0"



2 A2.0 NON-DRIVE-THRU ELEVATION
1/4" = 1'-0"



2 A2.1 DRIVE-THRU ELEVATION
1/4" = 1'-0"

KEY NOTES:

- BM — NEW CEMENTITIOUS FINISH
  - C1 — COLOR: BENJAMIN MOORE C1 = FAIRVIEW TAUPE HC-85 C2 = IRON MOUNTAIN 2134-30
- BR — EXISTING CEMINTITIOUS BRICK TO REMAIN. PAINT COLOR: FAIRVIEW TAUPE HC-85
- C — ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE
- CJ — CEMENTITIOUS CONTROL JOINT - SPACE PER MFR'S RECOMMENDATIONS
- CM — CORRUGATED METAL PANEL BY METAL ERA - 800-558-2162 - ALUMINUM - 7/8" "S" PANEL 24 GAUGE (COLOR: CITYSCAPE).
- D — HOLLOW METAL DOOR - PAINT TO MATCH BUILDING FIELD COLOR
- E — CEMENTITIOUS FINISH COLOR = BENJAMIN MOORE IRON MOUNTAIN 2134-30
- L — LIGHT FIXTURE - SEE ELECTRICAL
  - XX — TYPE:
    - L1 = UP AND DOWN SCONCE
    - L2 = DOWN ONLY SCONCE
    - L3 = RECESSED DOWN FIXTURE
  - XX — COLOR:
    - C1 = SILVER
    - C2 = WHITE
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  - L1 — LED LIGHT:
    - L1 = UP AND DOWN FIXTURE
    - L2 = DOWN ONLY FIXTURE
    - L3 = INTEGRAL CANOPY FIXTURE
    - L4 = UP ONLY FIXTURE
- MF — METAL FASCIA PRE-FAB ANCHOR-TITE FASCIA
  - X — TYPE:
    - 1 = COLOR: CITYSCAPE
    - 2 = COLOR: MATCH
- ML — METAL LETTERING - BY OTHERS
- S — McDONALD'S NEXT-GEN SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- SF — EXISTING STOREFRONT AND GLAZING - CLEAR ANODIZED ALUMINUM FRAME & CLEAR GLASS
- T1 — ALUMINUM TRELLIS SYSTEM
  - XX — COLOR:
    - C1 = CITYSCAPE
    - C2 = WHITE
    - C3 = CHARCOAL
    - C4 = GOLD
- T2 — ALUMINUM TRELLIS TIE-BACK SYSTEM
  - XX — COLOR: C1 = CITYSCAPE C2 = WHITE C3 = CHARCOAL
- T3 — ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
- W — NEW STOREFRONT AND GLAZING
  - T = TEMPERED
  - 1 = NEW STOREFRONT AND GLAZING - SEE ASSEMBLY NOTES
  - 2 = EXISTING WINDOW TO REMAIN

REV	DATE	DESCRIPTION	BY
–			

© COPYRIGHT PURDY + MUROFF ARCHITECTURE, INC. ALL RIGHTS RESERVED 2019

SCOTT J. PURDY
AR 91876

PREPARED BY:
Purdy + Muroff Architecture, Inc.
1711 North Himes Avenue, Tampa, Florida 33607
Ph 813/353-0035 Fax 813/353-4350 Web Site: www.purdymuroff.com

PREPARED FOR:
McDonald's USA, LLC

© 2019 McDonald's USA, LLC

These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared using generally accepted standards of architectural practice and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the express written consent of McDonald's USA, LLC. Reproduction of the contract documents for reuse on another project is not authorized.

DRAWN BY	STD ISSUE DATE
MW	
REVIEWED BY	DATE ISSUED
SJP	09.12.2019

SITE ADDRESS:
4295 N DIXIE ROAD EXT HOLLYWOOD FL 33024

TITLE
MAJOR REMODEL PROGRAM

DESCRIPTION
COLOR SCHEME: CRAFTSMAN
ARCADE FINISH: STUCCO

SITE ID. 009-0435 | NAT # 6100

SHEET NO.
1902.140
A2.X
AA–0003276

Know what's below.
Call before you dig.

NORTH

KEY

RELOCATED TREE /PALM

EXISTING SHRUBS

KEY

EXISTING TREE TO REMAIN IN PLACE

EXISTING PALM TO REMAIN IN PLACE

ALL EXISTING TREES SHALL BE CORRECTIVELY PRUNED PER ANSI-300 STDS. ALL PRUNING SHALL BE SUPERVISED BY A CERTIFIED ARBORIST TYP. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISITNG AND PROPOSED UNDERGROUND UTILITIES CONTRACTOR SHALL INSTALL A ROOT BARRIER WHERE TREES ARE LOCATED WITHIN 5' OF UTILITY LINE. SEE DETAIL SHEET L-3

NOTE:
1. SOD IN SWALES AND ALONG PERMIETER SIDEWALKS SHALL BE WEED FREE, HEALTHY AND GREEN AT TIME OF INSPECTION.
2. EXISTING SOD IN GOOD CONDTION MAY BE PLACED ON A WEED AND FEED PROGRAM WITH A CONDITION OF APPROVAL UPON INSPECTION BY THE CITY ARBORIST IN 3 MONTHS OR ON APRIL 15TH 2013.
3. ALL EXISTING SHRUBS NOT FL. NO. 1 QUALITY AT TIME OF INSPECTION DUE TO LEAF COLOR OR WEED INFESTATION SHALL BE APPROPRIATELY FERTILIZED AND OR CLEANED AND PRUNED.

NOTES:
1. ALL LANDSCAPE AREAS SHALL BE MULCHED WITH GRADE 'A' NATURAL PINE OR EUCALYPTUS
2. ALL SHRUBS/TREES IN POOR CONDITION OR LESS THAN FL. NO. 1 QUALITY SHALL BE REPLACED WITH SAME SPECIES AND SIZE (OR EQUIVALENT)
3. ALL MULCHED PLANTER BEDS SHALL BE KEPT 1" BELOW THE TOP OF CURBS
4. CONTRACTOR SHALL ADJUST OR ADD IRRIGATION EQUIPMENT TO ENSURE ALL LANDSCAPE MATERIALS RECIEVE 100% COVERAGE
5. REFER TO SHEET IR-1 AND IR-2 FOR IRRIGATION DESIGN, DETAILS AND SPECIFICATIONS
6. INSTALL ROOT BARRIER WHERE TREES AND UTILITY LINES ARE WITHIN 5' OF EACH OTHER.

• 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. • 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. • ALL PROPOSED LANDSCAPING AND IRRIGATION SHALL MEET OR EXCEED FLORIDA FRIENDLY REQUIREMENTS. • ALL EXISTING DEAD, DYING OR MISSING LANDSCAPE SHALL BE REPLACED PRIOR TO FINAL LANDSCAPE INSPECTION

2/6/20

TOWN OF DAVIE
LANDSCAPE DATA

ZONING B-2
TOTAL SITE AREA: 38,324 SF. .88 AC.
PERVIOUS AREA: 10,537 SF. 27.4%
VUA: 23,095 SF. .60%

LOTS OVER 20,000 SF. REQUIRED
(4) TREES FOR THE FIRST 20,000 SF +
(1) TER PER 10,000 SF.
TREES REQUIRED = 6
TREES PROPOSED/EXISTING = 6
SHRUBS REQUIRED 20 PER THE FIRST 20,000 SF.
+ (5) PER 10,000 SF.
SHRUBS REQUIRED = 17
SHRUBS PROPOSED = 17

PARKING AREA (15% OF VUA)
23,095 SF. X 15% = 3,464 SF.
LANDSCAPE ISLANDS 897 SF.
TREES: 2,567 SF. /200 = 13 TREES
EXISTING/PROPOSED = 13

ON LOT TREE PRECENTAGES
20% 10'X3' 2" DBH. = 3 REQUIRED
PROPOSED =3
20% 12'X4' 2.5" DBH. = 3 REQUIRED
PROPOSED =3
60% 14'-16' 3" DBH. = 8 REQUIRED
PROPOSED = 8

VUA LANDSCAPING
(1) TREE PER PARKING ISLAND
7 REQUIRED
PROPOSED + EXISTING = 4
(3) DEFFICIENT DUE TO EXISTING SITE CONSTRAINTS

BUFFER REQUIREMENTS ADJ. TO OTHER PROPERTY
(1) TREE PER 40 LF.
WEST: 186 LF./40 =5 REQUIRED
PROPOSED = 5
SOUTH: 200/40 =5 REQUIRED
EXISTING = 2
PROPOSED = 2

BUFFER ALONG STREET
(1) SHADE TREE PER 40 LF. + 1 ACCENT TREE PER 100 LF.
DAVIE RD EXT.: 120 LF/30 = 4 SHADE TREES REQUIRED
+ 3 ACCENT TREES
EXISTING = 3 SHADE TREES
PROPOSED = 1 SHADE TREES AND 3 ACCENT TREES
STRILING RD: 179 LF./40 = 5 SHADE TREES +
2 ACCENT TREES
PROPOSED: 4 SHADE TREES
PROPOSED: 2 ACCENT TREES

TOTAL TREES REQUIRED FOR SITE = 49
PROPOSED TREES =34 + 8 EXISTING TREES = 42
DEFICIENT TREES = 7 DUE TO EXISTING CONDITIONS
NATIVE TREES REQUIRED = 14
PROPOSED/EXISTING = 14
NATIVE SHRUBS PROVIDED = 416
DROUGHT TOLERANT REQ. MATERIALS PROVIDED 100%
HIGH WATER SOD ALLOWED = 50% (5,269SF.)
PROPOSED = 38% (4,077 SF.)

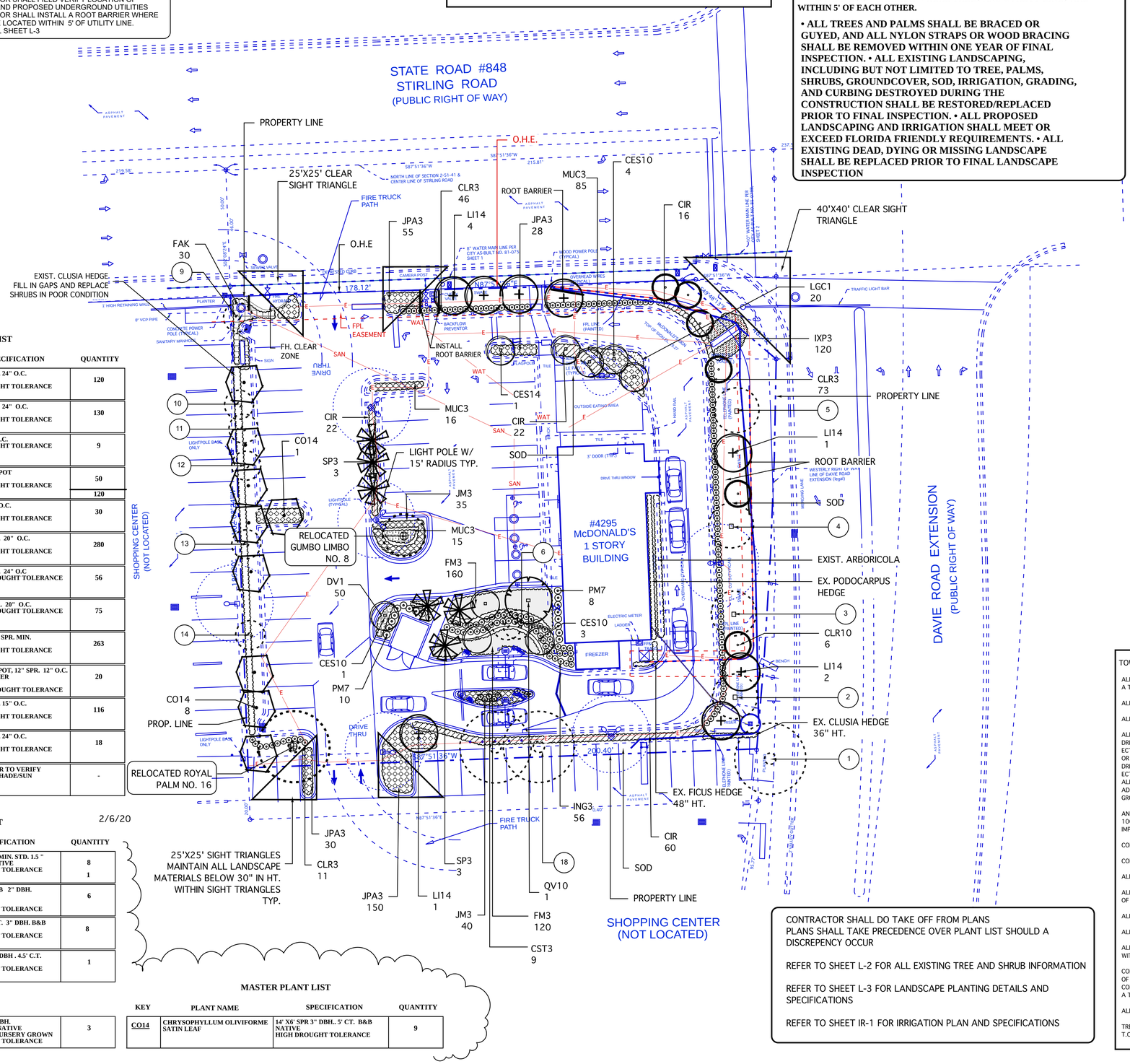
TOWN OF DAVIE
MITIGATION DATA:

TREES TO BE REMOVED/MITIGATE:

NO. 19. BLACK OLIVE 11" DBH.
MITIGATION SATISFIED BY DOLLAR
VALUE = 11 X $97= $1,067.00

PALMS TO BE REMOVE/MITIGATED:
NO. 20. ROYAL PALM
MITIGATION SATISFIED BY DOLLAR
VALUE = 16' X $100 = $1,600.00
NO. 15 11'X $100 = $1,100.00

TOTAL AMOUNT OWED = $3,767.00
PRIOR TO ISSUANCE OF A PERMIT



MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CIR	CHRYSOBALANUS ICACO COCOPLUM HEDGE	24" X 24" SPR. 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	120
CLR3	CLUSIA ROSEA NANA SMALL LEAF PITCH APPLE	36"X 24" SPR. 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	130
CST3	CODIAEUM SHOESTRING CROTON	36"X24" 24" O.C. HIGH DROUGHT TOLERANCE	9
DV1	DIETES IRIDIOIDES AFRICAN IRIS	12" FULL TO POT 15" O.C. HIGH DROUGHT TOLERANCE	50
IXP3	IXORA COCCINEA PETITE RED		120
FAK	TRIPSACUM DACTYLOIDES FAKAHATCHEE GRASS	36" X 24" 24" O.C. NATIVE HIGH DROUGHT TOLERANCE	30
FM3	FICUS MICROCARPA 'GREEN ISLAND'	12" X 18" SPR. 20" O.C. NATIVE HIGH DROUGHT TOLERANCE	280
ING3	IXORA "NORA GRANT"	24" X 24" SPR. 24" O.C MEDIUM DROUGHT TOLERANCE	56
JM3	JASMINE MULTIFLORUM DOWNY JAS.	18" X 20" SPR. 20" O.C. MEDIUM DROUGHT TOLERANCE	75
JPA3	JUNIPERUS PARSONII PARSONS JUNIPER GROUND COVER	12" HT. X 15" SPR. MIN. 18" OC. HIGH DROUGHT TOLERANCE	263
LGC1	LANTANA DEPRESSA MULTI COLOR DWARF	1 GAL, FULL POT, 12" SPR. 12" O.C. GROUNDCOVER NATIVE MEDIUM DROUGHT TOLERANCE	20
MUC3	MUHLENBERGIA CAPILLARIS MUHLY GRASS	20" X 15" SPR. 15" O.C. NATIVE HIGH DROUGHT TOLERANCE	116
PM7	PODOCARPUS MACROPHYLA YEW PODOCARPUS	36" X 24" SPR. 24" O.C. HIGH DROUGHT TOLERANCE	18
SOD	ST. AUGUSTINE FLORITAM	CONTRACTOR TO VERIFY QUANTITY SHADE/SUN	-

2/6/20

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CES10	CONOCARPUS ERECTUS SERECIUS SLIVER BUTTONWOOD TREE	10' HT.X 4' SPR. MIN. STD. 1.5 " DBH. 4.5' CT. NATIVE HIGH DROUGHT TOLERANCE	8
CES14		14'X6' SPR.	1
CLR10	CLUSIA ROSEA PITCH APPLE / SIGNATURE TREE	10' X 5' SPR. B&B 2" DBH. 4.5' CT. NATIVE HIGH DROUGHT TOLERANCE	6
LI14	LAGERSTROEMIA INDICA CREPE MYRTLE 'NATACHEZ'	14' X 6' SPR. 5' CT. 3" DBH. B&B SINGLE TRUNK HIGH DROUGHT TOLERANCE	8
QV10	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	10' X 5' SPR. 2" DBH . 4.5' C.T. B&B NATIVE HIGH DROUGHT TOLERANCE	1
SP3	SABAL PALMETTO SABAL PALM	14'-18" CT. 12" DBH. STAGGER HTS. NATIVE SLICK TRUNK NURSERY GROWN HIGH DROUGHT TOLERANCE	3

MASTER PLANT LIST

KEY	PLANT NAME	SPECIFICATION	QUANTITY
CO14	CHRYSOPHYLLUM OLIVIFORME SATIN LEAF	14' X6' SPR 3" DBH.. 5' CT. B&B NATIVE HIGH DROUGHT TOLERANCE	9

CONTRACTOR SHALL DO TAKE OFF FROM PLANS
PLANS SHALL TAKE PRECEDENCE OVER PLANT LIST SHOULD A DISCREPENCY OCCUR

REFER TO SHEET L-2 FOR ALL EXISTING TREE AND SHRUB INFORMATION

REFER TO SHEET L-3 FOR LANDSCAPE PLANTING DETAILS AND SPECIFICATIONS

REFER TO SHEET IR-1 FOR IRRIGATION PLAN AND SPECIFICATIONS

TOWN OF DAVIE NOTES

ALL EXISTING TREES WITHIN THE LIMITS OF WORK SHALL BE PROTECTED BY A TREE PROTECTION BARRIER (SEE DETAIL SHEET L-2

ALL UTILITIES SHALL BE SCREENED WITH 36"HT. SHRUB MATERIALSIF NOT ALREADY SHOWN ON PLANS.

ALL CANOPY TREES SHALL BE PLANTED A MIN. OF 15' FROM LIGHT POLES.

ALL TREES SHALL BE PLANTED A MIN. OF 5' FROM HARDSCAPE (E.G. SIDEWALKS, DRIVEWAYS, PAVERS, CURBS, GUTTERS, PARKING LOTS, IN-GROUND UTILITY BOXES, ECT. LARGE AND MEDIUM MATURING TREES MUST BE A MIN. OF 10' FROM A BUILDING OR LIGHT POLE. PALMS SHALL BE PLANTED A MIN. OF 3' FROM HARDSCAPE (E.G. SIDEWALKS, DRIVEWAYS, PAVERS, CURBS, GUTTERS, PARKING LOTS, IN-GROUND UTILITY BOXES, ECT. PALMS SHALL BE PLANTED 2" + LENGTH OF GIVEN FROND FROM BUILDINGS AND LIGHT POLES. ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PLANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MIN. OF 18". GROUNDCOVERS SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL.

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED UNDERGROUND, RUST FREE WITH 100% COVERAGE AND 100% OVERLAP. A RAIN SENSOR SHALL BE PROVIDED. NO OVER SPRAY ONTO IMPERVIOUS AREAS. ALL PVC RISERS SHALL BE PAINTED FLAT BLACK.

CONTRACTOR SHALL USE PLANTING SOIL PURSUANT TO TOWN OF DAVIE REQUIREMENTS.

CONTRACTOR SHALL PROVIDE A 1YEAR WARRANTEE ON LANDSCAPE MATERIALS.

ALL INVASIVE EXOTIC PEST PLANTS SHALL BE REMOVED FROM THE SITE.

ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.

ALL PLANTING TO BE DONE WITHIN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.

ALL TREES SHALL BE A MIN. OF 4' FROM UNDERGROUND UTILITIES

ALL FIRE HYDRANTS AND FIRE CHECK VALVES SHALL HAVE A MIN. OF 7.5' FROM FRONT AND SIDES WITH 4' FROM THE REAR TO ALL LANDSCAP E MATERIALS

CONTRACTOR SHALL VISIT SITE TO VERIFY LOCATIONS OF EXISTING LANDSCAPE MATERIALS AND UTILITIES.
CONTRACTOR SHALL SCHEDULE A PRE-INSTALLATION MEETING WITH A T.O.D. LANDSCAPE UNIT STAFF MEMBER. TO SCHEDULE CALL 954 797-1103

ALL TREES TO BE RELOCATED/REMOVED WILL REQUIRE A TREE REMOVAL PERMIT PRIOR TO RELOCATION.

TREE PROTECTION BARRIERS SHALL BE SECURED PRIOR TO ANY CONSTRUCTION. THE T.O.D. LANDSCAPE STAFF WILL INSPECT WITH A 24 HR. NOTICE BY CALLING 954-797-1103

landscape architecture
LA 6666695 ISA 0833A
1016 NE 45th street
oakland park, fl. 33334
tel. 954.963.4091
954.963.1043
e. wldgroupinc@yahoo.com
wldgroupinc.com

REVISIONS:
DRC REV: 2/6/20

SHEET TITLE:

LANDSCAPE PLAN

PROJECT:

McDONALD'S

4295 N. DAVIE ROAD EXTENSION
DAVIE, FLORIDA

SEAL:

LOCATION CODE: 09-0435

SCALE: 1"=20'

DATE DRAWN: 12/12/2019

SHEET NO.

L-1

of-3

Know what's below.
Call before you dig.

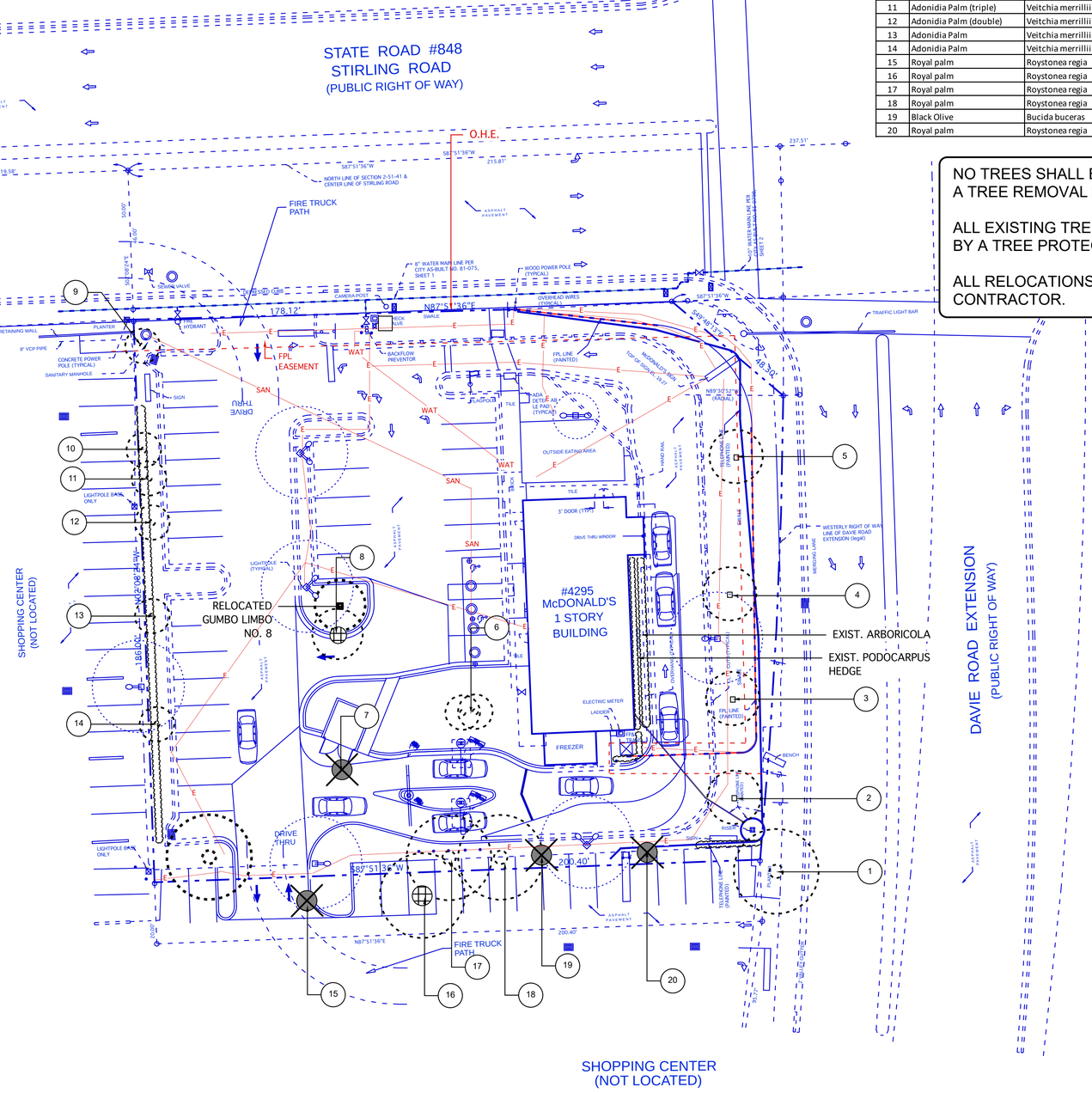
NORTH

KEY

- RELOCATED TREE/PALM
- EXISITNG TREE/PLAM TO BE REMOVED
- EXISTING TREE/PALM TO BE RELOCATED ON SITE

KEY

- EXISTING TREE TO REMAIN IN PLACE
- EXISTING PALM TO REMAIN IN PLACE
- EXISTING SHRUBS TO REMAIN



EXISTING TREE INVENTORY

Tree #	Common Name	Botanical Name	DBH (inches)	Height (feet)	Condition Factor / Rating	Notes	
1	Royal palm	Roystonea regia	20	14CT 24OA	Fair	Fair	Remain
2	Live Oak	Quercus virginiana	2	17	Fair	Juvenile. Sparse.	Remain
3	Gumbo Limbo	Bursera simaruba	4	18	Good	New	Remain
4	Live Oak	Quercus virginiana	2	17	Fair	Juvenile. Sparse.	Remain
5	Gumbo Limbo	Bursera simaruba	4	18	Good	New	Remain
6	Adonidia Palm (double)	Veitchia merrillii	10	9CT 13OA	Excellent	Excellent	Remain
7	Earleaf Acacia	Earleaf Acacia	20	22	n/a	n/a	Remove
8	Gumbo Limbo	Bursera simaruba	3	12	Good	New	Relocate
9	Adonidia Palm (double)	Veitchia merrillii	8	6CT 9OA	Fair	Fair	Remain
10	Adonidia Palm (triple)	Veitchia merrillii	12	7CT 10OA	Excellent	Excellent	Remain
11	Adonidia Palm (triple)	Veitchia merrillii	10	6CT 9OA	Good	Good	Remain
12	Adonidia Palm (double)	Veitchia merrillii	7	5CT 9OA	Good	Good	Remain
13	Adonidia Palm	Veitchia merrillii	5	7CT 10OA	Good	Good	Remain
14	Adonidia Palm	Veitchia merrillii	5	5CT 8OA	Good	Good	Remain
15	Royal palm	Roystonea regia	9	11CT 13OA	Poor	Fizzle top	Remove/mitigate
16	Royal palm	Roystonea regia	11	14CT 24OA	Fair	Fair	Relocate
17	Royal palm	Roystonea regia	10	14CT 24OA	Fair	Fair	Remain
18	Royal palm	Roystonea regia	9	12CT 17OA	Good	Good	Remain
19	Black Olive	Bucida buceras	11	20	1%	Poor structure. Trunk wounds.	Remove/mitigate
20	Royal palm	Roystonea regia	16	14CT 16OA	Poor	Fizzle top	Remove/mitigate

NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY THE TOWN OF DAVIE

ALL EXISTING TREES WITHIN SCOPE OF WORK SHALL BE PROTECTED BY A TREE PROTECTION BARRIER

ALL RELOCATIONS SHALL BE A ONE TIME MOVE BY LANDSCAPE CONTRACTOR.

2/6/20

TOWN OF DAVIE
MITIGATION DATA:

TREES TO BE REMOVED/MITIGATE:

NO. 19. BLACK OLIVE 11" DBH.
MITIGATION SATISFIED BY DOLLAR
VALUE = 11 X $97= $1,067.00

PALMS TO BE REMOVED/MITIGATED:
NO. 20. ROYAL PALM
MITIGATION SATISIFIED BY DOLLAR
VALUE = 16' X $100 = $1,600.00
NO. 15 11'X $100 = $1,100.00

TOTAL AMOUNT OWED = $3,767.00
PRIOR TO ISSUANCE OF A PERMIT

RELOCATION / TRANSPLANTING NOTES

All relocated trees less than 9" (measured 12" above grade) shall be relocated using a 90" tree spade by an operator experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request. Contractor is responsible to root prune trees a min. of 6 weeks prior to relocation.

Trees larger than 9" cal. (measured 12" above grade) shall be root pruned by hand by a certified arborist.
Live Oaks shall be root pruned a min of 12 weeks in prior to relocation.
Landscape Architect's approval and special relocation specifications shall be required if root pruning 12 weeks prior to relocation is not possible.
No species of tree shall be moved with less than 6 weeks between root pruning and relocation.
Trees larger than 9" (measured 12" above grade) shall be relocated by means of a crane by a company experienced and trained in this area. The Landscape Architect will supply a list of local companies capable of this type of work upon request.

It is the contractor's responsibility to install 2 temporary irrigation systems to cover each of the trees scheduled to be relocated. This includes the water and power source. Each shade tree shall have two flood bubblers within a soil berm around the rootball. Each palm shall have one flood bubbler within a soil berm around the rootball.

A. One system shall be installed prior to tree relocation. Each tree scheduled to be relocated shall be irrigated immediately following root pruning. Trees not scheduled for root pruning shall be irrigated at the same time and by the same method as root pruned trees.
B. A second system irrigating each relocated tree shall be installed immediately following relocation.
Both of these systems will irrigate on a schedule determined by those responsible for the relocation of the trees, and in consideration of tree species and soil type.

Installation of relocated trees shall also adhere to all details and specifications applicable to nursery stock.

landscape architecture
LA-6666635 ISA-0823A
1016 nw 45th street
oakland park, fl. 33334
tel. 954-563-1071
954-563-1149
e. mlagroupinc@yahoo.com
mlagroupinc.com

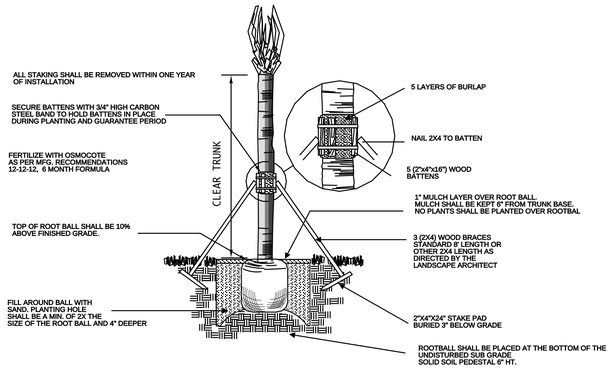
REVISIONS:
DRC REV: 2/6/20

SHEET TITLE:
EXISTING TREE DISPOSITION PLAN

PROJECT:
McDONALD'S
4295 N. DAVIE ROAD EXTENSION
DAVIE, FLORIDA

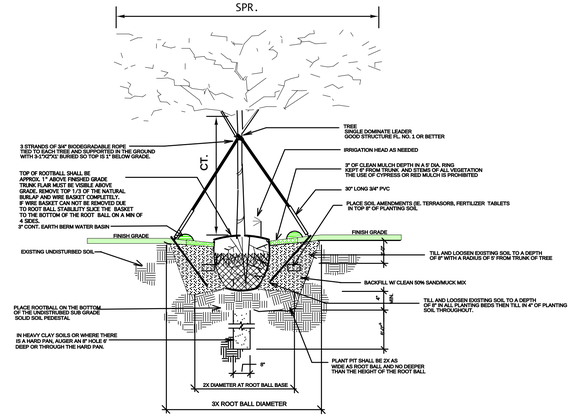
SEAL:

LOCATION CODE: 09-0435
SCALE: 1"=20'
DATE DRAWN: 12/12/2019
SHEET NO.
L-2
of-3



SABAL PALM PLANTING DETAIL

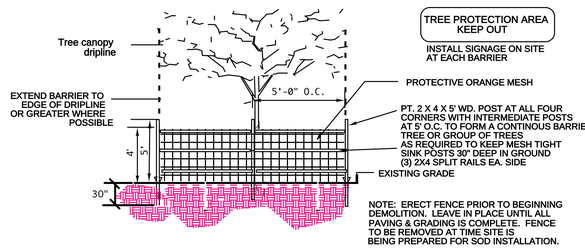
NOT TO SCALE



SINGLE TRUNK GUYING AND PLANTING DETAIL

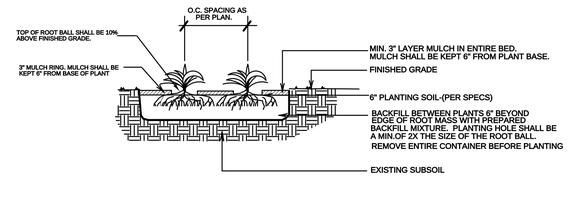
NOT TO SCALE

NOTE: TREE PROTECTION BARRIER SHALL BE INSTALLED ON ALL TREES TO REMAIN ON SITE PRIOR TO STARTING WORK ON SITE. BARRIER SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLEED. CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION



TREE PROTECTION/TEMPORARY BARRIER DETAIL

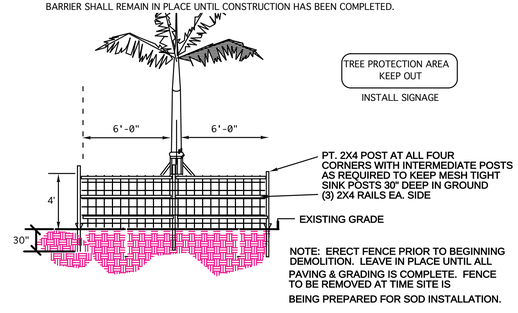
NOT TO SCALE



GROUNDCOVER/ANNUALS PLANTING DETAIL

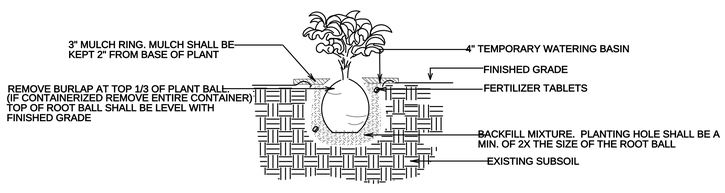
NOT TO SCALE

NOTE: TREE PROTECTION BARRIER SHALL BE INSTALLED ON ALL TREES TO REMAIN ON SITE PRIOR TO STARTING WORK ON SITE. BARRIER SHALL REMAIN IN PLACE UNTIL CONSTRUCTION HAS BEEN COMPLETED.



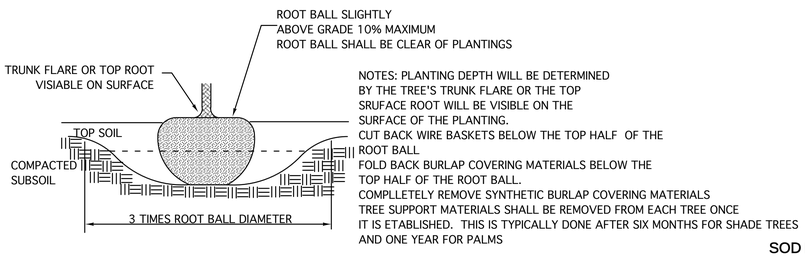
PALM PROTECTION/TEMPORARY BARRIER DETAIL

NOT TO SCALE



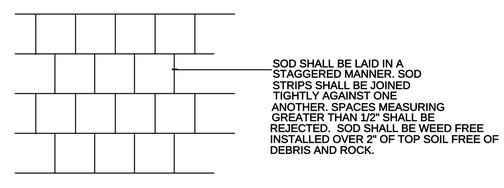
SHRUB PLANTING DETAIL

NOT TO SCALE



ROOT BALL DETAIL

NOT TO SCALE



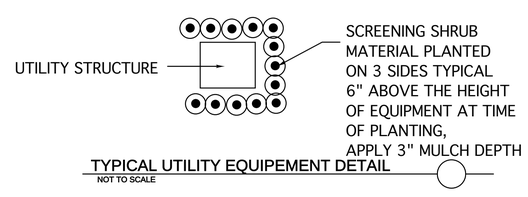
SOD PLANTING DETAIL

NOT TO SCALE

GENERAL LANDSCAPE SPECIFICATIONS

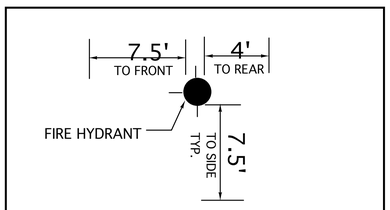
1. CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WIL TAKE PRECEDENCE OVER THE PLANT LIST.
2. EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK
3. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS". CURRENT EDITION RESPECTIVELY.
4. ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
5. ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (I YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
6. ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED.
7. ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH/ FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)
8. ALL TREES TO HAVE A 2 ½" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
9. ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
10. LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PEMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
11. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
12. OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
13. LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
14. PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES, PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
15. ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
16. PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
17. OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
18. LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TMES WHILE WORK IS IN PROGRESS.
19. THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK THAT WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
20. METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
21. PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN); CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL. (GALLON CAN), 3 GAL (3 GALLON CAN); OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH); SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).
22. SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
23. THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
24. ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
25. DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST
26. COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD & WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS, EACH BEARING THE MANUFACTURE'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATES:

   5 LBS OR 14.5 CUPS / PALMS
   3 LBS OR 8.70 CUPS /12"-16' MATERIAL
   2 LBS OR 5.80 CUPS / 8' -12' MATERIAL
   0.69 LBS OR 2.00 CUPS / 6'-8' MATERIAL
   0.19 LBS OR ½ CUP /3 GAL.MATERIAL
   0.10 LBS OR ¼ CUP/ 1 GAL. MATERIAL
   FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
   SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL. CONTAINER, ¼ LB PER 1 GAL. CONTAINER) AND GROUNDCOVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURES RECOMMENDATION.
27. SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRLAMIDE COLOLYMER, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 3.0 MM AND ABSORPTION RATE OF 300 TIMES IT'S WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
   1 PAC PER TREE – 36" BALL SIZE
   2 PAC PER TREE –OVER 36" BALL SIZE
   1 PAC PER 20 GAL. CONTAINER
   0.5 PACS PER 7-10 GAL. CONTAINER
   0.25 PACS PER 3 GAL. CONTAINER
   0.12 PACS PER 1GAL. CONTAINER
28. LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
29. PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDRANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRIABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION
30. WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER
31. PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS. "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
32. SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER
33. MAINTENENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL ALL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS. SHALL BE REPAIRED PROMPTLY
34. (NOTE: SABAL PALMETTO/CABBAGE PALM SPECIES) TIE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BUD FOR PROTECTION.
35. MULCH. MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNTION WITH GROUND COVER. MULCH SHALL BE RENEWED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
36. GRASS. AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH, OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PLAMETTO AND SHALL BE IRRIGATED
37. EXCAVATION REQUIREMENT:
   REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL AT LEAST TO THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOUNDING IS ENCOURAGED.
38. A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSACPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.
39. TOPSOIL SHALL BE CLEAN AND FREE OF CONSTRUTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBITT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH HORTICULTURALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
   - MINIMUM SOIL DEPTH:
     REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
   - ROOTBALL SOIL:
     REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
   - NATIVE SOIL:
     REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
   - ARID PLAMS:
     REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARID CLIMATE PALMS.
40. USE OF ORGANIC MULCHES:
   A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.
41. ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
42. THE ERADICATION OF NUISANCE VEGETATION (EXOTICS: ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF WAY.
43. SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
44. HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTH S OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PROCEEDING IS ACHIEVED

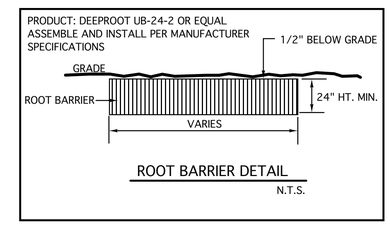


TYPICAL UTILITY EQUIPEMENT DETAIL

NOT TO SCALE



TYPICAL FIRE HYDRANT CLEAR ZONE DETAIL



ROOT BARRIER DETAIL

N.T.S.

LA 666695 ISA 0823A
1016 w 45th street
oakland park, fl. 33334
tel. 954-963-4091
954-963-1043
e: mldgroupinc@yahoo.com
mldgroupinc.com
landscape architecture

REVISIONS:

SHEET TITLE:

LANDSCAPE DETAILS AND SPECIFICATIONS

PROJECT:

McDONALD'S
4295 N. DAVIE ROAD EXTENSION
DAVIE, FLORIDA

SEAL:

LOCATION CODE: 09-0435

SCALE: 1"=20'

DATE DRAWN: 12/12/2019

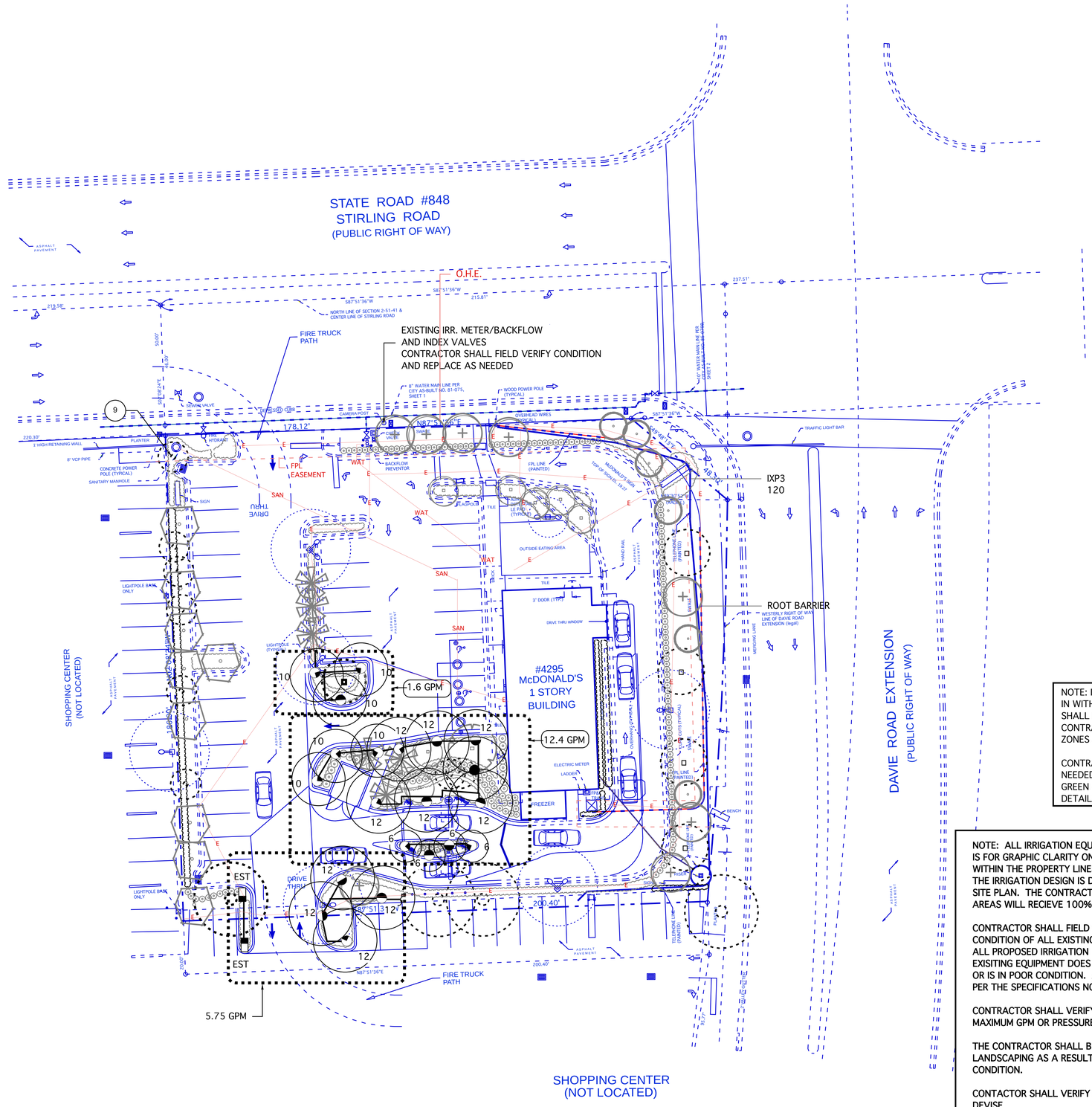
SHEET NO.

L-3

of-3

Know what's below.
Call before you dig.

NORTH



PIPE SLEEVING SCHEDULE

PIPE SIZE	SLEEVE SIZE
1"	2"
1 1/4"	2"
1 1/2"	3"
2"	4"
2 1/2"+	6"

L E G E N D	
●	SPRAY, 360°
◐	SPRAY, 180°
◔	SPRAY, 90°
	SIDE STRIP
	END STRIP

CONTRACTOR SHALL UTILIZE EXISTING WATER METER AND BACK FLOW DEVICE. CONTRACTOR SHALL UPSIZE AS NEEDED

NOTE: IRR. CONTRACTOR SHALL TIE NEW IRRIGATION EQUIPMENT IN WITH EXISTING SYSTEM WHERE MOST LOGICAL. CONTRACTOR SHALL FIELD VERIFY EXISTING ZONE GPM AND WATER PRESSURE. CONTRACTOR SHALL DETERMINE PIPE SIZE FOR NEW PIPING ONCE ZONES ARE CALCULATED. NO PIPE SIZE SHALL BE UNDER 3/4" IN DIA.

CONTRACTOR SHALL ADD, REMOVE OR REPLACE EQUIPMENT WHERE NEEDED TO ENSURE 100% COVERAGE WITH 100% OVERLAP OF ALL GREEN AREAS. REFER TO SHEET IR-1 AND IR-2 FOR EQUIPMENT DETAILS AND SPECIFICATIONS

NOTE: ALL IRRIGATION EQUIPMENT SHOWN OUTSIDE OF PROPERTY LINES IS FOR GRAPHIC CLARITY ONLY. ALL EQUIPMENT SHALL BE INSTALLED WITHIN THE PROPERTY LINES AND WITHIN LANDSCAPED AREAS WHEREVER POSSIBLE THE IRRIGATION DESIGN IS DRAWN FROM THE INFORMATION SUPPLIED FROM THE SITE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ALL LANDSCAPED AREAS WILL RECIEVE 100% IRRIGATION COVERAGE WITH 50% OVERLAP.

CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND CONDITION OF ALL EXISTING IRRIGATION HEADS AND EQUIPEMENT. ALL PROPOSED IRRIGATION EQUIPMENT SHALL BE INSTALLED WHERE EXISITING EQUIPMENT DOES NOT MEET CURRENT CODE REQUIREMENTS OR IS IN POOR CONDITION. ALL PROPOSED EQUIPMENT SHALL BE INSTALLED PER THE SPECIFICATIONS NOTED ON THE PLAN.

CONTRACTOR SHALL VERIFY ZONES DO NOT EXCEED MAXIMUM GPM OR PRESSURES OF PROPOSED EQUIPMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE DONE TO THE LANDSCAPING AS A RESULT OF IRRIGATION INSTALLATION TO EQUAL OR BETTER CONDITION.

CONTACTOR SHALL VERIFY LOCATION OF EXISTING IRRIGATION METER AND BACK FLOW DEVISE
UPGRADE TO NEW SYSTEMS REQUIREMENTS IF NECESSARY .

ALL EQUIPEMENT SHALL BE INSTALLED PER THE REVISED LATEST SFBC APPENDIX F.

THERE SHALL BE NO MACHINE TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES.
ALL TRENCHES SHALL BE HAND DUG WITHIN THESE AREAS.
CONTRACTOR SHALL REFER TO LANDSCAPE PLAN FOR PROPOSED AND EXISITNG MATERIALS.

landscape architecture
LA 6666695 ISA 0237A
1016 NE 45th street
oakland park, fl. 33334
tel. 954-568-4091
954-568-1047
e. nilagroupinc@yahoo.com
nilagroupinc.com

REVISIONS:

SHEET TITLE:

IRRIGATION PLAN

PROJECT:

McDONALD'S
4295 N. DAVIE ROAD EXTENSION
DAVIE, FLORIDA

SEAL:

LOCATION CODE: 09-0435

SCALE: 1"=20'

DATE DRAWN: 12/12/2019

SHEET NO.

IR-1

of-2

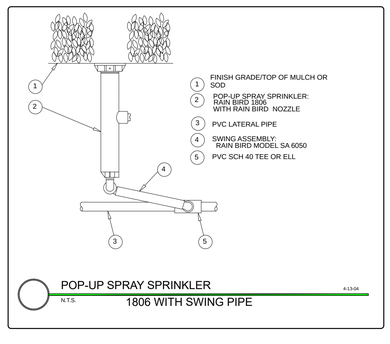
IRRIGATION MASTER KEY

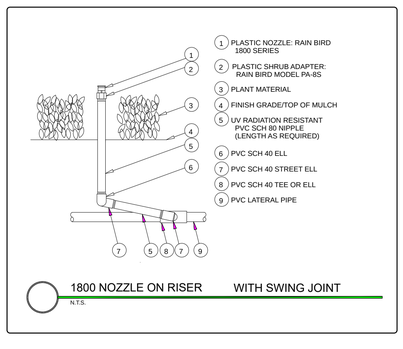
KEY	NO.	CODE	ITEM DESCRIPTION	INSTALLATION SPEC.
		SLV LINE NOTE	**SLEEVES** IN THIS CONTRACT Sleeves under roadways and driveways shall be SCH-40 Sleeves under sidewalks can be CLASS 160 PVC Install as per details and specifications.	Each sleeve shall be a minimum of two sizes larger than lateral pipe enclosed and each crossing shall include separate electrical conduit sleeves. All sleeves under pavement or roads shall be a minimum of 24" below the top of paving to the top of the sleeve and under walks at 12" below grade. Irrigation contractor shall supply and place sleeves, and be responsible for their locations. Sleeving shall be installed at the most logical locations to avoid underground utilities and structures. Sleeving locations shall be considered shematic on irrigation plans. The GC shall backfill and pave as required. No rock shall be in contact with PVC sleeves. All Asphalt base compaction and paving shall be made by the Paving Contractor on the job.
C	00C17	CON	**IRRIGATION CONTROLLER** **RAINBIRD ESP OR EQUAL** Electromechanical controller. Add zone modules as needed. Controller will be installed as part of the pump station within pump enclosure. Contractor shall provide electrical service to pump station. Electrical hook-up provided by GC's electrician on site. Irrigation Contractor to coordinate with GC / Eletrician. Contractor shall determine zone count.	Contractor shall mark stations on the controller panel to correspond with the zone numbers on this plan and set operating sequence to correspond with the numbering.
		CONTR NOTE	IRRIGATION CONTRACTOR **UTILITIES** ABOVE AND BELOW GROUND.	Contractors shall be responsible for the location and verification of all overhead and underground utilities. Contractor shall coordinate with all of the appropriate agencies to verify utilities in the field. Contractor shall be responsible for the protection and maintenance and any damage to existing utilities and structures that may occur in the implementation of the scope of work within this project. CONTRACTORS MUST USE THE NEW STANDARD SCHEDULE OF COLORS DESIGNATED FOR MARKINGS ON THE GROUND 1994 edition
X	00V11	VALVE BOX	**RAINBIRD PURPLE VALVE COVER BOX** VBOX - VB-7RND **PURPLE LID**	All valve assemblies to be installed below grade shall include valve boxes with a 2" layer of drainage gravel as clean dry ballast for a bottom. Install top of box flush with surrounding grade, grass or mulch depending on location. Group valve assemblies so they are accessible with the correct size box. Any substitutions must be approved by landscape architect by providing sample or product information for review and written approval.
	70A	Head	**RAINBIRD 1800 SERIES, XP and VAN SERIES** 1806-PRS 6" POP-UP FULL HEADS **Low Gallon Nozzles** 1/4 HDS 1/2 HDS 4', 6', 8',10' Radius **RAINBIRD SPECIAL PATTERN SERIES** **SST**	All heads in tall shrub beds shall be mounted on sch. 160 12" risers painted flat black Contractor shall adjust head spray to eliminate over spray of water onto structure walls, driveways, and utilities and walkways.
		HEAD NOTE	**GENERAL HEAD NOTE** **ALL HEAD LOCATIONS SHOWN ON PLANS ARE SCHEMATIC**	Contractor to maintain 100% coverage with minimum 50% overlap when minor head location changes are necessary due to field conditions. Install adjustable angle nozzles where needed."All heads in open grass areas to be mounted on polypipe swing joints. Heads in shrub areas shall be installed on SCH 160 risers raised to 6" above plant height, and with PVC SCH 160 swing joint assemblies below grade. Risers taller than 24" above grade shall be staked for support. All risers shall be fitted with shrub adapters and appropriate nozzles. All risers shall be painted with Krylon Jungle Green or equal.
RS X		RAIN sensor	**"MINI CLIK"** RAIN SENSOR MODEL 502 INSTALL IN LOCATION UNOBSTRUCTED BY OVERHEAD CANOPY TO BE INSTALLED BY IRRIGATION CONTRACTOR IN AN EASILY ACCESSIBLE POSITION	"MINI CLIK" Mount the Mini Clik PER MANUFACTURER'S SPECIFICATIONS. Each system shall have it's own individual rain sensor. Contractor is responsible for a fully operational system from timeclock to location of the sensor.

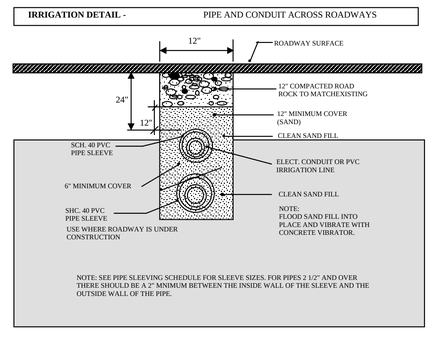
IRRIGATION MASTER KEY

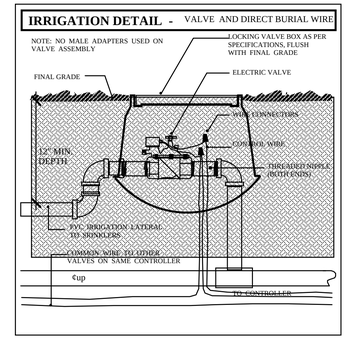
KEY	NO.	CODE	ITEM DESCRIPTION	INSTALLATION SPEC.
	00V1	WIRE LOW VOLT	**Control wires** for 24V Automatic Valves, shall be installed by Irrigation Contractor. Wire shall be sleeved in minimum 1" SCH 40 electrical conduit buried a minimum of 24". Contractor shall run (2) spare control wires and (1) one spare common wire to the furthest ends of system in each direction. Common wire shall be grey or green, while the control wires shall each be a different color..	All irrigation control wires shall be U. L. approved 24V solid copper wire. Wires shall operate 24V automatic sprinkler valves and enter the box from below. Hot and spare wires to be AWG size 14 gauge and common wires to be AWG white size 12 gauge. Number 14 wire to be color coded separately with dark colors. Multi strand cable shall only be used between the controller and the first splice pit and shall not exceed 20 feet. No splices between valves: All splicing shall be done in valve boxes only. All splices made with 3MBDY wire connectors. All valve box locations to be approved by the land. arch. all valve boxes set level w/grade.
	00V1A	MASTER VALVE	**RAINBIRD NON POTABLE VALVES** **V- PESB-R SERIES** **2" valves for zones to GPM volumes 71-170** **1.5" valves for zones to GPM volumes 41-70** **1" valves for zones to GPM volumes btwn 10-40**	All Valves shall be installed in a separate AMETEK valve box . All valve boxes to be placed upon a 2" layer of gravel . All valves assembled with Sch. 80 PVC nipples shall be used in place of male adapters. Top stem of valve assembly to be 6" below cap of valve cover box. This valve shall be used as the job standard. Valve controlling each Zone as well as use as the Master Control Valve for applicable plans. All valve box locations to be approved by the Landscpe Architect. All boxes to be set level with grade.
		PIPE GEN NOTE	**LATERAL PIPE** All New Pipe and Fittings. Size as noted in plans. **ALL PIPE SHALL BE PURPLE** **PIPE FOR NON POTABLE USE**	3/4" Pipe to be **Class 200**. All other lateral pipe to be **Class 160,** except where ground is rocky; in rocky ground **SCH 40** pipe will be used. **Class 200/160** will be protected on all sides with at least 6" of clean, debris-free builders sand. All laterals to be placed 12" minimum below grade. All lateral pipe under pavement to be sleeved. **No lateral installed shall be less than 3/4".**
		PIPE GEN NOTE	**MAIN & LATERALS** MAINLINE SHALL NOT BE UNDER PRESSURE WHILE THE SYSTEM IS NOT IN OPERATION.	**Unless specifically detailed All PIPING locations shown on plans are schematic .** Contractor to adjust trenching in field for existing conditions, plantings and structures. Install pipes clear of hedge rows and tree rootballs. Irrigation contractor is responsible to adjust lines at his own expense if not coordinated with all other work. All piping shall be bed in clean fill per Florida Building Code 2001 and back fill all trenches free of debris. Mechanical trenchers are acceptable except in drainage swales and utility areas which shall be hand dug and backfilled to original grade. **CONTRACTOR ADJUSTMENTS DOES NOT WARRANT ADDITIONAL COSTS BASED ON BASE BID.**
		PIPE GEN NOTE	**MAIN & LATERALS BACKFILLING**	Ground Level Areas: The sub-contractor shall do all necessary excavating and backfilling required for the proper installation of the work. Minimum depth of cover over piping shall be 12 inches. Backfill material shall be clean fill. If existing material has an excess of rock, then clean sand must be used. In rocky areas, use Sch. 40 PVC, or the trenching depth shall be two inches below normal trench depth to allow for a 2 inch bed of sand below the pipe. There shall be NO rock in contact with PVC pipe. The sub-contractor shall use backfilling equipment that will tamp backfill to its original density. He shall barricade or light the excavation to prevent hazards to the public. Objectionable materials such as old concrete, asphalt, limerock and bricks that are encountered during working operations, shall be removed from the project by the sub-contractor. Sub contractor shall be responsible to locate any above or underground utilities prior to starting work. If utilities are found to be in conflict with the proposed work the Owner or owner's agent shall be notified immediately.
X		MAIN LINE NOTE	**MAIN LINE CONTRACTOR SHALL VERIFY SIZE** ALL MAINLINE PIPE SHALL BE SDR-26 CLASS 160 SOLVENT WELD OR CLASS 200 O-RING PVC PIPE THRUST LINES SHALL BE SDR CLASS 200 FOR 3/4" AND 1" LINES AND SDR 26 CLASS 160 FOR ALL LINES 1-1/4" AND ABOVE 1/2" PIPE SHALL NOT BE USED EXCEPT FOR SHRUBS RISERS AND SHALL THEN BE SCH6-40 PVC. ALL PIPING SHALL BE SIZED SO AS NOT TO EXCEED A VELOCITY OF 5 FPS.	**MAIN LINES LOCATION IS SHOWN SCHEMATICALLY.** Where ever possible, lateral lines are to be buried in common trench with main line. All wires shall be run under mains for protection . All Mains shall be buried at minimum 18" depth. Mains should run deeper at road crossings. All pipe and fitting materials shall be new. All pipe to be cut squarely and burrs removed. All P.V.C. Mainline 4" and larger to be assembled with use of HARCO Gasketed fittings and poured concrete thrust blocks as per man. specifications.

NOTE:
ALL SPECIFICATIONS ABOVE SHALL BE USED FOR NEW AND REPLACEMENT EQUIPMENT.
IRRIGATION CONTRACTOR SHALL BE RESPOSIBLE TO ADHEAR TO ALL MANUFACTURER'S SPECIFICATIONS, CITY, COUNTY AND OR STATE REGULATIONS FOR INSTALLATION OF IRRIGATION EQUIPMENT.









LANDSCAPE ARCHITECTURE
LA 6666695 LSA 0027A
1016 NE 45th street
oakland park, fl. 33334
tel. 954-763-4071
954-763-1049
e-mail:grouplsa@yahoo.com
mlagroupinc.com

REVISIONS:

SHEET TITLE:

IRRIGATION DETAILS AND SPECIFICATIONS

PROJECT:

McDONALD'S
4295 N. DAVIE ROAD EXTENSION
DAVIE, FLORIDA

SEAL:

LOCATION CODE: 09-0435

SCALE: 1"=20'

DATE DRAWN: 12/12/2019

SHEET NO.

IR-2

of-2