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
SEPTEMBER 15, 2020 - 4:30 PM

Location: Virtual

Pursuant to Executive Order No. 20-69 issued on March 20, 2020, and Executive Order No. 20-112 issued on April 29, 2020 by the Office of Governor Ron DeSantis, municipalities may conduct meetings of their governing boards without having a quorum of its members present physically or at any specific location, and utilizing communications media technology such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

Public comments on these items may be submitted as late as one (1) hour prior to the beginning of the meeting by emailing: Lrobinson@davie-fl.gov (comments may not exceed 400 words) or by leaving a voicemail message at (954) 797-1103 (voice messages may not exceed three (3) minutes).
Please use the following link for instructions for joining the virtual meeting and to access staff reports and other agenda backup information: WEBEX Meeting

****Members of the Town Council may participate in the virtual meeting****

***** AGENDA*****

1. ROLL CALL

2. APPROVAL OF MINUTES

2.1. June 16, 2020 Meeting Minutes

Documents:

DRAFT MINUTES 06-16-20.PDF

3. SITE PLANS (QUASI-JUDICIAL)

3.1. SP20-009 Planet Fitness
2310 South University Drive

Documents:

SP20-009 PLANNING REPORT.PDF
SP20-009 SITE PLAN.PDF

3.2. SP20-117 Public Storage
3700 South University Drive

Documents:

SP20-117 PLANNING REPORT.PDF

3.3. SP20-118 Public Storage
5408 South University Drive

Documents:

SP20-118 PLANNING REPORT.PDF

3.4. SP20-119 Public Storage
15701 Southwest 41st Street

Documents:

SP20-119 PLANNING REPORT.PDF

4. OLD BUSINESS
5. NEW BUSINESS
6. COMMENTS AND/OR SUGGESTIONS
7. 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
JUNE 16, 2020
DRAFT

1. ROLL CALL

The meeting was called to order at 4:30 p.m. Committee members present were Chair Robert Breslau, Vice Chair Michael Crowley, Jeff Dixon and David Donzella. Jimmy Aucamp was absent. Also present were Planning & Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Planner I Debbie Thomas, Board Attorney Allan Weinthal, Bill Tesauro-Calvin Giordano Consultant and Lorraine Robinson, Secretary (remotely).

2. SELECTION OF CHAIR

Motion made by Mr. Crowley, seconded by Mr. Breslau, to nominate Mr. Donzella as Chair. In a voice vote, the motion passed 4-0 (with Mr. Aucamp absent).

3. SELECTION OF VICE CHAIR

Motion made by Mr. Crowley, seconded by Mr. Dixon, to nominate Mr. Breslau as Vice Chair. In a voice vote, the motion passed 4-0 (with Mr. Aucamp absent).

Mr. Breslau would chair this meeting with Mr. Donzella taking over at the next meeting.

4. APPROVAL OF MINUTES

4.1 May 27, 2020 Meeting Minutes

Vice Chair Breslau asked all in favor to approve the minutes of the May 27, 2020 meeting. The motion passed 4-0 (with Mr. Aucamp absent).

5. SITE PLANS (Quasi-Judicial)

5.1 SP19-258 Jasmine Cove
6250 Southwest 47th Court

Mr. Weinthal confirmed with Mr. William Laystrom representative for the applicant they waived quasi-judicial.

Ms. Thomas provided a brief summary of the staff report. 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 comprised of undeveloped parcels within the southwest portion of the Jasmine Lakes.

There were no questions for staff.

Mr. Laystrom provided a brief history that they originally built 60 units with an additional 44 added. This project is for 28 units utilizing the same access as the original Jasmine project. Architect Mr. Jeff Evans pointed out the crosswalk and drain space on the plans.

Vice Chair Breslau asked how wide the landscape strips are. Mr. Evans responded they were 2ft-3ft. Mr. Laystrom added that they opted for the strips to separate the units and will be adding a low hedge and no trees.

Mr. Laystrom said that staff recommended lining up the driveways and relocating the sidewalks to the edge of the road. He said the plans have the sidewalks up against the units and if they pull them to the edge of the road then everyone parking in front of the unit will be parking on the sidewalk.

Vice Chair Breslau asked staff if the reason not to have the sidewalk located up against the unit was for safety when vehicles backed out of the garages. Ms. Thomas said it was not a Code requirement but was a design recommendation to avoid pedestrians walking directly in front of the people's townhomes and front doors of neighboring properties.

Mr. Laystrom discussed the one compact parking space. Mr. Evans said there was a big curve at the end and all the parking was in place. Vice Chair Breslau asked staff if the concern was the unit owner having a non-compact car sticking out into the street. Ms. Thomas confirmed it was a concern. Mr. Evans said that this was at the end of the community and wouldn't impact traffic.

Vice Chair Breslau recapped that the applicant was not in agreement with staff recommendations #1, 2, 3, 4. Mr. Evans confirmed. Mr. Laystrom said they were okay with #5.

Mr. Crowley stated he didn't like to remove trees and asked if the oak tree remain where it was and for the applicant to work with engineering on a compromise for the crosswalk.

Mr. Crowley said that residents voiced concerns at the public meetings the design looked different than the other phases. He added the biggest concern to residents was parking. Mr. Laystrom said he was working with them and noted on the plans (8) unaccounted parking spaces, although the spaces aren't the closest to the units he would continue to work closely with the owners and association. Mr. Laystrom said they were also working with the association and upgrading the recreation building.

Chair Donzella asked what the width of the garage was. Mr. Evans said it was an 8 foot garage door with a 10 by 18 garage area. Chair Donzella said garages like this are unusable in other developments because a SUV side mirrors wouldn't fit. Mr. Laystrom said the garage is not considered parking. Ms. Thomas stated that the garages were part of the parking count. Vice Chair Breslau added that there was no question that anyone with a F-350 truck would be left outside.

Chair Donzella asked if the 50-foot turn radius was secured throughout. Mr. Evans said it was an existing roadway and parking. Chair Donzella agreed but now houses were being added.

Chair Donzella had no issue with the sidewalk placement other than it was in front of a garage door.

Mr. Dixon asked if there was access off of Davie Road. Mr. Laystrom said it would not.

Mr. Dixon asked how wide the sidewalk was in front of the units. Mr. Evans said it was 5 feet. Mr. Evans said that Engineering recommended painting a stripe to bring attention.

Mr. Evans said they are having dumpsters which eliminates trash cans.

Mr. Dixon asked if the island on the west side of driveway could be increased from 15 feet to 18 feet to increase green space. Mr. Evans had no problem doing this.

Vice Chair Breslau said the compact parking space is very compact and that the buyer should be advised or extend the island. He added that there are developments that prohibit garages being converted into storage or other uses. Mr. Evans said he could add that to the documents.

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

Motion made by Mr. Dixon, seconded by Mr. Donzella to approve SP19-258 subject to staff recommendations:

1. *Keeping the sidewalk out of the drip line of the tree.*
3. *Increase the size of the landscape area to provide approximately 18 feet on the short side in front of Unit #21.*
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.*

And the following committee recommendation:

1. *HOA documents to specify that garages are for vehicles only.*

In a roll call vote, the motion passed 4-0 (with Mr. Aucamp absent).

5.2 SP19-278 Waste Management
2380 College Avenue

This item was withdrawn from the agenda to be rescheduled for a later meeting.

5.3 SP19-304 McDonalds
4295 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 modifications to an existing fast-food restaurant consisting of a façade renovation and new dual lane drive-thru. The reconfiguration 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.

Vice Chair Breslau in reference to the natural stone, the elevations show brick and wanted to know if this would be clad. Mr. Abramson said the brick is existing and would be painted, the recommendation is for the entrance where the logo is located.

Mr. Dixon asked for an explanation of staff recommendation #4 -full cut-off requirements. Mr. Abramson said the full cut-off light fixture that doesn't allow light to spill on the parallel or 90-degree level with the ground, essentially it is a light solution that goes vertical into the sky. Vice Chair Breslau stated it was part of the night sky ordinance.

Chair Donzella asked if this was strictly a remodel. He commented that this did not have the country feel like other locations in the area. Mr. Abramson responded that this was not in the Western Theme Overlay.

Mr. Craig McDonald, Corporate Property Services, stated this was a remodel and described the site. He said there could be up to 14 cars in the que, adding a sidewalk to the dumpster and painting the existing brick.

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

Motion made by Mr. Crowley, seconded by Mr. Dixon to approve SP19-304 subject to staff recommendations:

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.*

In a roll call vote, the motion passed 4-0 (with Mr. Aucamp 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 5:20 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
Planet Fitness SP 20-009

Application	
Petitioner/Representative	Michael D. Miles, P. E./Christina Bilenki, P. A.
Owner	FR Florida, Inc. d/b/a FRIT Florida, Inc.
Project Planner	Lise Bazinet, Planner II
Date of Report	09/08/2020
Date of Public Participation	03/09/2020 (in-person) and 07/02/2020 (virtual)
Date of Public Notification	N/A
Date of Board Review	09/15/2020
Date of Town Council Review	10/21/2020

Location/Site	
Folio/Identification Number	50-41-16-28-0010
Address (General Location)	2310 S. University Drive
Nearest North/South Road	University Drive
Nearest East/West Road	Nova Drive
Size (Approx. Acres)	66.5 (Overall Retail Center)
Existing Use	Vacant Restaurant within a Retail Center
Future Land Use	Commercial
Zoning	B-3
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	99
Planning Area	6
Right-of-way Acquisition	N/A
Utilities Provider	Town of Davie
Drainage District	Central Broward Water Control District (CBWCD)
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	Route 2 (University Drive)

Key Points

- The request is to change the use of a freestanding building to a new Athletic/Health Club, approximately 14,100 sf. in size.

- The free-standing building was previously approved as a restaurant within the Tower Shops retail center.

- The subject building has been vacant for several years since its last use as a buffet restaurant.
- The Development Review Committee (DRC) has no objections to the proposed.
- The applicant has satisfied the public participation requirement.

History

1. Related Zoning Information:
   The subject property was part of the development order for the Redevco-Davie Development of Regional Impact.

2. Previous Requests:

- Davie Towne Centre Plat was approved by Town Council on August 5 1987.
- Site Plan for Cross Country Square Phase 1 was approved by Town Council in 1987.
- Site Plan Application (SP 4-2-90, Tri-Country South Building) for the construction of a multi-tenant retail center was approved on October 24, 1991.

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Analysis

1. Site: The subject site is generally located at the south end of the Tower Shops retail center and west of Home Depot. The proposed change of use includes the redevelopment of an existing freestanding commercial building, adding 5100 SF of new building to the existing and updating the façade. In addition, the applicant is proposing a pedestrian connection to the walkway along the south side of the retail center, previously non-existing.

2. Architecture: The new architecture of the building reflects a contemporary design. The proposed colors and materials are consistent with the overall design of the retail center, with stone veneer and earth tones complementing the overall site.

3. Access and Parking: The site as proposed will maintain access and parking of the existing retail center. Minimum changes to the existing parking have being made to accommodate handicap parking access close the building entrance. In addition, an electric car charging station, serving 2 cars, has been added to the parking area. Parking on retail centers such as the Tower Shops, is calculated as 1 space per 275 SF of commercial square footage. This calculation include mixed uses such as restaurants and gymnasiums. As shown on the site data, parking requirements are met as proposed.

4. Lighting: The applicant is not proposing any additional lighting to the site. However, the applicant is proposing 7 wall light fixtures around the façade of the building, meeting night sky ordinance with full cut off as required by code.

5. Signage: Tenant signage is generally reviewed at the time of building permitting. However, no additional freestanding sign is proposed for the Gymnasium.

6. Landscaping: The applicant is relocating several trees within the area of the addition including: 7 Live Oaks, 5 Gumbo Limbos and 1 Red Maple. The

applicant is also providing missing material from the existing landscape buffer, including shrubs and ground cover.

7. Drainage: Most of the drainage is existing within the retail center. The drainage has been redesigned to accommodate the new building footprint and was reviewed by Central Broward Water Control District (CBWCD).

8. Compatibility: The proposed use and overall site design is considered compatible with existing retail center.

Recommendations
Staff finds the application complete and suitable for further review.

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

DUNAY
MISKEL
BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
Lauren G. Odom

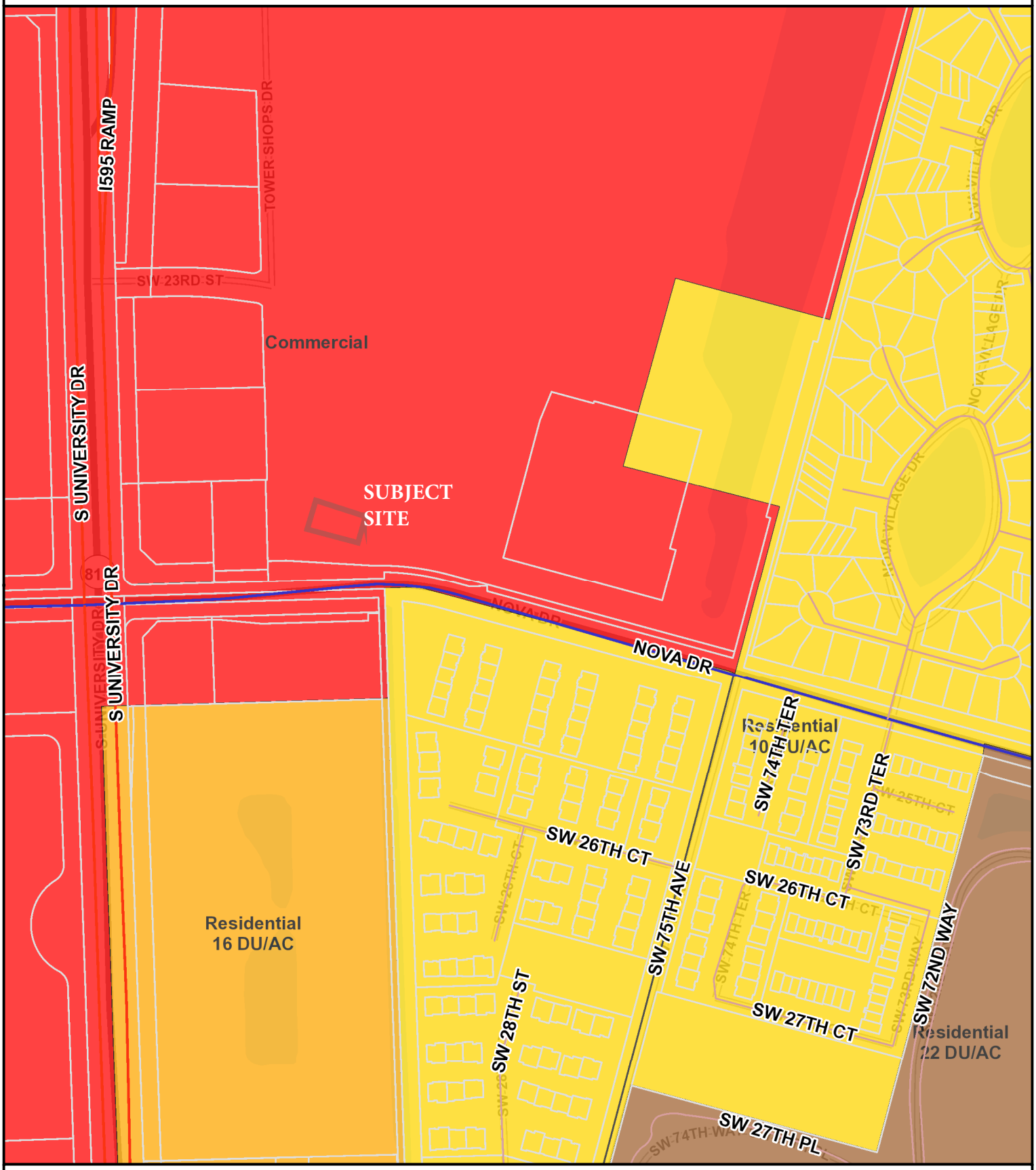
Planet Fitness
2310 S University Drive
Scope of Work

FR Florida Inc. d/b/a FRIT Florida Inc. ("Owner") is the owner of the property located at 2310 S University Drive, which is the located at the southern end of the Tower Shops Shopping Center ("Tower Shops") and adjacent to SW 24th Street ("Property"). Tower Shops is generally located on the east side of University Drive between Nova Drive and Interstate-595 ("Property") within the Town of Davie ("Town"), Broward County, Florida. There is an existing +/- 8,978 square foot building located on the Property that was previously utilized for the "Hometown Buffet" restaurant. The building has been vacant for several years. Owner is proposing to expand the building by 5,100 square feet and renovate this existing tenant space to provide for a fitness center ("Project"). As part of the Project, Owner is proposing to relocate the accessible parking spaces in order to be located closer to the proposed new building entrance and add two (2) additional spaces towards the western end of the building. The Project is not proposing to otherwise modify the parking lot, drive aisles, or lighting within the shopping center. In order to allow for the proposed Project, Owner is respectfully requesting a modification to the approved site plan for Tower Shops.

The proposed Project is compatible with the development in the adjacent areas and helps satisfy a community need. The Project will add to the existing shopping center by providing for a vibrant new fitness use in this vacant building and enhance the mix of uses within the Town Shops. It will also help expand the economic base of the Town by adding to the commercial sector of its economy, creating both temporary jobs during the construction phase and long term jobs with the added employers that will come to the Shopping Center as a result of this Project. Further, the Project is accessible to residents of the Town and provides easy access from other areas throughout Broward County because of its proximity to I-595 and the Florida Turnpike.

14 S.E. 4th Street, Suite 36, Boca Raton, FL 33432 | Tel: (561) 405-3300 | Fax: (561) 409-2341 | www.dmbblaw.com

Land Use Map



GIS MAP DISCLAIMER
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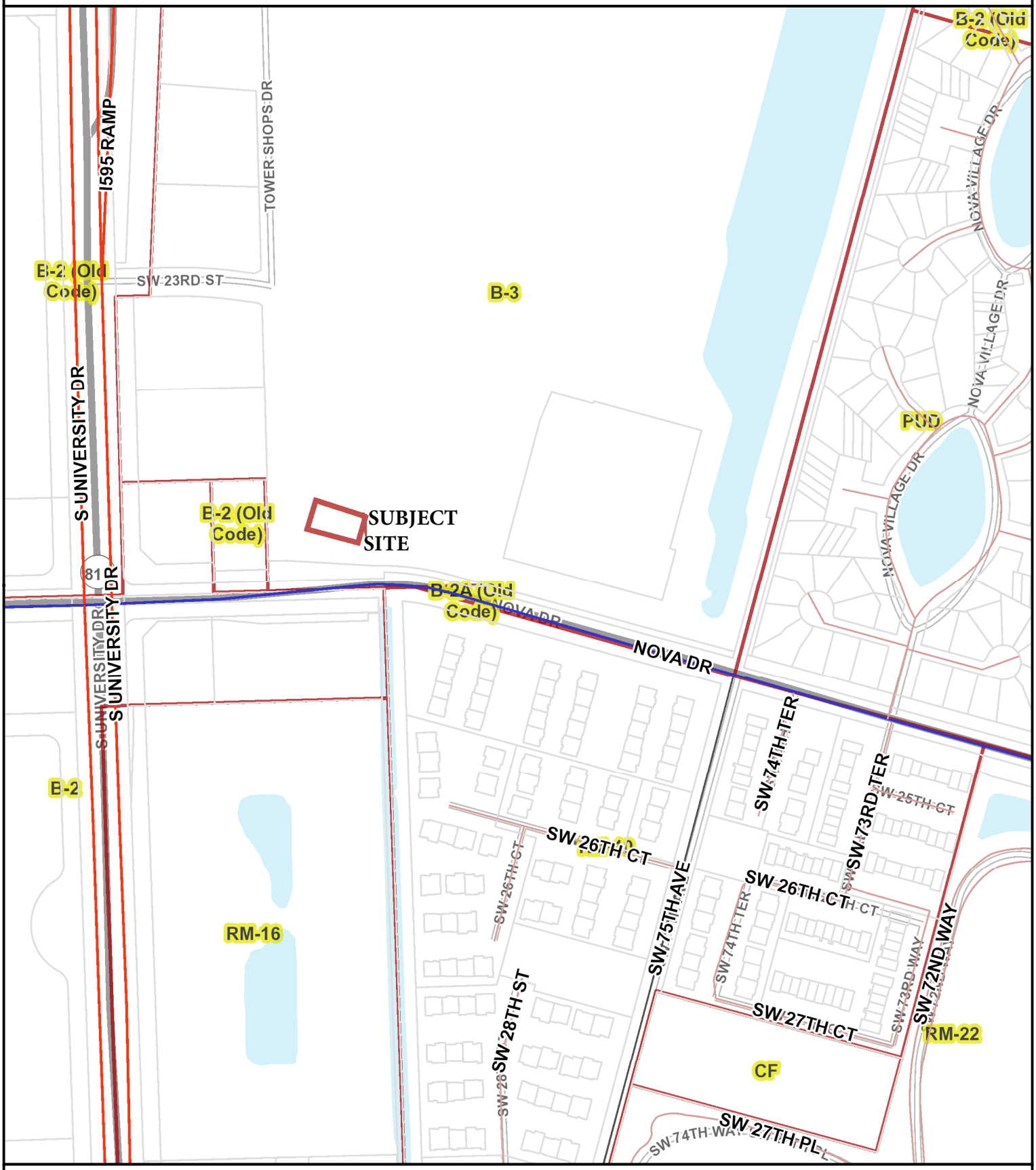
0 187.5 375 750 ft
0 55 110 220 m

Zoning Map



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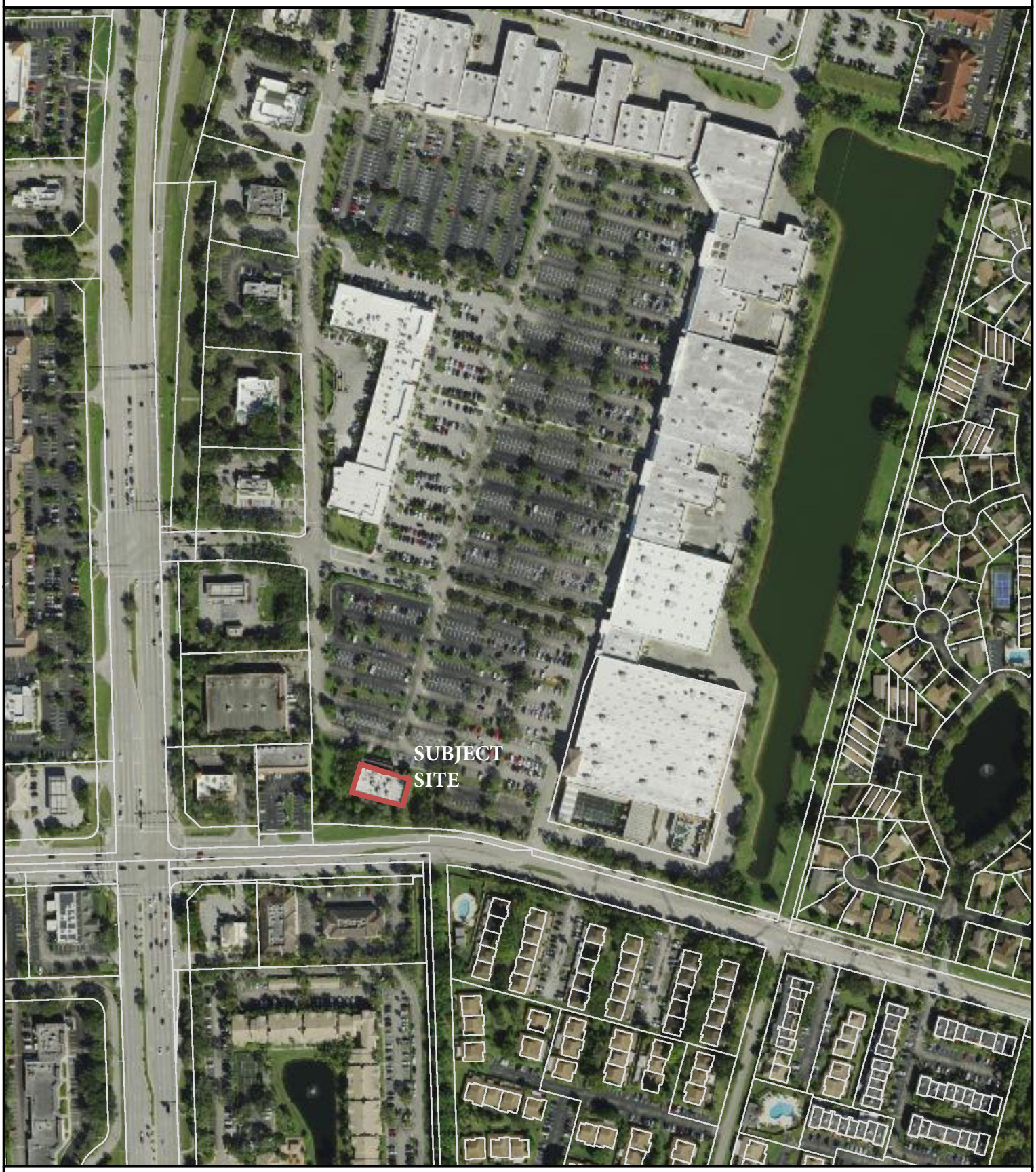
Aerial Map



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0 187.5 375 750 ft
0 55 110 220 m

Perspective View of Existing Building

Rear View of Existing Building

West Side View of Existing Building

Front View of existing Building

PUBLIC PARTICIPATION MEETING NOTICE

Date: 2/18/2020

Re: Public Participation Meeting Notice for: Planet Fitness at Tower Shops
Project Number: SP20-009

To Whom It May Concern:

This letter is to invite you to public participation meetings that relate to Planet Fitness at Tower Shops which is located at 2310 S. University Drive (Folio: 5041-16-28-0010).

The proposed project is for a 5,000 sf. addition to an existing commercial building (f.k.a. Home Town Buffet) and changing the use to a gymnasium.

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, March 9, 2020 Time: 5:30 PM – 6:30 PM Location: Pine Island Multipurpose Center Oak Room, 3801 South Pine Island Road Davie FL 33328	Date: Thursday, March 26, 2020 Time: 5:30 PM – 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:

Jacqueline Parkinson
Design Engineer
Dynamic Engineering Consultants, PC
PH: (561) 921-8570 Ext. 6103
jparkinson@dynamicec.com

Attachments: Project Location Map

(MEMBERS OF TOWN COUNCIL MAYBE PRESENT)

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
Tower Shops - Fitness Center	03/09/2020

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

Public Comment 1: Resident was inquiring about the space between the proposed building expansion and the neighboring pharmacy on the West side of the building.
Resolve: After showing resident the dimensions on the site plan and the size of the proposed building, they were satisfied with spacing.

Public Comment 2: Resident expressed concern for the traffic in the area. They live in a residential community across Nova Dr. and were conveying to us that the traffic hinders them.
Resolve: After discussing the difference in traffic generated from a restaurant to a gym, the resident felt at ease regarding this project. They may even sign up for this gym!
Resident was also concerned with the scale of the new building. They were anticipating a building similar in size to Home Depot.
Resolve: After showing the scaled overall plan with the proposed building's size and Home Depot's building size, they were relieved to see the scope was much smaller than they anticipated.

Public Comment 3: Residents were very delighted that there will be a pedestrian connection to R-O-W.

Acknowledgements

Printed Name of Applicant: Michael D. Miles, P.E.	Date: 3/12/2020
Signature of Applicant:	

SIGN IN SHEET

Project Name	Meeting Date
TOWER SHOPS - FITNESS CENTER	3/9/2020

Name	Address	Phone	Email
MICHAEL MILES	100 NE 5TH AVE, STE B2 DELRAY BEACH, FL	561-921-8570	MMILES@DYNAMICEC.COM
RACHEL BIELERT	11760 W SAMPERD CORAL SPRINGS FL	954 358 0422	RACHEL.BIELERT@PLANETFITNESSMIAMI.COM
April vandenBerg	7514 SW 26th Ct. Davie, FL 33314	954-292-6771	avdb@att.net
Jacqueline Parkinson	100 NE 5th Ave St. B2 Delray Beach, FL	(561) 921-8570	jparkinson@dynamicec.com

PUBLIC PARTICIPATION OPPORTUNITY NOTICE

Date: 07/02/2020

Re: Public Participation Opportunity Notice for: Fitness Center (Tower Shops)
Project Number: SP20-009

To Whom It May Concern:

This letter is to invite you to participate in the review of a proposed development project known as Tower Shops – Fitness Center, located at 2310 S University Drive (folio#5041-16-28-0010).

The proposed project is for a 5,000 SF addition to an existing commercial building (f.k.a. Home Town Buffet) and changing the use to a gymnasium.

Per the Town of Davie Code of Ordinances, the applicant of this project is required to conduct a thorough public participation process in order to ensure that property owners and residents most likely to be affected by the development have an opportunity to review and comment on the proposal prior to any formal public meetings or hearings by the Town.

Due to the Covid-19 public health emergency, in-person meetings will not be held. Instead, the applicant has prepared a video presentation of the project and will accept comments by phone, email, or letter. The online presentation will be available at the following location for at least 21 days from the date of this letter:

https://vimeo.com/429385399

Please direct any inquiries regarding this project to:

Jacqueline Parkinson
Dynamic Engineering Consultants, PC
561-921-8570
jparkinson@dynamicec.com

Please feel free to contact the Town of Davie Planning and Zoning Division at 954-797-1103 if you are unable to access the online presentation or for any other assistance.

Attachments: Project Location Map

From: Jacqueline Parkinson
To: Maria Cristina Ramirez.Jefferson
Subject: RE: Fitness Center (Tower Shops)

Good Morning,

The proposed fitness center will be a chain, and will be a single floor gym.

Kind Regards,

Jacqueline Parkinson
Design Engineer
Dynamic Engineering Consultants, PC
Licensed Professional Engineers throughout the United States
100 NE 5th Avenue, Suite B2 | Delray Beach, Florida 33483
PH: (561) 921-8570 Ext. 6103

From: Maria Cristina Ramirez.Jefferson [mailto:mcrjaa@hotmail.com]
Sent: Tuesday, July 14, 2020 11:44 AM
To: Jacqueline Parkinson <jparkinson@dynamicec.com>
Subject: Fitness Center (Tower Shops)

Good morning Jacqueline I just saw the project, I live just behind Home Depot,

The question I have is the Fitness Center will be a chane one, or an individual one. What I mean is that is a LA fITNESS OR 24 HOURS OR YOU FIT.

That is the only question I have so fard, and also if there is only one floor fitness center or 2 floors.

Thank you

Maria Ramirez

From:	Dean
To:	Jacqueline Parkinson
Subject:	SP20-009: Tower Shoppes/Hometown Buffet
Date:	Thursday, July 09, 2020 12:03:49 AM

Good afternoon,

As a resident of Valencia Village, across the street from the Tower Shoppes, I have serious concerns about the traffic congestion that will surely accompany the build out of your gym.

- Has a traffic study been done?
- Is a copy available for residents to review?
- What is the expected increase in vehicle traffic in and out of the Shoppes, particularly the Home Depot entrance?
- How many parking spaces are being designated for they gym?
- What will be the hours of operation of the facility?
- How long, from start to finish, will the expansion take?
- What will be the effect of local traffic in and out of the Shoppes during the build out? What will be the effect of traffic patterns on Nova Drive?

Please advise.

As a side note, as a video professional, I have to tell you the quality of the audio on the video was very disappointing. It doesn't require much more than a cheap USB microphone or even a cheaper mini jack microphone to see a tremendous improvement.

Thank you.

Regards,

Dean Kautzmann
Resident, Valencia Village COA

CONFIDENTIALITY NOTICE : The information contained in this e-mail is intended only for the confidential use of the recipient(s) named above. This message and its attachments are privileged communications, work product and mental impressions of the above sender. If the reader of this message is not the intended recipient or if you have received this communication in error, you are hereby notified that you have received this in error, that you should destroy it, notify us at once and any review, dissemination or copying is strictly prohibited.

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
Tower Shops - Fitness Center	7/2/2020-7/23/2020

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

Public Comment 1: Concerns about the traffic the new addition will cause for the overall center.
Resolve: The trip generation evaluation that was prepared for the cover sheet was described. It was also explained that if the building was re-opened as a restaurant the amount of traffic generated for the existing use would be far greater than the proposed use The peak traffic times that the fitness center representative touched on at our first public participation meeting was also provided. (Felix Hodges)

Public Comment 2: Inquiry about the traffic impacts to the center. He wanted to know if a traffic study had been done, what the traffic impacts would be, and if during build out if there would be any affects to the traffic.
Resolve: Similar information provided in the resolve to public comment 1 was provided to resolve any concerns for anticipated traffic to center. (Dean Kautzmann)

Public Comment 3: Inquiry about whether the fitness center would be a chain, and how many floor the fitness center would have.
Resolve: It was described that the proposed fitness center would be a chain, and that it was proposed to have one floor. (Maria Ramirez)

Acknowledgements

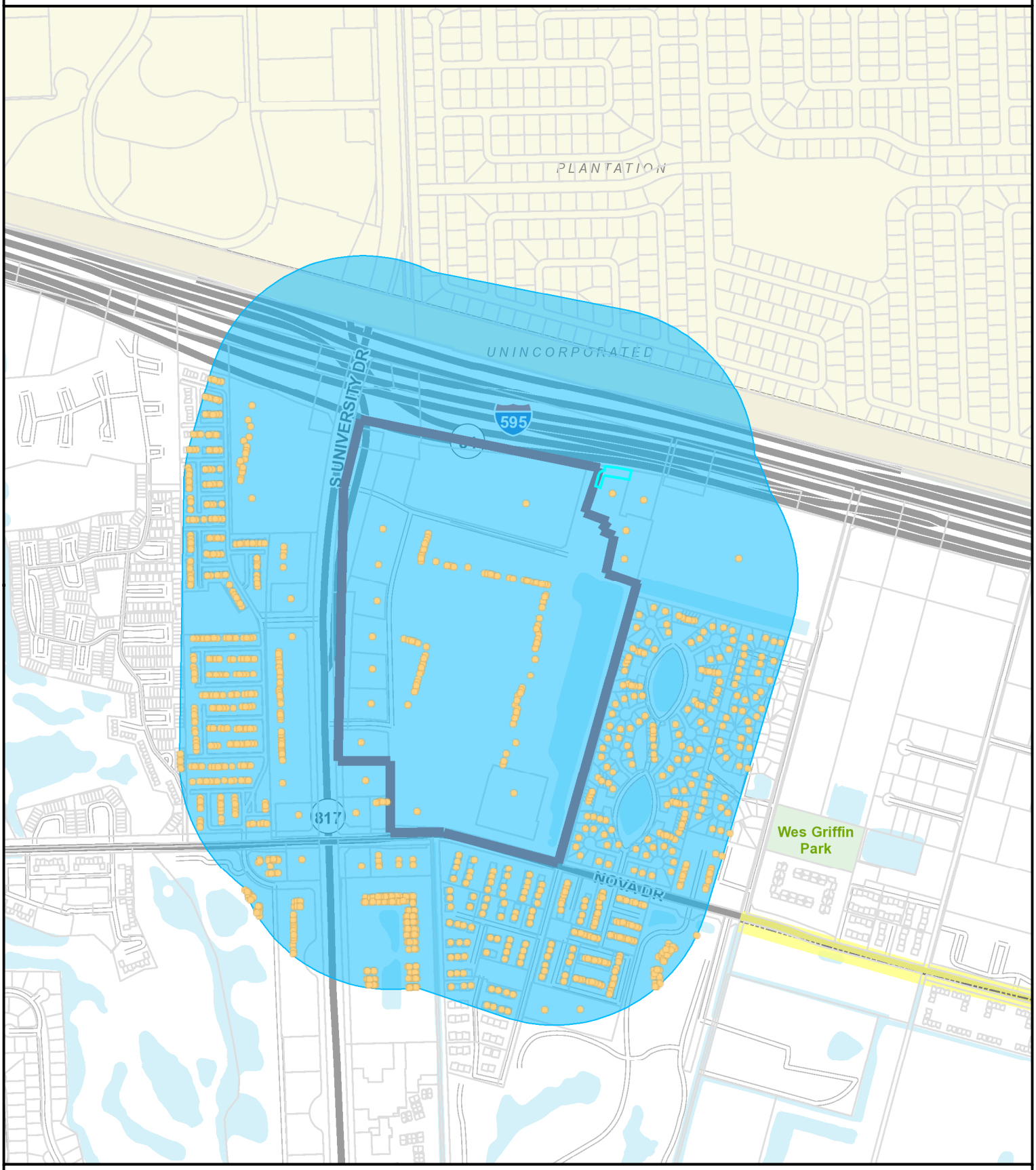
Printed Name of Applicant: Michael D. Miles, P.E.	Date: 7/29/2020
Signature of Applicant:	

SIGN IN SHEET

Project Name	Meeting Date
Tower Shops - Fitness Center	7/2/2020-7/23/2020

Name	Address	Phone	Email
Felix Hodges	Not Provided	(954) 790-3023	Not Provided
Maria Ramirez	Not Provided	Not Provided	mcrjaa@hotmail.com
Dean Kautzmann	Not Provided	Not Provided	deananjerri@yahoo.com

1,000' Radius Buffer Map



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

0 500 1,000 2,000 ft
0 155 310 620 m

Current Occupant	Address_1	Address	City	State	ZIPCod
ACEVEDO,OLIVER	12620 CLARKSBURG TRL		FORT WORTH	TX	76244
ACHONG,AMANDA	2171 NOVA VILLAGE DR		FORT LAUDERDALE	FL	33317
ADLER,MARIO FRANCISCO JR H/E	2539 SW 73 TER #94		DAVIE	FL	33317
AFRIN,AKHI	630 SW 55TH AVE		PLANTATION	FL	33317
AGUIRRE,VICENTE F & SONIA	2267 NOVA VILLAGE DR		DAVIE	FL	33317
AL OGAIDI,FAROOQ	7537 SW 28 ST #18		DAVIE	FL	33314
ALARCON-MACLAIN,EDWARD	7510 SW 26 CT #12-A		DAVIE	FL	33314
ALEMAN,MIGUEL E	2148 NOVA VILLAGE DR		DAVIE	FL	33317
ALENCIKAS,PAUL	2555 SW 73 TER APT 91		DAVIE	FL	33317
ALLBRITTON,MIMI	2263 NOVA VILLAGE DR		DAVIE	FL	33317
ALLEN,JAMES E & MELROSE S	7520 SW 20 ST		PLANTATION	FL	33317
ALLISON,ROSEMARY LE	1921 SW 74 AVE		PLANTATION	FL	33317
ALMENGOR,NATALIA &	2166 NOVA VILLAGE DR		DAVIE	FL	33317
ALOUIDOR,JEAN E	9611 NW 8 CIR		PLANTATION	FL	33324
ALZAMANI,ALYAA ABOULRAHMAN	7515 SW 26 CT #80		DAVIE	FL	33314
AMBROS,ELENA C	38 TOLEDO CT #5-30		DAVIE	FL	33324
AMBROSE,JANIE R LE	2159 NOVA VILLAGE DR		DAVIE	FL	33317
ANDERSON,ANA JULIA MARIA	2093 SW 71 WAY		DAVIE	FL	33317
ANDERSON,LOU ANN &	10719 S ALBANY AVENUE		CHICAGO	IL	60655
ASLOU,ELIE	2609 SW 74 TER #9A-81		DAVIE	FL	33314
ASTUDILLO,FERNANDO H & J LE	7561 SW 26 CT		DAVIE	FL	33314
AUCHTER,CRAIG W	7558 NOVA DR #26		DAVIE	FL	33317
AVERBUJ,ROGER H/E	2119 NOVA VILLAGE DR		DAVIE	FL	33317
AW CASTLEFORD LLC	2031 NW 182 TER		PEMBROKE PINES	FL	33029
AZORE,TULSIDAI	2206 NOVA VILLAGE DR		DAVIE	FL	33317
B A R C HOUSING INC	10250 NW 53 ST		SUNRISE	FL	33351
BALZAN,JUAN	1 N VALENCIA DR		DAVIE	FL	33324
BARBER,PHILOMENA LE	8740 SW 52 ST		COOPER CITY	FL	33328
BARBOTO,FELIPE F & MARJORIE	7357 SW 26 CT #86		DAVIE	FL	33314
BARNES,DAMON L &	1523 NW 182 WAY		PEMBROKE PINES	FL	33029
BARRETT,DIANNE	7505 SW 26 CT #1		DAVIE	FL	33314
BARROSO,JAEL H/E	2108 NOVA VILLAGE DR		DAVIE	FL	33317
BEAVER,BARBARA	2137 NOVA VILLAGE DR		DAVIE	FL	33317
BEHAN-CRAYCRAFT MARY C	3100 NE 48 ST #505		FORT LAUDERDALE	FL	33308
BEHR,MARGARET A	7340 SW 26 CT #53		DAVIE	FL	33314
BEIDLEMAN,BRYAN	11 N VALENCIA DR #11		DAVIE	FL	33324
BENNETT,INEZ H/E	7533 SW 26 CT #71		DAVIE	FL	33314
BERNALES,RODOLFO R & ZORAIDA J	2091 SW 72 AVE		DAVIE	FL	33317
BHOOSHI,MOSES B & LIZZE S	2204 NOVA VILLAGE DR		DAVIE	FL	33317
BLACK,BEVERLY	2526 SW 74 TER #104		DAVIE	FL	33317
BLACK,KENNETH R JR	2555 SW 74 TER APT 114		DAVIE	FL	33317
BLACKER,JAVIER & MARIA D CARMEN	2520 SW 74 TER #103		DAVIE	FL	33317
BLANCO,MIGUEL D &	15 TOLEDO CT		DAVIE	FL	33324
BLANCO,NORMAN	2080 SW 72 AVE		DAVIE	FL	33317
BONNIE BAIER REV TR	2711 SW 81 TER		DAVIE	FL	33328
BORGES,SARAI	5601 SW 3 CT		PLANTATION	FL	33317

BOUROUHEN,SAOUSANE H/E	2247 NOVA VILLAGE DR	DAVIE	FL	33317
BOYARSKY,PERI N	42 TOLEDO CT	DAVIE	FL	33324
BRAESEKER,SONDRA	2649 SW 73 WAY UNIT 38	DAVIE	FL	33314
BRINCAT,GUSTAVE JOSEPH	PO BOX 330531	KAHULUI	HI	96733
BROOKS,DOROTHY	7500 NOVA DR APT 1	DAVIE	FL	33317
BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
BROWARD COUNTY	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301
BROWER,LESLIE D & MARY M	2118 SW 72 AVE	DAVIE	FL	33317
BROWN,TERRY ELLEN	2103 NOVA VILLAGE DR	DAVIE	FL	33317
BUONPENSIERE,ANIS BERKYS	7182 SW 20 PL	DAVIE	FL	33317
BURGER KING CORP #3303	PO BOX 460189	HOUSTON	TX	77056
BUSH,LARA	2255 NOVA VILLAGE DR	DAVIE	FL	33317
BYCZEK,WILLIAM E	3110 INDIAN TRL	EUSTIS	FL	32726
BYRNE,DAVID K JR	7355 SW 27 CT #47	DAVIE	FL	33314
CABALLERO,JAIRO A	2270 NOVA VILLAGE DR	DAVIE	FL	33317
CAMPBELL,LINDA J	7541 SW 26 CT	DAVIE	FL	33314
CAMPBELL,THEODORE LLOYD &	7160 SW 20 ST	PLANTATION	FL	33317
CANALES DIAZ,ENNY VIVIANA	38 CORTEZ WAY #3-41	DAVIE	FL	33324
CANZONETTA,PETER	2132 NOVA VILLAGE DR	DAVIE	FL	33317
CANZONETTA,PETER & SARA	2140 NOVA VILLAGE DR	DAVIE	FL	33317
CANZONETTA,PETER L & SARAH M	2132 NOVA VILLAGE DR	DAVIE	FL	33317
CAO,YOUMIAO	9551 NW 24 CT	SUNRISE	FL	33322
CARL,JAMES EDWARD & MARGIE B	7337 SW 26 CT #28	DAVIE	FL	33314
CARNEY,JOHN ADAM H/E	2253 NOVA VILLAGE DR	DAVIE	FL	33317
CASO,RAUL	2639 SW 73 WAY UNIT 36	DAVIE	FL	33314
CASO,RAUL	2182 NOVA VILLAGE DR	DAVIE	FL	33317
CASSARO,RITA M	2649 SW 74 TER #9-73	DAVIE	FL	33314
CASTILLA,JUDITH	68-27 75 ST	MIDDLE VILLAGE	NY	11379
CC-INVESTORS 1991-11	PO BOX 29965	RICHMOND	VA	23242
CC-INVESTORS 1997-11	PO BOX 29965	RICHMOND	VA	23242
CEPEDA,ABEL F	7530 NOVA DR	DAVIE	FL	33317
CERBONE,PATRICK MICHAEL	2146 NOVA VILLAGE DR	DAVIE	FL	33317
CHANG,GERDA	TOBIAS ASSERLAAN 380 1111 KB	*DIEMEN	NL	
CHEN,YAN FENG	21 TOLEDO CT	DAVIE	FL	33324
CHEUNG,CHEE YUE	7516 SW 26 CT	DAVIE	FL	33314
CHEUNG,SHIRLEY	8112 QUEENS MIDTOWN EXPY	MIDDLE VLG	NY	11379
CHEUNG,WAI MAN	7529 SW 28 ST	DAVIE	FL	33314
CHEUNG,WAI MAN HO	7527 SW 28 ST UNIT 21	DAVIE	FL	33314
CHEUNG,WAILING H/E	7529 SW 28 ST #22	DAVIE	FL	33314
CHIN,LORNA A	2242 NOVA VILLAGE DR	DAVIE	FL	33317
CIFUENTES,OSCAR & SONIA	2626 SW 74 TER #8A-61	DAVIE	FL	33314
CIVINCHA,VICTORIA ROSA	7546 NOVA DR #24	DAVIE	FL	33317
CNL RESTAURANT NET LEASE PROP II	14800 LANDMARK BLVD #500	DALLAS	TX	75254
COES,DANIEL RABELO	7512 NOVA DR #9	DAVIE	FL	33317
COHEN,DARYL	7220 SW 20 ST	PLANTATION	FL	33317
COHEN,JANET	7539 SW 26 CT	DAVIE	FL	33314

COHEN,LORI L	2176 NOVA VILLAGE DR	DAVIE	FL	33317
CONNER,JASON	7421 SW 20 ST	PLANTATION	FL	33317
COOK,MARY CATHERINE	7508 SW 26 CT #14	DAVIE	FL	33314
CORCORAN,ELIZABETH A LE	7517 SW 26 CT	DAVIE	FL	33314
CORNEJO,SOLEDAD H/E	2209 NOVA VILLAGE DR	DAVIE	FL	33317
CORREA,LESTHER & SENEN	2107 SW 71 WAY	DAVIE	FL	33317
CORTES,MAIDELYN	7480 SW 20 ST	PLANTATION	FL	33317
COSTCO WHOLESALE CORP	999 LAKE DR	ISSAQUAH	WA	98027
CRUZ,ALINA	17 N VALENCIA DR	DAVIE	FL	33324
CRUZ,ILEANA	3 N VALENCIA DR	DAVIE	FL	33324
CRUZ,SAMUEL	7552 NOVA DR #29	DAVIE	FL	33317
CUBILLOS,TIMOTEO	23 TOLEDO CT	DAVIE	FL	33324
CUETO,YOLIMA	14715 ALABASTER AVE	DELRAY BEACH	FL	33446
Current Occupant	1 LAREDO PL	DAVIE	FL	33324
Current Occupant	1 MADRID LN	DAVIE	FL	33324
Current Occupant	1 MATADOR LN	DAVIE	FL	33324
Current Occupant	1 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	1 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	10 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	10 LAREDO PL	DAVIE	FL	33324
Current Occupant	10 MADRID LN	DAVIE	FL	33324
Current Occupant	10 MATADOR LN	DAVIE	FL	33324
Current Occupant	10 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	10 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	10 TOLEDO CT	DAVIE	FL	33324
Current Occupant	11 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	11 LAREDO PL	DAVIE	FL	33324
Current Occupant	11 MADRID LN	DAVIE	FL	33324
Current Occupant	11 MATADOR LN	DAVIE	FL	33324
Current Occupant	11 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	11 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	11 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	11 TOLEDO CT	DAVIE	FL	33324
Current Occupant	12 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	12 LAREDO PL	DAVIE	FL	33324
Current Occupant	12 MATADOR LN	DAVIE	FL	33324
Current Occupant	12 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	12 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	12 TOLEDO CT	DAVIE	FL	33324
Current Occupant	13 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	13 LAREDO PL	DAVIE	FL	33324
Current Occupant	13 MADRID LN	DAVIE	FL	33324
Current Occupant	13 MATADOR LN	DAVIE	FL	33324
Current Occupant	13 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	13 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	13 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	13 TOLEDO CT	DAVIE	FL	33324

Current Occupant	14 LAREDO PL	DAVIE	FL	33324
Current Occupant	14 MADRID LN	DAVIE	FL	33324
Current Occupant	14 MATADOR LN	DAVIE	FL	33324
Current Occupant	14 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	14 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	14 TOLEDO CT	DAVIE	FL	33324
Current Occupant	15 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	15 MADRID LN	DAVIE	FL	33324
Current Occupant	15 MATADOR LN	DAVIE	FL	33324
Current Occupant	15 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	15 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	16 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	16 LAREDO PL	DAVIE	FL	33324
Current Occupant	16 MADRID LN	DAVIE	FL	33324
Current Occupant	16 MATADOR LN	DAVIE	FL	33324
Current Occupant	16 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	16 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	16 TOLEDO CT	DAVIE	FL	33324
Current Occupant	17 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	17 LAREDO PL	DAVIE	FL	33324
Current Occupant	17 MADRID LN	DAVIE	FL	33324
Current Occupant	17 MATADOR LN	DAVIE	FL	33324
Current Occupant	17 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	17 TOLEDO CT	DAVIE	FL	33324
Current Occupant	18 LAREDO PL	DAVIE	FL	33324
Current Occupant	18 MATADOR LN	DAVIE	FL	33324
Current Occupant	18 TOLEDO CT	DAVIE	FL	33324
Current Occupant	1801 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1803 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1805 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1809 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1815 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1817 S UNIVERSITY DR	DAVIE	FL	33324
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Current Occupant	1825 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1829 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1835 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1839 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1845 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1849 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1855 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1859 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1869 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1875 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1890 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	19 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	19 LAREDO PL	DAVIE	FL	33324

Current Occupant	19 MADRID LN	DAVIE	FL	33324
Current Occupant	19 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	19 TOLEDO CT	DAVIE	FL	33324
Current Occupant	1900 S UNIVERSITY DR	DAVIE	FL	33324
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Current Occupant	1910 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1912 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1914 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1916 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1918 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1920 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1922 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1930 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1932 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1934 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1940 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1952 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1954 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1956 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1958 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1960 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1966 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1968 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1970 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1972 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1974 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1976 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1978 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1980 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1982 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1984 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1986 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	1990 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2 LAREDO PL	DAVIE	FL	33324
Current Occupant	2 MADRID LN	DAVIE	FL	33324
Current Occupant	2 MATADOR LN	DAVIE	FL	33324
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Current Occupant	2 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	20 LAREDO PL	DAVIE	FL	33324
Current Occupant	20 MADRID LN	DAVIE	FL	33324
Current Occupant	20 MATADOR LN	DAVIE	FL	33324
Current Occupant	20 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	20 SEVILLE CIR	DAVIE	FL	33324

Current Occupant	20 TOLEDO CT	DAVIE	FL	33324
Current Occupant	2000 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2010 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2014 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2024 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2030 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2040 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2044 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2050 S UNIVERSITY DR	DAVIE	FL	33324
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Current Occupant	2054 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2060 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2064 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2070 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2071 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2072 SW 72 AVE	DAVIE	FL	33317
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Current Occupant	2076 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2079 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2080 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2080 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2083 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2087 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2088 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2089 SW 71 WAY	DAVIE	FL	33317
Current Occupant	2090 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2091 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2092 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2095 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2099 SW 72 AVE	DAVIE	FL	33317
Current Occupant	21 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	21 MADRID LN	DAVIE	FL	33324
Current Occupant	21 MATADOR LN	DAVIE	FL	33324
Current Occupant	21 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	21 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	21 TOLEDO CT	DAVIE	FL	33324
Current Occupant	2100 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2100 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2101 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2102 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2102 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2103 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2104 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2105 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2105 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2105 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2106 NOVA VILLAGE DR	DAVIE	FL	33317

Current Occupant	2106 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2107 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2107 SW 71 WAY	DAVIE	FL	33317
Current Occupant	2108 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2109 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2110 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2110 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2110 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2111 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2111 SW 71 WAY	DAVIE	FL	33317
Current Occupant	2112 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2113 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2113 SW 72 AVE	DAVIE	FL	33317
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Current Occupant	2114 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2114 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2115 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2116 NOVA VILLAGE DR	DAVIE	FL	33317
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Current Occupant	2119 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2120 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2120 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2122 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2123 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2124 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2124 S UNIVERSITY DR	DAVIE	FL	33324
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Current Occupant	2127 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2128 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2129 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2130 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2130 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2131 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2132 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2133 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2134 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2135 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2136 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2138 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2139 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2140 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2140 S UNIVERSITY DR	DAVIE	FL	33324

Current Occupant	2142 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2143 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2144 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2145 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2145 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2146 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2147 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2148 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2149 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2150 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2151 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2152 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2153 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2154 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2154 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2155 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2157 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2158 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2159 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2160 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2160 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2161 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2163 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2164 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2165 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2166 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2167 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2168 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2169 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2170 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2171 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2173 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2174 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2175 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2176 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2177 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2179 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2180 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2182 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2184 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2186 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2188 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2190 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2198 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	22 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	22 LAREDO PL	DAVIE	FL	33324
Current Occupant	22 MADRID LN	DAVIE	FL	33324

Current Occupant	22 MATADOR LN	DAVIE	FL	33324
Current Occupant	22 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	22 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	22 TOLEDO CT	DAVIE	FL	33324
Current Occupant	2200 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2200 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2201 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2201 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2202 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2204 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2205 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2205 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2206 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2207 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2209 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2210 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2210 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2211 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2211 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2211 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2212 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2213 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2213 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2214 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2215 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2215 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2215 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2216 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2217 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2217 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2218 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2219 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2219 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2219 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2220 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2220 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2221 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2221 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2222 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2223 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2223 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2223 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2224 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2224 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2225 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2225 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2226 NOVA VILLAGE DR	DAVIE	FL	33317

Current Occupant	2227 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2227 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2228 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2229 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2229 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2230 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2231 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2231 SW 72 AVE	DAVIE	FL	33317
Current Occupant	2232 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2233 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2234 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2235 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2235 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2236 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2237 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2238 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2240 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2241 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2242 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2243 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2244 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2245 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2246 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2247 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2248 NOVA VILLAGE DR	DAVIE	FL	33317
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Current Occupant	2250 S UNIVERSITY DR	DAVIE	FL	33324
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Current Occupant	2252 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2253 NOVA VILLAGE DR	DAVIE	FL	33317
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Current Occupant	2256 S UNIVERSITY DR	DAVIE	FL	33324
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Current Occupant	2258 NOVA VILLAGE DR	DAVIE	FL	33317
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Current Occupant	2259 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2259 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2260 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2260 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2261 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2261 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2262 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2262 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2263 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2263 S UNIVERSITY DR	DAVIE	FL	33324

Current Occupant	2264 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2264 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2265 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2266 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2267 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2267 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2268 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2268 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2269 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2270 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2271 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2272 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2272 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2273 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2273 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2274 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2274 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2275 NOVA VILLAGE DR	DAVIE	FL	33317
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Current Occupant	2276 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2276 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2277 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2277 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2278 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2279 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2280 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2281 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2283 NOVA VILLAGE DR	DAVIE	FL	33317
Current Occupant	2284 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2286 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2288 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2290 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2292 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2296 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	23 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	23 LAREDO PL	DAVIE	FL	33324
Current Occupant	23 MADRID LN	DAVIE	FL	33324
Current Occupant	23 MATADOR LN	DAVIE	FL	33324
Current Occupant	23 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	23 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	2300 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2306 SW 81 AVE	DAVIE	FL	33324
Current Occupant	2310 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2312 SW 81 AVE	DAVIE	FL	33324
Current Occupant	2315 S UNIVERSITY DR	DAVIE	FL	33324
Current Occupant	2316 SW 81 AVE	DAVIE	FL	33324
Current Occupant	2317 S UNIVERSITY DR	DAVIE	FL	33324

Current Occupant	2321 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2322 SW 81 AVE		DAVIE	FL	33324
Current Occupant	2323 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2325 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2326 SW 81 AVE		DAVIE	FL	33324
Current Occupant	2327 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2329 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2331 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2333 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2335 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2339 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2340 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2375 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2380 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2390 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2399 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	24 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	24 LAREDO PL		DAVIE	FL	33324
Current Occupant	24 MADRID LN		DAVIE	FL	33324
Current Occupant	24 MATADOR LN		DAVIE	FL	33324
Current Occupant	24 N VALENCIA DR		DAVIE	FL	33324
Current Occupant	24 SEVILLE CIR		DAVIE	FL	33324
Current Occupant	24 TOLEDO CT		DAVIE	FL	33324
Current Occupant	2400 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2401 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2407 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2409 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2411 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2421 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2431 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2441 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2451 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 20	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 20	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 30	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 20	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2451 SW 79 AVE	UNIT 30	DAVIE	FL	33324
Current Occupant	2461 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2471 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2491 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	25 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	25 LAREDO PL		DAVIE	FL	33324

Current Occupant	25 MADRID LN		DAVIE	FL	33324
Current Occupant	25 TOLEDO CT		DAVIE	FL	33324
Current Occupant	2501 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2501 SW 71 TER	UNIT 11	DAVIE	FL	33317
Current Occupant	2501 SW 79 AVE	UNIT 30	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 20	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 20	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 10	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 30	DAVIE	FL	33324
Current Occupant	2501 SW 79 AVE	UNIT 20	DAVIE	FL	33324
Current Occupant	2509 SW 73 TER		DAVIE	FL	33317
Current Occupant	2509 SW 74 TER		DAVIE	FL	33317
Current Occupant	2511 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2515 SW 73 TER		DAVIE	FL	33317
Current Occupant	2515 SW 74 TER		DAVIE	FL	33317
Current Occupant	2519 SW 73 TER		DAVIE	FL	33317
Current Occupant	2519 SW 74 TER		DAVIE	FL	33317
Current Occupant	2520 SW 74 TER		DAVIE	FL	33317
Current Occupant	2521 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2521 SW 71 TER	UNIT 21	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 21	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 21	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 21	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 21	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 20	DAVIE	FL	33317
Current Occupant	2521 SW 71 TER	UNIT 21	DAVIE	FL	33317
Current Occupant	2525 SW 73 TER		DAVIE	FL	33317
Current Occupant	2525 SW 74 TER		DAVIE	FL	33317
Current Occupant	2526 SW 74 TER		DAVIE	FL	33317
Current Occupant	2529 SW 74 TER		DAVIE	FL	33317
Current Occupant	2531 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2535 SW 73 TER		DAVIE	FL	33317
Current Occupant	2539 SW 73 TER		DAVIE	FL	33317
Current Occupant	2539 SW 74 TER		DAVIE	FL	33317
Current Occupant	2540 SW 74 TER		DAVIE	FL	33317
Current Occupant	2541 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2545 SW 73 TER		DAVIE	FL	33317

Current Occupant	2545 SW 74 TER		DAVIE	FL	33317
Current Occupant	2546 SW 74 TER		DAVIE	FL	33317
Current Occupant	2549 SW 73 TER		DAVIE	FL	33317
Current Occupant	2551 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2551 SW 71 TER	UNIT 30	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 31	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 31	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 30	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 30	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 31	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 30	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 31	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 31	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 30	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 31	DAVIE	FL	33317
Current Occupant	2551 SW 71 TER	UNIT 30	DAVIE	FL	33317
Current Occupant	2555 SW 73 TER		DAVIE	FL	33317
Current Occupant	2555 SW 74 TER		DAVIE	FL	33317
Current Occupant	2559 SW 73 TER		DAVIE	FL	33317
Current Occupant	2561 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2581 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	2591 S UNIVERSITY DR		DAVIE	FL	33324
Current Occupant	26 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	26 LAREDO PL		DAVIE	FL	33324
Current Occupant	26 MADRID LN		DAVIE	FL	33324
Current Occupant	26 MATADOR LN		DAVIE	FL	33324
Current Occupant	26 TOLEDO CT		DAVIE	FL	33324
Current Occupant	2600 S UNIVERSITY DR	UNIT 11	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 30	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31	DAVIE	FL	33328

Current Occupant	2600 S UNIVERSITY DR	UNIT 12 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 30 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 30 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 11 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 23 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 30 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 10 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 11 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 11 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 12 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 11 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 10 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 10 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 30 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 10 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 11 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 30 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 22 DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 30 DAVIE	FL	33328

Current Occupant	2600 S UNIVERSITY DR	UNIT 11	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 21	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 31	DAVIE	FL	33328
Current Occupant	2600 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2605 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2609 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2609 SW 74 TER		DAVIE	FL	33314
Current Occupant	2615 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2615 SW 74 TER		DAVIE	FL	33314
Current Occupant	2616 SW 74 TER		DAVIE	FL	33314
Current Occupant	2620 S UNIVERSITY DR	UNIT 30	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 30	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 30	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 30	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 10	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2620 S UNIVERSITY DR	UNIT 20	DAVIE	FL	33328
Current Occupant	2625 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2626 SW 74 TER		DAVIE	FL	33314
Current Occupant	2629 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2635 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2635 SW 74 TER		DAVIE	FL	33314
Current Occupant	2636 SW 74 TER		DAVIE	FL	33314
Current Occupant	2639 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2640 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 12	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 23	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 22	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 22	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 22	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 22	DAVIE	FL	33328

Current Occupant	2640 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 22	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 13	DAVIE	FL	33328
Current Occupant	2640 S UNIVERSITY DR	UNIT 32	DAVIE	FL	33328
Current Occupant	2645 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2649 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2649 SW 74 TER		DAVIE	FL	33314
Current Occupant	2655 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2655 SW 74 TER		DAVIE	FL	33314
Current Occupant	2656 SW 74 TER		DAVIE	FL	33314
Current Occupant	2659 SW 73 WAY		DAVIE	FL	33314
Current Occupant	2659 SW 74 TER		DAVIE	FL	33314
Current Occupant	2666 SW 74 TER		DAVIE	FL	33314
Current Occupant	27 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	27 MADRID LN		DAVIE	FL	33324
Current Occupant	27 MATADOR LN		DAVIE	FL	33324
Current Occupant	27 TOLEDO CT		DAVIE	FL	33324
Current Occupant	2750 SW 75 AVE	BLD A	DAVIE	FL	33314
Current Occupant	2750 SW 75 AVE	BLD B	DAVIE	FL	33314
Current Occupant	28 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	28 LAREDO PL		DAVIE	FL	33324
Current Occupant	28 MADRID LN		DAVIE	FL	33324
Current Occupant	28 MATADOR LN		DAVIE	FL	33324
Current Occupant	28 TOLEDO CT		DAVIE	FL	33324
Current Occupant	29 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	29 LAREDO PL		DAVIE	FL	33324
Current Occupant	29 MATADOR LN		DAVIE	FL	33324
Current Occupant	3 LAREDO PL		DAVIE	FL	33324
Current Occupant	3 MADRID LN		DAVIE	FL	33324
Current Occupant	3 MATADOR LN		DAVIE	FL	33324
Current Occupant	3 N VALENCIA DR		DAVIE	FL	33324
Current Occupant	30 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	30 LAREDO PL		DAVIE	FL	33324
Current Occupant	30 MADRID LN		DAVIE	FL	33324
Current Occupant	30 MATADOR LN		DAVIE	FL	33324
Current Occupant	30 TOLEDO CT		DAVIE	FL	33324
Current Occupant	31 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	31 LAREDO PL		DAVIE	FL	33324
Current Occupant	31 MADRID LN		DAVIE	FL	33324
Current Occupant	31 MATADOR LN		DAVIE	FL	33324
Current Occupant	31 TOLEDO CT		DAVIE	FL	33324
Current Occupant	32 CORTEZ WAY		DAVIE	FL	33324
Current Occupant	32 LAREDO PL		DAVIE	FL	33324
Current Occupant	32 MADRID LN		DAVIE	FL	33324
Current Occupant	32 MATADOR LN		DAVIE	FL	33324
Current Occupant	32 TOLEDO CT		DAVIE	FL	33324

Current Occupant	33 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	33 MADRID LN	DAVIE	FL	33324
Current Occupant	33 MATADOR LN	DAVIE	FL	33324
Current Occupant	33 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	33 TOLEDO CT	DAVIE	FL	33324
Current Occupant	34 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	34 MADRID LN	DAVIE	FL	33324
Current Occupant	34 MATADOR LN	DAVIE	FL	33324
Current Occupant	34 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	34 TOLEDO CT	DAVIE	FL	33324
Current Occupant	35 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	35 MATADOR LN	DAVIE	FL	33324
Current Occupant	35 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	35 TOLEDO CT	DAVIE	FL	33324
Current Occupant	36 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	36 MADRID LN	DAVIE	FL	33324
Current Occupant	36 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	36 TOLEDO CT	DAVIE	FL	33324
Current Occupant	37 MADRID LN	DAVIE	FL	33324
Current Occupant	37 MATADOR LN	DAVIE	FL	33324
Current Occupant	37 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	37 TOLEDO CT	DAVIE	FL	33324
Current Occupant	38 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	38 MADRID LN	DAVIE	FL	33324
Current Occupant	38 MATADOR LN	DAVIE	FL	33324
Current Occupant	38 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	38 TOLEDO CT	DAVIE	FL	33324
Current Occupant	39 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	39 MADRID LN	DAVIE	FL	33324
Current Occupant	39 MATADOR LN	DAVIE	FL	33324
Current Occupant	39 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	39 TOLEDO CT	DAVIE	FL	33324
Current Occupant	4 MADRID LN	DAVIE	FL	33324
Current Occupant	4 MATADOR LN	DAVIE	FL	33324
Current Occupant	4 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	4 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	40 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	40 MADRID LN	DAVIE	FL	33324
Current Occupant	40 MATADOR LN	DAVIE	FL	33324
Current Occupant	40 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	40 TOLEDO CT	DAVIE	FL	33324
Current Occupant	41 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	41 MADRID LN	DAVIE	FL	33324
Current Occupant	41 MATADOR LN	DAVIE	FL	33324
Current Occupant	41 TOLEDO CT	DAVIE	FL	33324
Current Occupant	42 CORTEZ WAY	DAVIE	FL	33324
Current Occupant	42 MADRID LN	DAVIE	FL	33324

Current Occupant	42 TOLEDO CT	DAVIE	FL	33324
Current Occupant	43 MADRID LN	DAVIE	FL	33324
Current Occupant	43 MATADOR LN	DAVIE	FL	33324
Current Occupant	43 TOLEDO CT	DAVIE	FL	33324
Current Occupant	44 CORTEZ WAY	DAVIE	FL	33324
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Current Occupant	44 MATADOR LN	DAVIE	FL	33324
Current Occupant	44 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	44 TOLEDO CT	DAVIE	FL	33324
Current Occupant	45 MADRID LN	DAVIE	FL	33324
Current Occupant	45 MATADOR LN	DAVIE	FL	33324
Current Occupant	45 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	45 TOLEDO CT	DAVIE	FL	33324
Current Occupant	46 MADRID LN	DAVIE	FL	33324
Current Occupant	46 MATADOR LN	DAVIE	FL	33324
Current Occupant	46 SEVILLE CIR	DAVIE	FL	33324
Current Occupant	47 MADRID LN	DAVIE	FL	33324
Current Occupant	47 MATADOR LN	DAVIE	FL	33324
Current Occupant	47 TOLEDO CT	DAVIE	FL	33324
Current Occupant	48 MADRID LN	DAVIE	FL	33324
Current Occupant	48 MATADOR LN	DAVIE	FL	33324
Current Occupant	48 TOLEDO CT	DAVIE	FL	33324
Current Occupant	49 MATADOR LN	DAVIE	FL	33324
Current Occupant	5 LAREDO PL	DAVIE	FL	33324
Current Occupant	5 MADRID LN	DAVIE	FL	33324
Current Occupant	5 MATADOR LN	DAVIE	FL	33324
Current Occupant	5 N VALENCIA DR	DAVIE	FL	33324
Current Occupant	5 S VALENCIA DR	DAVIE	FL	33324
Current Occupant	50 MADRID LN	DAVIE	FL	33324
Current Occupant	50 MATADOR LN	DAVIE	FL	33324
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Current Occupant	58 MADRID LN	DAVIE	FL	33324
Current Occupant	58 MATADOR LN	DAVIE	FL	33324
Current Occupant	59 MADRID LN	DAVIE	FL	33324
Current Occupant	6 LAREDO PL	DAVIE	FL	33324

Current Occupant	6 MATADOR LN		DAVIE	FL	33324
Current Occupant	6 N VALENCIA DR		DAVIE	FL	33324
Current Occupant	6 S VALENCIA DR		DAVIE	FL	33324
Current Occupant	60 MADRID LN		DAVIE	FL	33324
Current Occupant	60 MATADOR LN		DAVIE	FL	33324
Current Occupant	61 MADRID LN		DAVIE	FL	33324
Current Occupant	61 MATADOR LN		DAVIE	FL	33324
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Current Occupant	62 MATADOR LN		DAVIE	FL	33324
Current Occupant	63 MADRID LN		DAVIE	FL	33324
Current Occupant	63 MATADOR LN		DAVIE	FL	33324
Current Occupant	64 MADRID LN		DAVIE	FL	33324
Current Occupant	64 MATADOR LN		DAVIE	FL	33324
Current Occupant	7 MADRID LN		DAVIE	FL	33324
Current Occupant	7 MATADOR LN		DAVIE	FL	33324
Current Occupant	7 N VALENCIA DR		DAVIE	FL	33324
Current Occupant	7 S VALENCIA DR		DAVIE	FL	33324
Current Occupant	7175 NOVA DR	UNIT 20	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 51	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 20	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 20	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 20	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 50	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 20	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 20	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 20	DAVIE	FL	33317
Current Occupant	7175 NOVA DR	UNIT 10	DAVIE	FL	33317
Current Occupant	7181 SW 20 PL		DAVIE	FL	33317
Current Occupant	7181 SW 22 ST		DAVIE	FL	33317
Current Occupant	7182 SW 20 PL		DAVIE	FL	33317
Current Occupant	7182 SW 22 ST		DAVIE	FL	33317
Current Occupant	7183 SW 22 PL		DAVIE	FL	33317
Current Occupant	7184 SW 22 PL		DAVIE	FL	33317
Current Occupant	7185 SW 20 PL		DAVIE	FL	33317
Current Occupant	7185 SW 22 PL		DAVIE	FL	33317
Current Occupant	7186 SW 22 ST		DAVIE	FL	33317
Current Occupant	7188 SW 22 PL		DAVIE	FL	33317
Current Occupant	7189 SW 20 PL		DAVIE	FL	33317
Current Occupant	7192 SW 22 PL		DAVIE	FL	33317
Current Occupant	7194 SW 22 ST		DAVIE	FL	33317

Current Occupant	7197 SW 20 PL	DAVIE	FL	33317
Current Occupant	7198 SW 22 ST	DAVIE	FL	33317
Current Occupant	7320 SW 25 CT	DAVIE	FL	33317
Current Occupant	7321 SW 25 CT	DAVIE	FL	33317
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Current Occupant	7365 SW 26 CT	DAVIE	FL	33314
Current Occupant	7420 W STATE RD 84	DAVIE	FL	33317
Current Occupant	7500 SW 26 CT	DAVIE	FL	33314
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Current Occupant	7502 NOVA DR	DAVIE	FL	33317
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Current Occupant	7519 SW 26 CT	DAVIE	FL	33314
Current Occupant	7520 NOVA DR	DAVIE	FL	33317
Current Occupant	7520 W STATE RD 84	DAVIE	FL	33317
Current Occupant	7521 SW 26 CT	DAVIE	FL	33314
Current Occupant	7522 NOVA DR	DAVIE	FL	33317
Current Occupant	7522 SW 26 CT	DAVIE	FL	33314
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Current Occupant	7523 SW 28 ST	DAVIE	FL	33314
Current Occupant	7525 SW 26 CT	DAVIE	FL	33314
Current Occupant	7525 SW 28 ST	DAVIE	FL	33314
Current Occupant	7526 NOVA DR	DAVIE	FL	33317
Current Occupant	7527 SW 26 CT	DAVIE	FL	33314
Current Occupant	7527 SW 28 ST	DAVIE	FL	33314
Current Occupant	7528 NOVA DR	DAVIE	FL	33317
Current Occupant	7529 SW 26 CT	DAVIE	FL	33314
Current Occupant	7529 SW 28 ST	DAVIE	FL	33314
Current Occupant	7531 SW 26 CT	DAVIE	FL	33314

Current Occupant	7531 SW 28 ST		DAVIE	FL	33314
Current Occupant	7532 NOVA DR		DAVIE	FL	33317
Current Occupant	7533 SW 26 CT		DAVIE	FL	33314
Current Occupant	7533 SW 28 ST		DAVIE	FL	33314
Current Occupant	7534 NOVA DR		DAVIE	FL	33317
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Current Occupant	7549 SW 26 CT		DAVIE	FL	33314
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Current Occupant	7550 W STATE RD 84		DAVIE	FL	33317
Current Occupant	7551 SW 26 CT		DAVIE	FL	33314
Current Occupant	7552 NOVA DR		DAVIE	FL	33317
Current Occupant	7553 SW 26 CT		DAVIE	FL	33314
Current Occupant	7554 NOVA DR		DAVIE	FL	33317
Current Occupant	7555 SW 26 CT		DAVIE	FL	33314
Current Occupant	7557 SW 26 CT		DAVIE	FL	33314
Current Occupant	7558 NOVA DR		DAVIE	FL	33317
Current Occupant	7559 SW 26 CT		DAVIE	FL	33314
Current Occupant	7560 W STATE RD 84		DAVIE	FL	33317
Current Occupant	7574 W STATE RD 84		DAVIE	FL	33317
Current Occupant	7701 NOVA DR		DAVIE	FL	33324
Current Occupant	7703 NOVA DR		DAVIE	FL	33324
Current Occupant	7705 NOVA DR		DAVIE	FL	33324
Current Occupant	7707 NOVA DR		DAVIE	FL	33324
Current Occupant	7709 NOVA DR		DAVIE	FL	33324
Current Occupant	7740 NOVA DR	UNIT B3	DAVIE	FL	33324
Current Occupant	7740 NOVA DR	UNIT B1	DAVIE	FL	33314
Current Occupant	7740 NOVA DR	UNIT B2	DAVIE	FL	33324
Current Occupant	7740 NOVA DR	UNIT B4	DAVIE	FL	33324
Current Occupant	7750 NOVA DR	UNIT 3	DAVIE	FL	33324
Current Occupant	7750 NOVA DR	UNIT 4	DAVIE	FL	33324

Current Occupant	7750 NOVA DR	UNIT 2	DAVIE	FL	33324
Current Occupant	7750 NOVA DR	BLD A	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 10	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 10	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 10	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 20	DAVIE	FL	33324
Current Occupant	7900 NOVA DR		DAVIE	FL	33324
Current Occupant	7900 NOVA DR	UNIT 10	DAVIE	FL	33324
Current Occupant	8 LAREDO PL		DAVIE	FL	33324
Current Occupant	8 MADRID LN		DAVIE	FL	33324
Current Occupant	8 MATADOR LN		DAVIE	FL	33324
Current Occupant	8 N VALENCIA DR		DAVIE	FL	33324
Current Occupant	8 S VALENCIA DR		DAVIE	FL	33324
Current Occupant	9 LAREDO PL		DAVIE	FL	33324
Current Occupant	9 MADRID LN		DAVIE	FL	33324
Current Occupant	9 MATADOR LN		DAVIE	FL	33324
Current Occupant	9 N VALENCIA DR		DAVIE	FL	33324
Current Occupant	9 S VALENCIA DR		DAVIE	FL	33324
DANG,JOANNE KIMBERLY H/E	2188 NOVA VILLAGE DR		DAVIE	FL	33317
DAVID,MARVIN EST	14 N VALENCIA DR #6-33		DAVIE	FL	33324
DAVILA,HUGO	7525 SW 26 CT #74		DAVIE	FL	33314
DAVIS,RONALD E	2656 SW 74 TER #8-67		DAVIE	FL	33314
DAYLITE PROPERTIES LLC	7705 NOVA DR		DAVIE	FL	33324
DAYLITE PROPERTIES LLC	7705 NOVA DR		DAVIE	FL	33324
DAYLITE PROPERTIES LLC	7705 NOVA DR		DAVIE	FL	33324
DE LA GUARDIA,MARIA	2258 NOVA VILLAGE DR		DAVIE	FL	33317
DE LA VEGA,EZEQUIEL CARLOS	4808 NW 104 AVE		DORAL	FL	33178
DE LEON,MARIA B	19 CORTEZ WAY UNIT 1		DAVIE	FL	33324
DEGROOT,IRENE L	37 TOLEDO CT		DAVIE	FL	33324
DELAPAZ,ZULMA	7520 NOVA DR UNIT 11		DAVIE	FL	33317
DELLAPENTA,MICHAEL H/E	2219 NOVA VILLAGE DR		DAVIE	FL	33317
DELLAVITA,STACEY	84-69 160 ST		JAMAICA	NY	11432
DEMETER,MARK	2129 NOVA VILLAGE DR		DAVIE	FL	33317
DEMMERY,IVONE N	7516 NOVA DR # 7		DAVIE	FL	33317
DESROCHERS,ROLAND	2252 NOVA VILLAGE DR		DAVIE	FL	33317
DESROCHERS,ROLAND M	2252 NOVA VILLAGE DR		DAVIE	FL	33317
DESROCHERS,YEZMIN	2252 NOVA VILLAGE DR		DAVIE	FL	33317
DIALLO,IBRAHIMA	2277 NOVA VILLAGE DR		DAVIE	FL	33317
DIAZ,JENNY	2116 NOVA VILLAGE DR		DAVIE	FL	33317

DIAZ-CHACON,OTTO A	34 CORTEZ WAY #2-43	DAVIE	FL	33324
DJ REV TR	2111 SW 71 WAY	DAVIE	FL	33317
DONAHUE,SARAH D	2177 NOVA VILLAGE DR	DAVIE	FL	33317
DOWSE,EDWIN H & ROSEMARIE	2113 SW 72 AVE	DAVIE	FL	33317
DOYLET,FERNANDO	20 N VALENCIA DR	DAVIE	FL	33324
DUBE,CHRISTOPHER S	2149 NOVA VILLAGE DR	DAVIE	FL	33317
DURSCHLAG,RAE JEAN LE	7184 SW 22 PL	DAVIE	FL	33317
EDLER,GARY E & CARMEN M	2076 SW 72 AVE	DAVIE	FL	33317
EDWARDS,DEBORAH L	2117 SW 72 AVE	DAVIE	FL	33317
EDWARDS,HATICE	7544 NOVA DR #23	DAVIE	FL	33317
ELGHOROURY,MAHMOUD	956 JORDAN DR	TROY	MI	48098
ELGHOROURY,MAHMOUD	956 JORDAN DR	TROY	MI	48098
ELI HOLDINGS & INVESTMENTS LLC	18051 BISCAYNE BLVD #302	AVENTURA	FL	33160
ELRAM TR	10450 BUENOS AIRES ST	COOPER CITY	FL	33026
ENCINAS,MIGUEL	CALLE CRUZ MALPELO 31	*ARENAS DE SAN PE	ES	5400
ESA P PORTFOLIO L L C	PO BOX 49550	CHARLOTTE	NC	28277
ESPINAL,MARIA V H/E	2157 NOVA VILLAGE DR	DAVIE	FL	33317
ESPINOZA,CARLOS ROBERTO	2216 NOVA VILLAGE DR	DAVIE	FL	33317
ESSER,KELLY B & BELINDA	1961 SW 73 AVE	PLANTATION	FL	33317
ETCHEVERS,LUIS CARLOS &	10445 WAVES WAY	CORAL SPRINGS	FL	33076
EVEY,JOHN & RITA	3200 ROSEWOOD CT	DAVIE	FL	33328
FAZIO,JOSEPH EDWARD LE	7531 SW 26 CT #72	DAVIE	FL	33314
FEITOSA,MARILEIDE MATIAS LE	1600 BIG TREE RD UNIT C7	SOUTH DAYTONA	FL	32119
FELIX,THANDI	2228 NOVA VILLAGE DR	DAVIE	FL	33317
FEO,ANN H/E	7331 SW 26 CT UNIT #25	DAVIE	FL	33314
FERMIN,ROBERT & MIA GONZALEZ	37 CORTEZ WAY #2-41	DAVIE	FL	33324
FERREIRA,NANCY H/E	2167 NOVA VILLAGE DR	DAVIE	FL	33317
FERRELL,GARY	2163 NOVA VILLAGE DR	DAVIE	FL	33317
FESTA,JOANN	2114 NOVA VILLAGE DR	DAVIE	FL	33317
FIALLO,JUAN	48 TOLEDO COURT 6-31	DAVIE	FL	33324
FIGUEROA,YOLANDA	2275 NOVA VILLAGE DR	DAVIE	FL	33317
FIORESE,DEBRA	16 N VALENCIA DR	DAVIE	FL	33324
FLORIDA DEPT OF TRANSPORTATION	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309
FOLZ,EDWARD F JR & MARGARET ANN	2155 NOVA VILLAGE DR	DAVIE	FL	33317
FONT,VANESSA	2150 NOVA VILLAGE DR	DAVIE	FL	33317
FONTAN,HECTOR A	2251 NOVA VILLAGE DR	DAVIE	FL	33317
FORD,ERVENS II	7351 SW 27 CT #45	DAVIE	FL	33314
FORERO,MYRIAM I	2164 NOVA VILLAGE DR	DAVIE	FL	33317
FR TOWER SHOPS LLC	1626 E JEFFERSON ST	ROCKVILLE	MD	20852
FRANCES SOLOMON REV TR	3544 PARKSIDE DR	DAVIE	FL	33328
FRANCESCHINI,DENISE H/E	2127 NOVA VILLAGE DR	DAVIE	FL	33317
FREDERICKS,GLENDA	2615 SW 73 WAY #31-4	DAVIE	FL	33314
FRERICHS,ROBERT L	11325 SE 326 PL	AUBURN	WA	98092
FRIEDMAN,ROBERT H/E	7540 SW 28 ST UNIT 49	DAVIE	FL	33314
GARAY,L ROBERT	2123 NOVA VILLAGE DR	DAVIE	FL	33317
GARCIA,JEANNIE	2138 NOVA VILLAGE DR	DAVIE	FL	33317
GARONE,DANIELLE MARIE	2249 NOVA VILLAGE DR	DAVIE	FL	33317

GARZON,MAURICIO	2540 SW 74 TER #107	DAVIE	FL	33317
GASPARD,CAROLE H/E	7542 NOVA DR #22	DAVIE	FL	33314
GE,XIAODONG	2605 SW 73 WAY APT 29	DAVIE	FL	33314
GERGES,SANDRA & SHERIF	19111 COLLINS AVE APT 1101	SUNNY ISLES BEACH	FL	33160
GIBSON,PAVLA	7200 SW 20 ST	PLANTATION	FL	33317
GIL,AULIO	7177 SW 20 PL	DAVIE	FL	33317
GIORDANO,PAUL	2160 NOVA VILLAGE DR	DAVIE	FL	33317
GIRALDO,JOSE L &	7355 SW 26 CT #87	DAVIE	FL	33314
GOEA,GEORGETA	250 174 ST #905	SUNNY ISLES BEACH	FL	33160
GOLEBIEWSKI,JADE D	2929 CAMBRIDGE LN	HOLLYWOOD	FL	33026
GONZALEZ,ADAM M	2121 NOVA VILLAGE DR	DAVIE	FL	33317
GONZALEZ,ASHLEY	13 TOLEDO CT #1-39	DAVIE	FL	33324
GONZALEZ,DANIEL	7535 SW 28 ST #17	DAVIE	FL	33314
GONZALEZ,EMILIO	2104 NOVA VILLAGE DR	DAVIE	FL	33317
GONZALEZ,RAYMOND	7543 SW 26 CT #66	DAVIE	FL	33314
GOODMAN,JASON	3380 RADDOCK RD	WESTON	FL	33331
GOZDE,CEM	2545 SW 73 TER #93	DAVIE	FL	33317
GREENTREE,CARL J & COLLEEN	2215 NOVA VILLAGE DR	DAVIE	FL	33317
GREENWOOD,RONALD K JR & STACEY	7353 SW 27 CT #46	DAVIE	FL	33314
GRIFFIN,INA LAURIE	121 S FREEMONT AVE	BALTIMORE	MD	21201
GRONDIN,DARLA &	2169 NOVA VILLAGE DRIVE	DAVIE	FL	33317
GRULLON,LUCIANO G & GAUDY M	7197 SW 20 PL	DAVIE	FL	33317
GSG RESIDENTIAL SUNFOREST LLC	465 MEETING ST # 500	CHARLESTON	SC	29403
HALL,ROBERT GARY	9360 CRAVEN RD APT 101	JACKSONVILLE	FL	32257
HAMBY,GINGER ANN H/E	2236 NOVA VILLAGE DR	DAVIE	FL	33317
HANCOCK,JOHN EDWARD	7490 SW 20 ST	PLANTATION	FL	33317
HARRY,OWEN	3748 W OAKLAND PARK BLVD	LAUDERDALE LAKES	FL	33311
HARVIN,ELISABETH LETICIA	7512 SW 26 CT #12	DAVIE	FL	33314
HASNAUER,RONALD JOHN & MICHELE	40 TOLEDO CT	DAVIE	FL	33324
HEGEMAN,DENISE	4 N VALENCIA DR	DAVIE	FL	33324
HEINMILLER,KURT K & FLORA A	2179 NOVA VILLAGE DR	DAVIE	FL	33317
HELLER,GARY	2165 NOVA VILLAGE DR	DAVIE	FL	33317
HEPBURN,KEVIN & SHARON	7400 SW 20 ST	PLANTATION	FL	33317
HERRERA,RENZO D H/E	2203 NOVA VILLAGE DR	DAVIE	FL	33317
HESABI AMINEH,MANIJEH LE	7337 SW 27 CT #43	DAVIE	FL	33314
HEVERLY,IAN F	2174 NOVA VILLAGE DR	DAVIE	FL	33317
HICAPRES LLC	2252 NOVA VILLAGE DR	DAVIE	FL	33317
HICAPRES LLC	2252 NOVA VILLAGE DR	DAVIE	FL	33317
HICKOK,DAVID W	7185 SW 20 PL	DAVIE	FL	33317
HILL,CHERYL J	2113 NOVA VILLAGE DR	DAVIE	FL	33317
HOFFMAN,DAVID LE	7334 SW 26 CT #50	DAVIE	FL	33314
HOME DEPOT U S A INC	2455 PACES FERRY RD NW	ATLANTA	GA	30339
HON KONG CHOY REV TR	15890 SW 250 ST	HOMESTEAD	FL	33031
HOUGHTALING,FRANK LE H/E	7509 SW 26 CT #5	DAVIE	FL	33314
HOWELL RV LLC	2616 DELMAR PL	FORT LAUDERDALE	FL	33301
HOWELL,CAROLE	2229 NOVA VILLAGE DR	DAVIE	FL	33317
HUNTER,DAVID R & MONICA LYNN	14075 SW 24 ST	DAVIE	FL	33325

IGNATIUS,CATHERINE A	2276 CENTER CT N APT 4	GRAND ISLAND	NY	14072
IMPERIAL OPTICAL JAMAICA LTD	2221 NOVA VILLAGE DR	DAVIE	FL	33317
INCORVAJA,DONNA	2509 SW 74 TER #123	DAVIE	FL	33317
IRELAND DAVIE LTD	85 WESTON RD UNIT 101	WESTON	FL	33326
IRELAND,DIANE	11730 NW 12 ST	PEMBROKE PINES	FL	33026
JACKSON,BRIAN	2106 NOVA VILLAGE DR	DAVIE	FL	33317
JAKUBOWICZ,POLA	36 CORTEZ WAY UNIT 1-41	DAVIE	FL	33324
JAMES,KEVIN & STEPHANIE	2244 NOVA VILLAGE DR	DAVIE	FL	33317
JESSUP,MARTHA	75 W STATE ROAD 45	MORGANTOWN	IN	46160
JIMENEZ,CARMEN &	8 N VALENCIA DR	DAVIE	FL	33324
JIMENEZ,FREDY	4741 LAKESIDE CIRCLE E	DAVIE	FL	33314
JIMENEZ,LUZ MARY	2223 SW 72 AVE	DAVIE	FL	33317
JIMINEZ,JOSE A & ROSSANNA A	2106 SW 72 AVE	DAVIE	FL	33317
JONES,DANIEL A & JAMIE HEATHER	2172 NOVA VILLAGE DR	DAVIE	FL	33317
JONES,DEBBIE	7323 SW 26 CT UNIT 21	DAVIE	FL	33314
JONES,MICHELE T H/E	2153 NOVA VILLAGE DR	DAVIE	FL	33317
JUMAN,RASHAWN F	24 N VALENCIA DR #1-32	DAVIE	FL	33324
JUN,KYOUNG H	2260 NOVA VILLAGE DR	DAVIE	FL	33317
JUSTINIANO,SATURNINO	7338 SW 26 CT #52	DAVIE	FL	33314
KAFOUROS,EYVONNE	7556 NOVA DRIVE 27	DAVIE	FL	33317
KARL REGINALD CRAIG REV TR	9331 NW 41 PL	SUNRISE	FL	33351
KATZ,BARRY & FERN	2635 SW 74 TER #9A-76	DAVIE	FL	33314
KEENE,THOMAS C & GRACE A	1960 SW 73 AVE	PLANTATION	FL	33317
KELLERMAN,TERRI K	7410 SW 20 ST	PLANTATION	FL	33317
KENNY,MARTHA JANE P	2075 SW 72 AVE	DAVIE	FL	33317
KENT,JOSHUA	3861 OTTAWA LN	HOLLYWOOD	FL	33026
KHAN,GANNA A & AHMAD M	2222 NOVA VILLAGE DR	DAVIE	FL	33317
KHAN,MUNEER H	1941 SW 74 AVE	PLANTATION	FL	33317
KHOKHAWALLA,ABBAS & SABRINA	2170 NOVA VILLAGE DR	DAVIE	FL	33317
KIENZLE,STEPHANIE	7535 SW 26 CT	DAVIE	FL	33314
KILROY,DAVID P &	2279 NOVA VILLAGE DR	DAVIE	FL	33317
KIMBALL,STEPHEN J &	520 GOMEZ RD	EL PASO	TX	79932
KING,ALFA	7540 SW 20 ST	PLANTATION	FL	33317
KOLO,LAURA	19185 NW 13 ST	PEMBROKE PINES	FL	33029
KOOP,JUAN F H/E	1940 SW 74 AVE	PLANTATION	FL	33317
KOSS,RICHARD D	7175 SW 22 PL	DAVIE	FL	33317
KRAHN,DAYNA	2109 SW 72 AVE	DAVIE	FL	33317
KRANZ ALMEIDA,FLAVIO & MARY	2211 NOVA VILLAGE DR	DAVIE	FL	33317
LA HOLDINGS & INVESTMENTS LLC	9300 S DADELAND #600	MIAMI	FL	33156
LA SPINA,LAWRENCE PAUL	7321 SW 26 CT #20	DAVIE	FL	33317
LAKE,NURYS	2241 NOVA VILLAGE DR	DAVIE	FL	33317
LAMANNA,LAINA	2112 NOVA VILLAGE DR	DAVIE	FL	33317
LAURIE,FARIDA LE	7359 SW 26 CT #85	DAVIE	FL	33314
LAWRENCE D FELDER REV TR	8811 S LAKE DASHA DR	PLANTATION	FL	33324
LEDESMA,EMILY S	18 N VALENCIA DR	DAVIE	FL	33324
LEHMAN,JOEL MORRELL	7524 NOVA DR #12A	DAVIE	FL	33317
LENTZ,PAUL A H/E	43 TOLEDO CT #1-31	DAVIE	FL	33324

LEWIS,RHONDA	7500 SW 20 ST	PLANTATION	FL	33317
LI,HUI	113 NW 117 AVE	PLANTATION	FL	33325
LINARES,EXARY	2110 NOVA VILLAGE DR	DAVIE	FL	33317
LINDA NADLER TR	2881 NE 33 CT APT 8H	FORT LAUDERDALE	FL	33306
LLOPIZ,KATHERINE	2217 NOVA VILLAGE DR	DAVIE	FL	33317
LOAYZA,RAMIRO G & LILIAN A	7519 SW 26 CT APT 76	DAVIE	FL	33314
LOMBARDO,PETER & MARIA	7518 NOVA DR APT 6	DAVIE	FL	33317
LOPEZ,MANUEL L & ANNA	2238 NOVA VILLAGE DR	DAVIE	FL	33317
LOPEZ,MARIA C	2625 SW 73 WAY #33	DAVIE	FL	33314
LOPEZ,PEDRO	2201 NOVA VILLAGE DR	DAVIE	FL	33317
LORENZO,FRANCISCO	7555 SW 26 CT #56	DAVIE	FL	33314
LOS PIBES LLC	11 TOLEDO CT #3-39	DAVIE	FL	33324
LOSARDO,THOMAS A & CARMEN	2243 NOVA VILLAGE DR	DAVIE	FL	33317
LU,SASA	701 NIGHTINGALE DR	INDIALANTIC	FL	32903
LUBAR,BARBARA A	9831 DEL WEBB PKWY UNIT 3404	JACKSONVILLE	FL	32256
LUSTGARTEN,RUTHANN &	9685 SW CHESTWOOD AVE	PORT ST LUCIE	FL	34987
MAHMOOD,ARSHAD & NAILA ARSHAD	7190 SW 22 ST	DAVIE	FL	33317
MALONI,DANIEL J & CHERYL A	7180 SW 20 ST	PLANTATION	FL	33317
MAMSON,EDMUND & JOAN	7522 SW 26 COURT #60	DAVIE	FL	33314
MANEERATANAMONGKOL,P	2281 NOVA VILLAGE DR	DAVIE	FL	33317
MANKAME,DIPAK M & DIPTI D	700 NW 108 AVE	PLANTATION	FL	33324
MANNY CONSTRUCTION CORP	2225 NOVA VILLAGE DR	DAVIE	FL	33317
MARJENHOFF,FREDERICK E	7320 SW 25 CT #19	DAVIE	FL	33317
MARTIN,GAYLE	2087 SW 72 AVE	DAVIE	FL	33317
MARTIN,JASON	2609 SW 73 WAY #30	DAVIE	FL	33314
MARTINEZ,BIELKA	485 WEST RIVER RD #2	HOOKSETT	NH	3106
MARTINS,ANTONIO J & CHRISTINE E	1941 SW 73 AVE	PLANTATION	FL	33317
MARUYAMA,LUZ LAURA	15402 SW 137 PL	MIAMI	FL	33177
MARZO,THERESA M	20 TOLEDO CT	DAVIE	FL	33324
MASSARO,LAUREN F	47 TOLEDO CT #5-31	DAVIE	FL	33324
MASSEY,JEREMY & RANDI	7507 SW 26 CT	DAVIE	FL	33314
MATEU,JORGE & TARA	10540 W 35 WAY	HIALEAH	FL	33018
MCCARTHY,DANNI-LEE A	7328 SW 25 CT #15	DAVIE	FL	33317
MCCLUSKEY,SCOT D	2102 NOVA VILLAGE DR	DAVIE	FL	33317
MCCONNELL,GARY S & JOYCE J	2184 NOVA VILLAGE DR	DAVIE	FL	33317
MCCORMICK,LIGIA & RONALD	7531 SW 28 ST #15	DAVIE	FL	33314
MCDONNELL,JOSETTE	7518 SW 26 CT	DAVIE	FL	33314
MCGOWAN,THOMAS & DEANNA	7545 SW 26 CT	DAVIE	FL	33314
MCGRAW,KATHLEEN	12 TOLEDO CT UNIT 2	DAVIE	FL	33324
MCH 28 LLC	2800 SW 106 TER	DAVIE	FL	33328
MEHRA,YASHPAL R & ARUNA S	2120 NOVA VILLAGE DR	DAVIE	FL	33317
MEJIA,JORGE L	7320 SW 20 ST	PLANTATION	FL	33317
MENDEZ,KAREN H/E	2151 NOVA VILLAGE DR	DAVIE	FL	33317
MEOLI,ANNE Q & ANTHONY G	7411 SW 20 ST	PLANTATION	FL	33317
MEOLI,ANTHONY J & JESSICA J	2119 SW 71 WAY	DAVIE	FL	33317
METIN,GLORIA A	7522 NOVA DR APT 12	DAVIE	FL	33317
MILANES,RENEE C & ANGEL A	2237 NOVA VILLAGE DR	DAVIE	FL	33317

MILLER,MICHAEL K & BARBARA M	2111 NOVA VILLAGE DR	DAVIE	FL	33317
MISSIK,TERJE H/E	2262 NOVA VILLAGE DR	DAVIE	FL	33317
MITCHELL,MELODY A	2224 NOVA VILLAGE DR	DAVIE	FL	33317
MOBERG,ERIC A	2659 SW 73 WAY APT 40	DAVIE	FL	33314
MOLINA,ROBERTO	7503 SW 26 CT UNIT 2	DAVIE	FL	33314
MONGSTON,DONNA	7506 NOVA DR APT 4	DAVIE	FL	33317
MONTEVERDE,ARTHUR & MELISSA	7520 SW 26 COURT 61	DAVIE	FL	33314
MOON,JEFFREY EDWARD	2619 SW 73 WAY	DAVIE	FL	33314
MOREJON,LUIS FERNANDO &	7260 SW 20 ST	PLANTATION	FL	33317
MORNEAULT,MITCHELL R & CASSANDI	2250 NOVA VILLAGE DR	DAVIE	FL	33317
MOURAD,VIRGINIA	7326 SW 25 CT #16	DAVIE	FL	33317
MOYA,PAOLA CATHERINE	39 CORTEZ WAY #4-41	DAVIE	FL	33324
MPM THREE LLLP	3900 GALT OCEAN DR #2617	FORT LAUDERDALE	FL	33308
MUNOZ,LUCY A LE	12741 NW 13 ST	SUNRISE	FL	33323
MURRAY,MELANIE ANN	7336 SW 26 CT UNIT 51	DAVIE	FL	33314
NAAMI,ABDELTIF	2545 SW 74 TER #116	DAVIE	FL	33317
NABIL ELIAS LIV TR	13 SILVERFLOWER AVE	*MARKHAM ON	CA	L3S 4
NADEAU,CAMILLE A LE	1960 SW 74 AVE	PLANTATION	FL	33317
NAGEL,KATHLEEN E	301 NW 42 AVE	COCONUT CREEK	FL	33066
NAHAR,KAMRUN	2215 SW 72 AVE	DAVIE	FL	33317
NAITOVE,ROBERT M & TOBY	2635 SW 73 WAY #35	DAVIE	FL	33314
NARANJO,MARIA EUNICE	7551 SW 26 CT	DAVIE	FL	33314
NATH,RAVI	23 N VALENCIA DR APT # 2-32	DAVIE	FL	33324
NAYLON,JESSICA A	7335 SW 27 CT	DAVIE	FL	33314
NELSAS,VILIS &	2186 NOVA VILLAGE DR	DAVIE	FL	33317
NEWSTAT,EVELYN	20 CORTEZ WAY	DAVIE	FL	33324
NIA REAL STATE INVESTMENTS CORP	325 S BISCAYNE BLVD UNIT 2024	MIAMI	FL	33131
NICHOLSON,SHAWN IRENE LE	2231 NOVA VILLAGE DR	DAVIE	FL	33317
NORDLOW,BARBARA M	7335 SW 25 CT UNIT 7	DAVIE	FL	33317
NOVA PROPS LLC	10700 INDIAN TRL	COOPER CITY	FL	33328
NOVA VILLAGE HOMEOWNERS ASSN II	2285 NOVA VILLAGE DR	DAVIE	FL	33317
NOVANET PLAZA LLC	9655 S DIXIE HWY SUITE 300	MIAMI	FL	33156
NOVOA,NOHORA &	7544 SW 28 ST	DAVIE	FL	33314
NUNEZ,JORGE R & ACELA	12903 SPRING LAKE DR	COOPER CITY	FL	33330
OCAMPO,LUIS ADRIAN & ANGIE	30 TOLEDO CT #5	DAVIE	FL	33324
OLD PLANTATION WATER CONTROL	PO BOX 15405	PLANTATION	FL	33318
O'NEILL,ANN	7504 SW 26 CT	DAVIE	FL	33314
OPREA-BRENSON,EMILIA	2178 NOVA VILLAGE DR	DAVIE	FL	33317
OROZCO,CARLOS	41 TOLEDO CT # 2	DAVIE	FL	33324
ORTIZ,LILLIAN D	7336 SW 25 CT #10	DAVIE	FL	33317
OSMENT,VICKI	35 TOLEDO CT	DAVIE	FL	33324
OSTRENKO,CHIEKO	7523 SW 26 CT #78	DAVIE	FL	33314
OXEN,PATRICK EDWARD	40 CORTEZ WAY #5	DAVIE	FL	33324
PALACIOS,NORMA	7188 SW 22 PL	DAVIE	FL	33317
PAPE,WILLIAM & ELIZABETH	7523 SW 28 ST	DAVIE	FL	33314
PARDO,ALIRIO A DELGADILLO	2105 SW 72 AVE	DAVIE	FL	33317
PAREKH,BIPIN	4107 W VINE ST	KISSIMMEE	FL	34741

PASQUA,PAULA AUDEN	6341 RALEIGH ST	HOLLYWOOD	FL	33024
PAXTON,STEVEN	19 TOLEDO CT #1-36	DAVIE	FL	33324
PAYETTE,FREDERICK & PATRICIA	7186 SW 22 ST	DAVIE	FL	33317
PAZMINO,GRACE &	4290 SW 100 TER	DAVIE	FL	33328
PEARCE,MICHAEL & PATRICIA	7514 NOVA DR #8	DAVIE	FL	33317
PELLECCHIA,GRACEANN M & RONALD	7557 SW 26 CT #55	DAVIE	FL	33314
PEREIRA,FAUSTO MANUEL H/E	2136 NOVA VILLAGE DR	DAVIE	FL	33317
PEREZ,ALBERTO & LILLY	7508 NOVA DR #5	DAVIE	FL	33317
PEREZ,LUIS LENIN	10 TOLEDO CT	DAVIE	FL	33324
PEREZ,MARCO POLO	7526 NOVA DRIVE #14	DAVIE	FL	33317
PEREZ-CASTANEDA,AARON	7554 NOVA DR	DAVIE	FL	33317
PERROTTA,KAREN	2141 NOVA VILLAGE DR	DAVIE	FL	33317
PIANELLI,VINCENT	2248 NOVA VILLAGE DR	DAVIE	FL	33317
PIERRE-LOUIS,JEAN-CLAUDE & CHRI	7420 SW 20 ST	PLANTATION	FL	33317
PIWONI,CATHERINE	2145 NOVA VILLAGE DR	DAVIE	FL	33317
PLOTNICK,RICK	13010 RIVERWALK CIR N	PLANTATION	FL	33325
PONCE DE LEON,YOLANDA CORAL	3876 CYPRESS LAKE DR	LAKE WORTH	FL	33467
PONTILLO,MARIA A	131 SW 63 TER	PLANTATION	FL	33317
PONUKUMATI,RAJASEKHAR & SUSHM/	2509 SW 73 TER #100	DAVIE	FL	33317
PRAGER,JOSHUA S	1101 NW 114 AVE	PLANTATION	FL	33323
PRITZ,LOUIS JOSEPH & LISA K	7441 SW 20 ST	PLANTATION	FL	33317
PROMENADE WEST LTD	PO BOX 39238	FORT LAUDERDALE	FL	33339
PUBLIC LAND	400 NW 73 AVE	PLANTATION	FL	33317
PUBLIC LAND	6591 ORANGE DR	DAVIE	FL	33314
PUENTES,FRANCES GARRETT	2655 SW 74 TER	DAVIE	FL	33314
QUINN HOLDINGS LLC	6301 TAFT ST	HOLLYWOOD	FL	33024
QUITIAN,HUBER JAVIER	39 TOLEDO CT	DAVIE	FL	33324
RADILLO,ANTONIO F	2571 SW 190 AVE	MIRAMAR	FL	33029
RAMIREZ,HELMER & CATHERINE	2227 NOVA VILLAGE DR	DAVIE	FL	33317
RAMIREZ,MARIA CRISTINA	2273 NOVA VILLAGE DR	DAVIE	FL	33317
RAMOS,EIDA	2274 NOVA VILLAGE DR	DAVIE	FL	33317
RANIERI,BERNADETTE	7337 SW 25 CT UNIT 8	DAVIE	FL	33317
RATHER,LAURA H/E	7335 SW 26 CT #27	DAVIE	FL	33317
RAVINO,STEPHANIE	46 TOLEDO CT # 4-31	DAVIE	FL	33324
RAYKHELSON,SEMYON & VICTORIA	7546 SW 28 ST #52	DAVIE	FL	33314
RAZZAQ,SOHAIL	2636 SW 74 TER #8A-63	DAVIE	FL	33314
RENDUELES,DANIEL H/E	2256 NOVA VILLAGE DR	DAVIE	FL	33317
RENTAS,GUMERSINDA ORTIZ	2519 SW 73 TER #98	DAVIE	FL	33317
RENTNER,R & MELISSA	7333 SW 27 CT #41	DAVIE	FL	33314
RESTREPO,RICARDO	7542 SW 28 ST #50	DAVIE	FL	33314
REYES,OSCAR	2921 MYRTLE OAK CIR	DAVIE	FL	33328
RICHEL,AMY B LE	7547 SW 26 CT #64	DAVIE	FL	33314
RILEY,CAROLE JEAN	21 CORTEZ WAY	DAVIE	FL	33324
RIMER PROPERTIES LLC	42 SOMERS AVE	BERGENFIELD	NJ	7621
RIOFRIO EGRED,SANDRA	32 TOLEDO CT #3	DAVIE	FL	33324
RIOUX,KAREN M	12 N VALENCIA DR	DAVIE	FL	33324
RIVERA,EDWIN LUQUIS	2645 SW 73 WAY #37	DAVIE	FL	33314

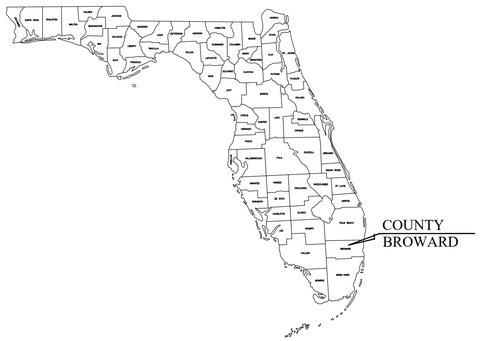
RIVERA,JOSE M & LUZDARY	2239 NOVA VILLAGE DR	DAVIE	FL	33317
RIVERA,SMIRNA	2119 NOVA VILLAGE DR	DAVIE	FL	33317
ROBBINS,HARRY JAMES JR	2133 NOVA VILLAGE DR	DAVIE	FL	33317
ROBIDA,MICHELLE	2232 NOVA VILLAGE DR	DAVIE	FL	33317
ROBINSON,TRINA DRISKILL	2227 SW 72 AVE	DAVIE	FL	33317
ROCHA,GLORIA	38 SEVILLE CIR	DAVIE	FL	33324
RODON,ANTONIO	2257 NOVA VILLAGE DR	DAVIE	FL	33317
RODRIGUEZ,CONNIE/FAM.LTD PRT	7900 NOVA DR #201	DAVIE	FL	33324
RODRIGUEZ,CRISTINA	2109 NOVA VILLAGE DR	DAVIE	FL	33317
RODRIGUEZ,JUAN CARLOS & NORMA	2546 SW 74 TER #108	DAVIE	FL	33317
RODRIGUEZ,WILLIAM	2102 SW 72 AVE	DAVIE	FL	33317
ROEDEL,GLEN JAMES	2220 NOVA VILLAGE DR	DAVIE	FL	33317
ROHE,JOSHUA V	2559 SW 73 TER	DAVIE	FL	33317
ROJAS,LAURA	2245 NOVA VILLAGE DR	DAVIE	FL	33317
ROMERO,MARIA & JOHNATHAN	2126 NOVA VILLAGE DR	DAVIE	FL	33317
ROSARIO,REGULO	7460 SW 20 ST	PLANTATION	FL	33317
ROSENTHAL,LYNNE	7500 SW 26 CT #7	DAVIE	FL	33314
ROSSER,SHERMAN A	7321 SW 25 CT #1	DAVIE	FL	33317
SADOWSKY,LEONARD	7549 SW 26 CT #59	DAVIE	FL	33314
SAEED,ARSHAD & SAHIRA	1288 NW 141 AVE	PEMBROKE PINES	FL	33028
SAEZ,LOUIS	2162 NOVA VILLAGE DR	DAVIE	FL	33317
SAHIRY BRUCE REV TR	8141 SW 27 PL	DAVIE	FL	33328
SALAZAR,FRANCISCO J & LUZ MARINA	7521 NW 10 CT	PLANTATION	FL	33313
SALGADO,MARIA PINTO	7339 SW 27 CT #44	DAVIE	FL	33314
SALTZ,FRANCINE	7536 NOVA DR	DAVIE	FL	33317
SAMBATARO,CAROL A LE	2283 NOVA VILLAGE DR	DAVIE	FL	33317
SANCHEZ,HUMBERTO	2213 NOVA VILLAGE DR	DAVIE	FL	33317
SANDERS,SUSAN	2161 NOVA VILLAGE DR	DAVIE	FL	33317
SANTOS,BLANCA R	7331 SW 25 CT #5	DAVIE	FL	33317
SARVIS,RICHARD T	2564 N KATHWOOD CIR	READING	OH	45236
SAULEAU,JEAN MARIE CARTIER	11280 NW 14 ST	PLANTATION	FL	33323
SCANLON,SCOTT E & MARY	33 CORTEZ WAY	DAVIE	FL	33324
SCHEIBL,JEFFREY T	7 N VALENCIA DR #7-37	DAVIE	FL	33324
SCHMIDT,MARIA K	7343 W SAND LAKE RD APT 145	ORLANDO	FL	32819
SCHNEIDER,OSCAR & MARIA M	1961 SW 72 AVE	PLANTATION	FL	33317
SCOTT,EMEST M JR & CATHY L	2117 NOVA VILLAGE DR	DAVIE	FL	33317
SCOTT,SPENCER A	16086 E STALLION DRIVE	LOXAHATCHEE	FL	33470
SECKEL,WILLIAM B JR	2115 NOVA VILLAGE DR	DAVIE	FL	33317
SENG,DEBORAH M H/E	7178 SW 22 ST	DAVIE	FL	33317
SEPULVEDA,AIDA L	2549 SW 73 TER # 92	DAVIE	FL	33317
SHAW,CHRISTIAN	7140 SW 20 ST	PLANTATION	FL	33317
SHAW,JEFFREY & ELENA	2659 SW 74 TERR	DAVIE	FL	33314
SHAW,JEFFREY V	2659 SW 74 TER #9-71	DAVIE	FL	33314
SHERMAN,RICHARD & BARBARA S	1980 SW 73 AVE	PLANTATION	FL	33317
SHISHEHBOR,MEHDI H	3403 OLD BRAINARD RD	PEPPER PIKE	OH	44124
SHOPPES OF ARROWHEAD LLC	4611 S UNIVERSITY DR STE 110	DAVIE	FL	33328
SHREVES,CAROLL L	2175 NOVA VILLAGE DR	DAVIE	FL	33317

SIBILIA,LISA	45 TOLEDO CT #3-31	DAVIE	FL	33324
SIBILO,HENRICA	7192 SW 22 PL	DAVIE	FL	33317
SIBILO,NATALIE H/E	2219 SW 72 AVE	DAVIE	FL	33317
SIBILO,OTMAR & SORAJA	2214 SW 72 AVE	DAVIE	FL	33317
SILIG,DEREK & ANITA	2271 NOVA VILLAGE DR	DAVIE	FL	33317
SKY WALKERS PO LLC	871 W 50 PL	HIALEAH	FL	33012
SMERKERS,EDWARD J JR & DOLORES J	7182 SW 22 ST	DAVIE	FL	33317
SMILEY,MELISSA H/E	2240 NOVA VILLAGE DR	DAVIE	FL	33317
SMITH,CATHLEEN J	7325 SW 25 CT UNIT 2	DAVIE	FL	33317
SMITH,KEVIN J & SUSAN M	7440 SW 20 ST	PLANTATION	FL	33317
SOLOW,PAMELA M LE	7528 NOVA DR #15	DAVIE	FL	33317
SOMERS,KATHLEEN G	2092 SW 72 AVE	DAVIE	FL	33317
SOTO-GUZMAN,DAVID	7357 SW 27 CT #48-6	DAVIE	FL	33314
SOUTH FLORIDA WATER MANAGEMEN	PO BOX 24680	WEST PALM BEACH	FL	33416
SOUTHERTON,EDITH	2559 SW 74 TER #112	DAVIE	FL	33317
SPARDA,DENISE MARIE	2100 E COMMERCIAL BLVD	FORT LAUDERDALE	FL	33308
SPINDEL,MELANIE W	7300 SW 20 ST	PLANTATION	FL	33317
STERN,ELLIOT H/E	2110 SW 72 AVE	DAVIE	FL	33317
STRUM,SAMANTHA	2152 NOVA VILLAGE DR	DAVIE	FL	33317
STURLA,CARMEN M LE	2079 SW 72 AVE	DAVIE	FL	33317
SULTANA,NUZHAT &	920 NW 202 LANE	PEMBROKE PINES	FL	33029
SUNPOINTE COVE LLC	PO BOX 56607	ATLANTA	GA	30343
SUNSHINE GASOLINE	1650 NW 87 AVE	MIAMI	FL	33172
SYLVAIN,SAMENTHA H/E	2264 NOVA VILLAGE DR	DAVIE	FL	33317
TACO BELL OF AMERI INC	PO BOX 80615	INDIANAPOLIS	IN	46280
TAHERI,SHAHRAM	2210 NOVA VILLAGE DR	DAVIE	FL	33317
TAYLOR,MICHAEL D	9449 SW 52 COURT	COOPER CITY	FL	33328
TENORD,YVETTE	7198 SW 22 ST	DAVIE	FL	33317
TERRY,LISA M H/E	2268 NOVA VILLAGE DR	DAVIE	FL	33317
THOMPSON,AVA N	7553 SW 26 CT #57	DAVIE	FL	33314
THRONEBURY,RONALD E & ARLENE	2205 NOVA VILLAGE DR	DAVIE	FL	33317
TILTON,PAIGE LEIGH	2107 NOVA VILLAGE DR	DAVIE	FL	33317
TOFEXIS,THOMAS KONSTANTINE	2231 SW 72 AVE	DAVIE	FL	33317
TOMARO,LYNN M	2218 NOVA VILLAGE DR	DAVIE	FL	33317
TRAN,KIM-NGA T	2095 SW 72 AVE	DAVIE	FL	33317
TRIPI,ANDREW & SINDY	2147 NOVA VILLAGE DR	DAVIE	FL	33317
TRUSKO,VERNE E	2615 SW 74 TER #9A-80	DAVIE	FL	33314
TUCKER,H ALLAN	5802 TYLER ST	HOLLYWOOD	FL	33021
TUDUCE,ALEXANDRA H/E	2180 NOVA VILLAGE DR	DAVIE	FL	33317
TURETSKY,SAMANTHA	6056 2ND AVE N	ST PETERSBURG	FL	33710
VALENCIA VILLAGE CONDO ASSOC INC	11784 W SAMPLE ROAD #103	CORAL SPRINGS	FL	33065
VAN DEN BERG,JOHANNES & APRIL	7514 SW 26 CT # 11	DAVIE	FL	33314
VAN RYN,PATRICIA B	7185 SW 22 PL	DAVIE	FL	33317
VARGAS,JORGE	2105 NOVA VILLAGE DR	DAVIE	FL	33317
VASCONCELLOS,GENEVIEVE	TOBIAS ASSERLAAN 380	*1111 KB DIEMEN	NL	
VASQUEZ,NATALIA	7179 SW 22 PL	DAVIE	FL	33317
VEIZAGA,MICHAEL	7181 SW 22 ST	DAVIE	FL	33317

VENTURE CUATRO LLC	1805 PONCE DE LEON STE 400	CORAL GABLES	FL	33134
VILLANELL,PATRICIA K LE	7502 SW 26 CT #8	DAVIE	FL	33314
VILLAS OF ARISTA PARK	2210 SW 72 AVE	DAVIE	FL	33317
VILLOLDO,DOROTHY	13512 NW 5 CT	PLANTATION	FL	33325
VINCENT,KATHRYN M EST	7559 SW 26 CT #54	DAVIE	FL	33314
VINCENT,NANCY D	2269 NOVA VILLAGE DR	DAVIE	FL	33317
VLACHAKIS,JEANNIS & MARIE	7183 SW 22 PL	DAVIE	FL	33317
WACHMAN,JAMES A H/E	2208 NOVA VILLAGE DR	DAVIE	FL	33317
WAGENER,MICHAEL D	2917 OAK PARK CIR	DAVIE	FL	33328
WAL-MART STORES EAST LP	PO BOX 8050	BENTONVILLE	AR	72712
WANG,YAN	6 ERWOOD PL	BOYTON BEACH	FL	33426
WARDLE,VIOLA EST	7240 SW 20 ST	PLANTATION	FL	33317
WARNICK,STEPHEN N	7194 SW 22 ST	DAVIE	FL	33317
WATSON,GAIL L	13 N VALENCIA DR	DAVIE	FL	33324
WHALEY,BRAD	7350 SW 26 CT #54	DAVIE	FL	33314
WHALEY,JAMES G & MARY ANN L	2535 SW 73 TER #95	DAVIE	FL	33317
WHALEY,MARY ANN L	2535 SW 73 TER #95	DAVIE	FL	33317
WHELAN,DIANNE	2143 NOVA VILLAGE DR	DAVIE	FL	33317
WHITEHEAD,JARENAE E	2128 NOVA VILLAGE DR	DAVIE	FL	33317
WHITEMAN,KELISE C	2272 NOVA VILLAGE DR	DAVIE	FL	33317
WILLIAMS,DAVID A & MARGARET A	7177 SW 22 ST	DAVIE	FL	33317
WRIGHT,DALE L	5300 WASHINGTON ST APT W315	HOLLYWOOD	FL	33021
WRINN,CYNTHIA Z H/E	21 N VALENCIA DR	DAVIE	FL	33324
YARALLI,JEAN & SIBILO,OTMAR H SR	2214 SW 72 AVE	DAVIE	FL	33317
YEZMIN DESROCHERS TR	2252 NOVA VILLAGE DR	DAVIE	FL	33317
YIP,SEK KWAN	10740 NW 10TH ST	PLANTATION	FL	33322
ZENO,MARIEL	32 CORTEZ WAY	DAVIE	FL	33324
ZHANG,JIHUA H/E	7537 SW 26 CT	DAVIE	FL	33314
ZHANG,RUXIAN H/E	2085 SW 71 WAY	DAVIE	FL	33317
ZHENG,HAN JIANG CHONG	3928 SW 67 TER #118	DAVIE	FL	33314
ZHU,XIANGLI	1471 NW 103 AVE	PLANTATION	FL	33322
ZR11 INVEST US LLC	1001 BRICKELL BAY DR #2650	MIAMI	FL	33131

SITE PLAN APPLICATION
FOR
TOWER SHOPS - FITNESS CENTER

2310 S UNIVERSITY DR.
DAVIE, FLORIDA 33324
FOLIO NUMBER: 5041-16-28-0010



PREPARED FOR:
FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
JANUARY 2020

PROJECT LOCATION

VICINITY MAP
SCALE: AS NOTED
SECTION 16, TOWNSHIP 50S, RANGE 41E

GRAPHIC SCALE
0 150 300 600
(IN FEET)

PROJECT CONTACTS:

ARCHITECT:
BDG ARCHITECTS, LLP
2100 1ST AVE. N, SUITE 100
BIRMINGHAM, AL 35203
(205) 252-8222
CONTACT: MICHAEL FOSTER

ENGINEER OF RECORD:
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5TH AVE, SUITE B2
DELRAY BEACH, FL 33483
(561) 921-8570
CONTACT: MICHAEL D. MILES, P.E.

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP, INC.
2255 GLADES ROAD, SUITE 324A
BOCA RATON, FL 33431
(800) 680-6630
CONTACT: KENN BATES

SURVEYOR:
JOHN IBARRA & ASSOCIATES, INC.
777 NW 72ND AVE, SUITE 3025
MIAMI, FL 33126
(305) 262-0400
CONTACT: DAWN J. WHITE

KEITH & ASSOCIATES, INC.
301 E ATLANTIC BLVD.
POMPANO BEACH, FL 33060
(954) 788-3400
CONTACT: LEE POWERS

OWNER/DEVELOPER:
FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
1626 E JEFFERSON ST.
ROCKVILLE, MD 20852
(301) 998-8393
CONTACT: CHRISTINE MCGUIRL

ARBORIST:
SUTTON CONSULTING ARBORIST, INC
P.O. BOX 541237
LAKE WORTH, FL 33454
(561) 493-3310
CONTACT: JOHN SUTTON

LAND USE ATTORNEY:
DUNAY, MISKEL, & BACKMAN, LLP
14 SE 4TH ST, SUITE 36
BOCA RATON, FL 33432
(561) 405-3323
CONTACT: CHRISTINA BILENKI

AGENCY CONTACTS:

PLANNING AND ZONING:
TOWN OF DAVIE PLANNING AND ZONING
6591 ORANGE DR
DAVIE, FL 33314
(954) 797-1103
CONTACT: DAVID QUIGLEY

ENGINEERING SERVICES:
TOWN OF DAVIE ENGINEERING DEPARTMENT
26591 ORANGE DR
DAVIE, FL 33314
(954) 797-1082
CONTACT: JONATHAN VOGT

FIRE RESCUE:
TOWN OF DAVIE FIRE RESCUE DEPARTMENT
6901 ORANGE DR
DAVIE, FL 33314
(954) 797-1208
CONTACT: ROBERT TAYLOR

UTILITIES:
TOWN OF DAVIE UTILITIES OPERATIONS
7351 SW 30TH ST
DAVIE, FL 33314
(954) 327-3752
CONTACT: RENUKA MOHAMMED

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF DAVIE TOWNE CENTRE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT STATEMENT:

FR FLORIDA INC. D/B/A FRIT FLORIDA INC. ("OWNER") IS THE OWNER OF THE PROPERTY LOCATED AT 2310 S UNIVERSITY DRIVE, WHICH IS THE LOCATED AT THE SOUTHERN END OF THE TOWER SHOPS SHOPPING CENTER ("TOWER SHOPS") AND ADJACENT TO SW 24TH STREET ("PROPERTY"). TOWER SHOPS IS GENERALLY LOCATED ON THE EAST SIDE OF UNIVERSITY DRIVE BETWEEN NOVA DRIVE AND INTERSTATE-595 ("PROPERTY") WITHIN THE TOWN OF DAVIE ("TOWN"), BROWARD COUNTY, FLORIDA. THERE IS AN EXISTING +/- 8,978 SQUARE FOOT BUILDING LOCATED ON THE PROPERTY THAT WAS PREVIOUSLY UTILIZED FOR THE "HOMETOWN BUFFET" RESTAURANT. THE BUILDING HAS BEEN VACANT FOR SEVERAL YEARS. OWNER IS PROPOSING TO EXPAND THE BUILDING BY 5,100 SQUARE FEET AND RENOVATE THIS EXISTING TENANT SPACE TO PROVIDE FOR A FITNESS CENTER ("PROJECT"). AS PART OF THE PROJECT, OWNER IS PROPOSING TO RELOCATE THE ACCESSIBLE PARKING SPACES IN ORDER TO BE LOCATED CLOSER TO THE PROPOSED NEW BUILDING ENTRANCE AND ADD TWO (2) ADDITIONAL SPACES TOWARDS THE WESTERN END OF THE BUILDING TO OFF-SET THE LOSS OF TWO PARKING SPACES IN THE PARKING LOT. THE PROJECT IS NOT PROPOSING TO OTHERWISE MODIFY THE PARKING LOT, DRIVE AISLES, OR LIGHTING WITHIN THE SHOPPING CENTER. IN ORDER TO ALLOW FOR THE PROPOSED PROJECT, OWNER IS RESPECTFULLY REQUESTING A MODIFICATION TO THE APPROVED SITE PLAN FOR TOWER SHOPS. THE PROPOSED PROJECT IS COMPATIBLE WITH THE DEVELOPMENT IN THE ADJACENT AREAS AND HELPS SATISFY A COMMUNITY NEED. THE PROJECT WILL ADD TO THE EXISTING SHOPPING CENTER BY PROVIDING FOR A VIBRANT NEW FITNESS USE IN THIS VACANT BUILDING AND ENHANCE THE MIX OF USES WITHIN THE TOWER SHOPS. IT WILL ALSO HELP EXPAND THE ECONOMIC BASE OF THE TOWN BY ADDING TO THE COMMERCIAL SECTOR OF ITS ECONOMY, CREATING BOTH TEMPORARY JOBS DURING THE CONSTRUCTION PHASE AND LONG TERM JOBS WITH THE ADDED EMPLOYERS THAT WILL COME TO THE SHOPPING CENTER AS A RESULT OF THIS PROJECT. FURTHER, THE PROJECT IS ACCESSIBLE TO RESIDENTS OF THE TOWN AND PROVIDES EASY ACCESS FROM OTHER AREAS THROUGHOUT BROWARD COUNTY BECAUSE OF ITS PROXIMITY TO I-595 AND THE FLORIDA TURNPIKE.

NOTE:

PER PLAT NOTE AMENDMENT ASSOCIATED WITH BOOK 133, PAGE 33, PARCEL A-1A IS RESTRICTED TO 439,689 SF OF COMMERCIAL USE AND 7,681 SF OF OFFICE USE. ACCORDING TO THE SURVEY DONE BY KEITH & ASSOCIATES, INC. ON DECEMBER 6TH, 2019 THE CALCULATED BUILDING AREA IS 429,591 SF, MORE OR LESS.

ESTIMATED OVERALL COST: $1,000,000.00

TRIP GENERATION EVALUATION FOR THE EXISTING HOMETOWN BUFFET RESTAURANT TO THE PROPOSED FITNESS CENTER:

	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
8,978 SF Restaurant	49	40	89	55	33	88	51	49	100
14,000 SF Health Club	9	9	18	27	21	48	22	23	45
Difference	-40	-31	-71	-28	-12	-40	-29	-26	-55

TYPE OF UTILITIES TO SERVE THIS PROJECT:

WATER AND SEWER: TOWN OF DAVIE UTILITIES
INTERNET, TELEPHONE AND CABLE: AT&T
ELECTRIC POWER: FLORIDA POWER & LIGHT

DRAWING INDEX

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.02	GENERAL NOTES
C1.00	SITE PLAN
C1.01	PAVEMENT MARKING & SIGNAGE PLAN
C2.00	DEMOLITION PLAN
C2.01	EROSION CONTROL DETAILS
C3.00	PAVING, GRADING & DRAINAGE PLAN
C3.01	PAVING, GRADING & DRAINAGE DETAILS
C4.00	UTILITY PLAN
C4.01	UTILITY DETAILS
L0.00	TREE DISPOSITION PLAN
L0.01	TREE PROTECTION NOTES & DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS & SPECS

SHEETS BY OTHERS

Sheet Number	Sheet Title
1 OF 1	TOPOGRAPHIC & TREE SURVEY

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVENUE - SUITE B2
DELRAY BEACH, FLORIDA 33483
WWW.DYNAMICEC.COM

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Plotted: 04/06/20 – 4:39 PM, By: jparkinson
File: P:\DECPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D295199002SK0.dwg, ---> D295199002SK0

DYNAMIC ENGINEERING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: MDM
CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Lake Como, New Jersey • T: 732.974.0198
Chester, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.755.7200
Toms River, New Jersey • T: 732.974.0198
Newtown, Pennsylvania • T: 267.685.0276
Alvin, Texas • T: 972.534.0700
Houston, Texas • T: 281.789.6400
Austin, Texas • T: 512.646.2646
Delray Beach, Florida • T: 561.921.8570
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: APR. 6, 2020

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TITLE: COVER SHEET

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C0.00
Rev. #: 1

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION " (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES HAVING JURISDICTION (AHJ), SPECIFICATIONS AND REQUIREMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST MAKE CONTACT WITH THE UTILITY COMPANIES PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR AT ALL TIMES SHALL HAVE ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS AVAILABLE AT THE JOB SITE.
6. ANY DISCREPANCIES ON THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER OF RECORD SHALL BE MADE.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS TO THE ENGINEER OF RECORD. ALL SURVEY COSTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
10. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS. WHEN DISCREPANCIES OCCUR, THE PHYSICAL SIGNED & SEALED PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS. ANY QUANTITIES PROVIDED ARE FOR REFERENCE ONLY.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
12. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN. CONTRACTOR SHALL SEND A COPY TO THE ENGINEER OF RECORD AND THE OWNER.
13. FLORIDA LAW (F.S.553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION EXCLUDING HOLIDAYS, SATURDAYS OR SUNDAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
15. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, LANDSCAPE, IRRIGATION, SITE LIGHTING, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. CONTRACTOR SHALL COORDINATE MAINTENANCE OF TRAFFIC (MOT) WITH ENGINEER, AHJ AND FDOT. CONTRACTOR SHALL SUBMIT MOT PLANS AS DIRECTED AT THE PRE-CONSTRUCTION MEETING.
19. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
20. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCH, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
21. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
22. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE SPECIFICATIONS (IF PROVIDED), THE PLANS SHALL GOVERN.
23. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
24. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL AGENCY HAVING JURISDICTION OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
25. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
26. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE ALL NECESSARY CONSTRUCTION ZONE SIGNAGE AND FENCING AS REQUIRED BY THE AGENCY HAVING JURISDICTION.

PRECONSTRUCTION RESPONSIBILITIES:

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING AND EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY:

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

TRENCH SAFETY ACT:

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:

   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP ") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN ANY DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORMWATER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. EROSION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORMWATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
23. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AT THE CONTRACTOR'S DISCRETION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMMATIC. CONTRACTOR SHALL PROVIDE PLAN TO ENGINEER FOR SHOP DRAWING REVIEW.
24. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
25. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
26. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DOCUMENTATION FOR NPDES MONITORING IN ACCORDANCE WITH FDEP REQUIREMENTS.
27. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5 " RAINFALL EVENT, THEN CLEANED AND REPAIRED.
28. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
29. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
30. CONTRACTOR TO USE B.M.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
31. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.
4. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
5. ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
6. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THE PLANS.
7. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
8. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
9. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
10. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
12. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
13. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
14. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
15. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE AGENCY HAVING JURISDICTION AND THE CONSTRUCTION MANAGER.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
17. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
18. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.

PAVING, GRADING AND DRAINAGE NOTES:

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERT

WATER AND SEWER UTILITY NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE AHJ REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.

2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING DELIVERED TO THE SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.

11. ALL LINES LABELED "FIRE" SHALL BE INSTALLED BY A CERTIFIED FIRE SPRINKLER INSTALLER.

12. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.

13. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OR 24"OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

14. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6"DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6"OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-8, CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE OR PROTECTOR 401 CERAMIC EPOXY COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM "N"VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30"CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36"CLEAR COVER.

15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.

16. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER,WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

17. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

$$\text{(EQUATION } Q = \frac{LD\sqrt{P}}{148{,}000}$$

Q = ALLOWABLE LEAKAGE, GALLONS/HOUR
L = LENGTH OF PIPE TESTED, FEET
D = NOMINAL DIAMETER, INCHES
P = AVERAGE TEST PRESSURE, LB/IN GAUGE

18. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 24 HOURS APART AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.

19. FOR 2 HOURS AT LINE PRESSURE AFTER THE 150 PSI TEST & DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C651-05 STD.

20. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (3.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

EXISTING UTILITIES:

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

INTERRUPTION OF EXISTING UTILITIES:

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).

MINIMUM REQUIRED "AS-BUILT" INFORMATION:

1. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

2. STORM DRAINAGE:
   - A. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
   - B. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
   - C. INVERTS OF ALL MITERED END SECTIONS
   - D. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES
   - E. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.
   - F. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORM WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.

3. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
   - A. FINISHED GRADE AT THE LOCATION OF THE CROSSING WITH SIZE AND MATERIAL OF EACH PIPE
   - B. BOTTOM ELEVATION OF TOP PIPE
   - C. TOP ELEVATION OF BOTTOM PIPE
   - D. CLEARANCE BETWEEN EACH PIPE

ALL OTHER REQUIREMENTS LISTED SHALL CONFORM TO THE AHJ DOCUMENTATION.

4. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
5. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
6. REVISIONS TO ELECTRICAL CIRCUITRY.
7. ACTUAL EQUIPMENT LOCATIONS.
8. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
9. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
10. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
11. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
12. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
13. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
14. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
15. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.
17. PRESSURE SYSTEMS (WATER, FORCE MAIN AND RECLAIMED):
   - B. ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.
   - C. TOP OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS.
   - D. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
   - E. AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
   - F. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.
   - G. ALL OTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS OF AHJ.

PHASING NOTES:

1. CONTRACTOR MAY PHASE EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH SITE CONSTRUCTION PHASING.

2. CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION AREA IS SEPARATED FROM THE AREA NOT UNDER CONSTRUCTION WITH A TEMPORARY CHAIN LINK FENCE AND ENSURE THE SAFETY OF THE PUBLIC.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE, TURBIDITY BARRIER AND INLET PROTECTION.
2. PERFORM CLEARING AND GRUBBING AND DEMOLITION.

PHASE 2:
1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
3. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. CONSTRUCT PROPOSED IMPROVEMENTS.
5. COMPLETE FINAL GRADING AND FINAL STABILIZATION.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES.

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.

2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.

3. CONTRACTOR TO USE B.M.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP | DESIGNED BY: JCP | CHECKED BY: MDM | CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S. UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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TITLE: GENERAL NOTES

SCALE: (N) AS (V) NOTED | DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C0.02 | Rev. #: 1

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FAX : (305) 262-0401

3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

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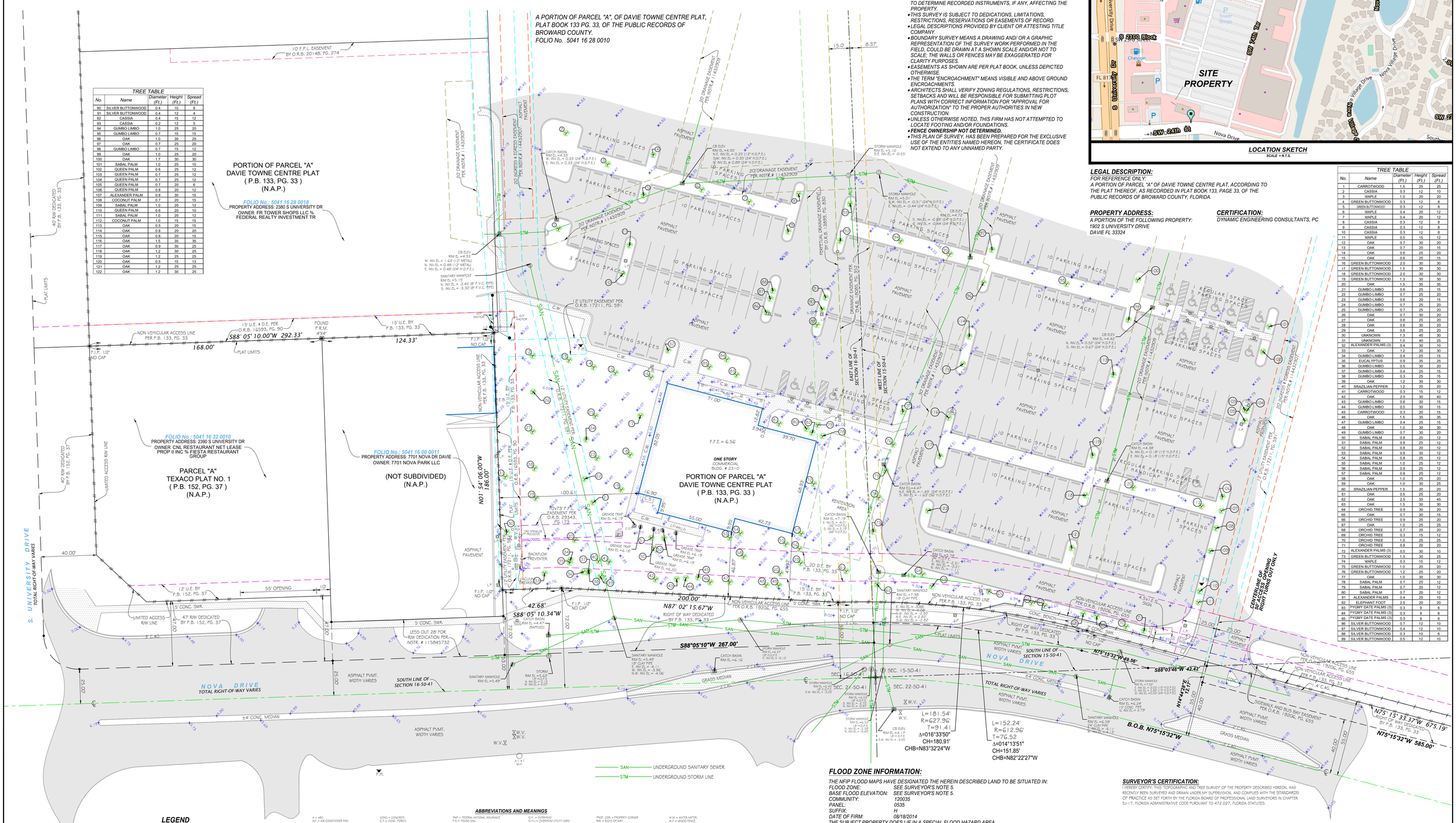
TOPOGRAPHIC AND TREE SURVEY

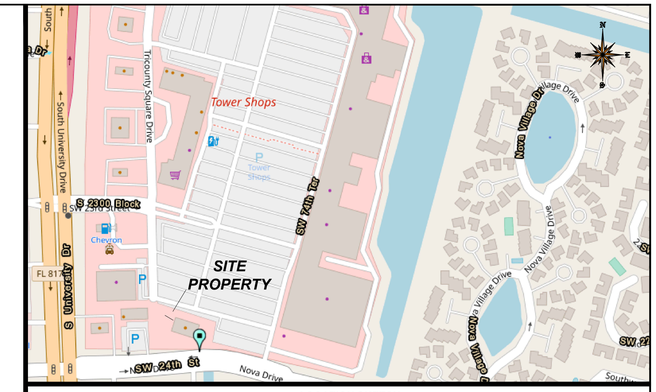
GRAPHIC SCALE

-30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FEET

A PORTION OF PARCEL "A", OF DAVIE TOWNE CENTRE PLAT, PLAT BOOK 133 PG. 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY.
FOLIO No. 5041 16 28 0010





LOCATION SKETCH
SCALE = N.T.S.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- *THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.*
- *EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.*
- *THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.*
- *LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.*
- *BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*
- *EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.*
- *THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- ***FENCE OWNERSHIP NOT DETERMINED.***
- *THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.*

LEGAL DESCRIPTION:

FOR REFERENCE ONLY:
A PORTION OF PARCEL "A" OF DAVIE TOWNE CENTRE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:

A PORTION OF THE FOLLOWING PROPERTY:
1902 S UNIVERSITY DRIVE
DAVIE FL 33324

CERTIFICATION:

DYNAMIC ENGINEERING CONSULTANTS, PC

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
90	SILVER BUTTONWOOD	0.4	10	8
91	SILVER BUTTONWOOD	0.4	12	4
92	CASSIA	0.4	15	12
93	CASSIA	0.2	12	5
94	GUMBO LIMBO	1.0	25	20
95	GUMBO LIMBO	0.7	15	15
96	OAK	1.0	30	25
97	OAK	0.7	25	20
98	GUMBO LIMBO	0.7	15	12
99	OAK	1.0	25	20
100	OAK	1.7	30	30
101	SABAL PALM	1.0	25	10
102	QUEEN PALM	0.6	25	12
103	QUEEN PALM	0.7	25	12
104	QUEEN PALM	0.7	25	12
105	QUEEN PALM	0.7	20	6
106	QUEEN PALM	0.8	20	12
107	ALEXANDER PALM	0.8	30	15
108	COCONUT PALM	0.7	20	15
109	SABAL PALM	1.0	20	12
110	QUEEN PALM	0.6	20	10
111	SABAL PALM	1.0	20	12
112	COCONUT PALM	1.0	15	15
113	OAK	0.5	20	15
114	OAK	0.8	20	20
115	OAK	0.8	20	15
116	OAK	1.5	35	35
117	OAK	0.9	30	25
118	OAK	1.2	30	25
119	OAK	1.2	25	25
120	OAK	0.5	15	13
121	OAK	1.2	25	25
122	OAK	1.2	30	25

TREE TABLE

No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	CARROTWOOD	1.5	25	25
2	CASSIA	0.3	12	10
3	MAPLE	1.0	20	20
4	GREEN BUTTONWOOD	0.3	12	8
5	GREEN BUTTONWOOD	0.3	12	8
6	MAPLE	0.4	20	12
7	MAPLE	0.4	20	12
8	CASSIA	0.3	12	8
9	CASSIA	0.3	12	8
10	CASSIA	0.3	12	8
11	MAPLE	0.5	15	12
12	OAK	0.7	30	20
13	OAK	0.7	25	15
14	OAK	0.6	25	20
15	OAK	0.6	25	15
16	GREEN BUTTONWOOD	2.0	30	30
17	GREEN BUTTONWOOD	1.5	30	30
18	GREEN BUTTONWOOD	2.0	30	30
19	GREEN BUTTONWOOD	1.3	30	30
20	OAK	1.5	35	35
21	GUMBO LIMBO	0.6	25	15
22	GUMBO LIMBO	0.7	25	20
23	GUMBO LIMBO	0.6	20	15
24	GUMBO LIMBO	0.7	25	20
25	GUMBO LIMBO	0.7	25	20
26	OAK	0.7	30	20
27	OAK	0.6	25	20
28	OAK	0.6	30	20
29	OAK	0.6	25	20
30	UNKNOWN	1.3	45	30
31	UNKNOWN	1.0	40	25
32	ALEXANDER PALMS (3)	0.4	30	10
33	OAK	1.2	30	30
34	GUMBO LIMBO	0.4	25	15
35	EUCALYPTUS	0.9	35	25
36	GUMBO LIMBO	0.5	30	20
37	GUMBO LIMBO	0.4	25	15
38	GUMBO LIMBO	0.3	25	15
39	OAK	1.2	30	30
40	BRAZILIAN PEPPER	1.2	20	20
41	CARROTWOOD	0.3	15	12
42	OAK	2.0	30	40
43	GUMBO LIMBO	0.6	30	15
44	GUMBO LIMBO	0.5	30	15
45	CARROTWOOD	0.3	20	15
46	OAK	1.5	35	35
47	GUMBO LIMBO	0.4	25	15
48	OAK	1.0	30	30
49	GUMBO LIMBO	0.7	30	20
50	SABAL PALM	0.8	25	12
51	SABAL PALM	0.8	25	12
52	SABAL PALM	0.8	20	12
53	SABAL PALM	0.8	30	12
54	SABAL PALM	0.8	25	12
55	SABAL PALM	1.0	25	12
56	SABAL PALM	0.9	25	12
57	SABAL PALM	0.8	25	12
58	OAK	1.0	25	20
59	OAK	1.0	30	25
60	BRAZILIAN PEPPER	1.5	20	20
61	OAK	0.5	25	20
62	OAK	2.5	35	45
63	OAK	1.5	30	30
64	ORCHID TREE	0.9	30	20
65	OAK	0.7	20	15
66	ORCHID TREE	0.9	25	20
67	OAK	1.0	25	25
68	ORCHID TREE	0.7	20	20
69	ORCHID TREE	0.3	15	12
70	ORCHID TREE	1.0	25	25
71	ORCHID TREE	0.8	20	20
72	ALEXANDER PALMS (3)	0.5	30	10
73	GREEN BUTTONWOOD	1.3	30	25
74	MAPLE	0.3	15	12
75	GREEN BUTTONWOOD	1.0	20	20
76	GREEN BUTTONWOOD	1.2	25	20
77	OAK	1.0	30	30
78	SABAL PALM	0.7	25	12
79	SABAL PALM	0.7	20	12
80	SABAL PALM	0.7	20	12
81	ALEXANDER PALMS	0.4	25	10
82	ELEPHANT FOOT	2.0	20	20
83	PYGMY DATE PALMS (3)	0.3	9	6
84	PYGMY DATE PALMS (3)	0.3	9	6
85	PYGMY DATE PALMS (3)	0.3	9	6
86	SILVER BUTTONWOOD	0.7	12	10
87	SILVER BUTTONWOOD	0.4	12	10
88	SILVER BUTTONWOOD	0.5	12	6
89	SILVER BUTTONWOOD	0.5	12	10

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: SEE SURVEYOR'S NOTE 5.
BASE FLOOD ELEVATION: SEE SURVEYOR'S NOTE 5.
COMMUNITY: 120035
PANEL: 0535
SUFFIX: H
DATE OF FIRM: 08/18/2014
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. *ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988. NGS BENCH MARK PID # AD7188; DESIGNATION: LES; ELEVATION IS 4.00 FEET OF N.A.V.D. OF 1988.*
5. *THE SUBJECT PROPERTY LIES WITHIN TWO FLOOD ZONES "X" AND "AH" ELEV. 6 FEET.*
6. *BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF NOVA DRIVE, BEARING IS N75°15'32"W.*

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS "TOPOGRAPHIC AND TREE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: _____ 11/18/2019
JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: PREVIOUS UPDATE 07/29/2019

REVISED ON: _____

DRAWN BY:	DA/MDP
FIELD DATE:	11/18/2019
SURVEY NO:	19-003247-1
SHEET:	1 OF 1

LEGEND

- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- × 0.00 = EXISTING ELEVATIONS

ABBREVIATIONS AND MEANINGS

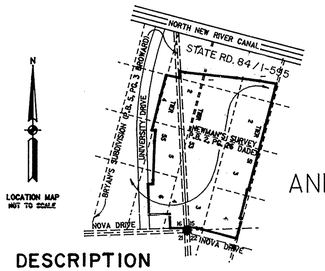
A = ARC
A/C = A/R CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
Al# = ALUMINUM ROOF
AS = ALUMINUM SHED.
B.C. = BACK OF CURB.
B.C.C. = BLOCK CORNER.
B.C.R. = BROWARD COUNTY RECORDS
BLDG = BUILDING.
B.M. = BENCH MARK.
B.R. = BEARING REBARINGS.
B.S.L. = BUILDING SETBACK LINE
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
C.H. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.U.P. = CONC. UTILITY POLE
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
° = DEGREES.
E = EAST.
E.B. = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV = ELEVATION
ENCR = ENCROACHMENT
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FE = FENCE.
FT. = FEET.
FNIP = FEDERAL NATIONAL INSURANCE
F.N. = FOUND NAIL.
H = HIGH (HEIGHT).
I.C.V. = IRRIGATION CONTROL VALVE
I.P. = IRON PIPE.
I.E.E. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization LB #7806.
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M = MEASURED.
M. = MEASURED DISTANCE.
MB = MAIL BOX
M.D.C.R. = MIAMI DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENTS
M.H.W.L. = MEAN HIGH WATER LINE.
MR = MANHOLE.
ML = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
O.R.B. = OFFICIAL
OR = OFFSET.
O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK.
OVH = OVERHANG
PVMT = PAVEMENT.
P.B. = PLAT BOOK.
PL = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.C.P. = POINT OF COMMENCEMENT.
POB = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE
P.L. = PROPERTY LINE.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R = RECORDED DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE.
PROP. COR. = PROPERY CORNER.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE = RANGE.
SEC. = SECTION.
SHED = SHED.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #7806.
S.P. = SCREENED PORCH
S = SOUTH.
SQ. = SQUARE.
T = TANGENT
TB = TELEPHONE BOOTH
T.U.E. = TECHNOLOGY UTILITY EASEMENT
TSB = TRAFFIC SIGNAL BOX
TSP = TRAFFIC SIGNAL POLE
TWP = TOWNSHIP.
U/L = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.P. = WOOD FENCE.
W.R. = WOOD ROOF.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.R. = WOOD ROOF.
W.S. = WOOD SHED.
W = WEST.
℄ = CENTER LINE.
Δ = CENTRAL ANGLE.
∠ = ANGLE.

AMENDED 51146/1903
112570256

AMENDED
113558239

"DAVIE TOWNE CENTRE PLAT"

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, AND 4, TIER 51 AND A PORTION OF TRACTS 1, 2, 3, AND 4, TIER 53, AND A PORTION OF TRACTS 1, 2, 3, 4, 5 AND 6, TIER 55 NEWMAN'S SURVEY, (PLAT BOOK 2, PAGE 26, DADE), AND LOT 1, NOVA KNOLLS (PLAT BOOK 110, PAGE 43, BCR) AND A PORTION OF BRYAN'S SUBDIVISION (PLAT BOOK 5, PAGE 3, BCR) AND PORTIONS OF THE 30.00 FOOT DEDICATED ROADWAYS AS SHOWN ON SAID PLATS, SECTIONS 15, 16 AND 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA



PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JUNE, 1987

DESCRIPTION

ALL OF NOVA KNOLLS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 110, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF TRACTS 1, 2, 3 AND 4, TIER 51, AND A PORTION OF TRACTS 1, 2, 3 AND 4 OF TIER 53, AND A PORTION OF TRACTS 1, 2, 3, 4, 5 AND 6 OF TIER 55, NEWMAN'S SURVEY, AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA TOGETHER WITH A PORTION OF THAT CERTAIN 30.00 FOOT WIDE ROAD RIGHT-OF-WAY LYING BETWEEN SAID TIER 53 AND SAID TIER 55, NEWMAN'S SURVEY, ALSO TOGETHER WITH A PORTION OF THAT CERTAIN 30.00 FOOT WIDE RIGHT-OF-WAY LYING 15.00 FEET ADJACENT TO AND ON EACH SIDE OF THE WEST LINE OF SECTION 15, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS SHOWN ON SAID NEWMAN'S SURVEY, A PORTION OF SAID LANDS BEING A PORTION OF BRYAN'S SUBDIVISION, AS RECORDED IN PLAT BOOK 5, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 15, 16 AND 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST, TOWN OF DAVIE, BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 4, TIER 51; THENCE NORTH 14° 44'28" EAST, ALONG THE EAST LINE OF SAID TRACT 4, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NOVA DRIVE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 75°15'32" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NOVA DRIVE, BEING A LINE 40.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT 4, A DISTANCE OF 585.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 4; THENCE NORTH 14° 44'28" EAST, ALONG SAID WEST LINE, 12.17 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 88°03'46" WEST, ALONG SAID SOUTH LINE OF SECTION 15, A DISTANCE OF 42.42 FEET TO A POINT ON A LINE THAT IS 40.00 FEET NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID TRACT 4, TIER 51; THENCE NORTH 75°15'32" WEST, ALONG THE LAST DESCRIBED PARALLEL LINE, 49.56 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE, CONCAVE TO THE SOUTH, 40.00 FEET NORTH OF AND CONCENTRIC WITH THE CENTERLINE OF NOVA DRIVE; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 612.96 FEET, A DELTA OF 14°13'51", AN ARC DISTANCE OF 152.24 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16; THENCE SOUTH 02°21'14" EAST, ALONG SAID EAST LINE, 14.45 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NOVA DRIVE; THENCE SOUTH 88° 05'10" WEST, ALONG A LINE 25.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, ALSO BEING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 267.00 FEET TO A POINT ON A LINE PARALLEL WITH THE EAST RIGHT-OF-WAY UNIVERSITY DRIVE AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF STATE ROAD NO. 862 (I-595), SECTION 86095-2401, DATED 6-21-85; THENCE NORTH 01°54'06"WEST, ALONG THE LAST DESCRIBED PARALLEL LINE 233.00 FEET; THENCE SOUTH 88° 05'10" WEST, ALONG A LINE 233.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY OF NOVA DRIVE AS SHOWN ON SAID RIGHT-OF-WAY MAP, 332.33 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, THENCE NORTH 01°54'06" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE, 425.61 FEET; THENCE NORTH 88°05'54" EAST, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AN ACCESS ROAD AS SHOWN ON SAID RIGHT-OF-WAY MAP, 79.05 FEET; THENCE NORTH 02°05'54" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ACCESS ROAD, 698.43 FEET; THENCE NORTH 05° 43'58" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 170.57. FEET; THENCE SOUTH 88° 05'10" WEST, 60.54 FEET TO A POINT ON THE EAST LIMITED ACCESS RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE NORTH 14° 13'17" EAST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 583.16 FEET; THENCE NORTH 15° 18'11" EAST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 332.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 862 (I-595) AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 78°36'20" EAST, ALONG SAID RIGHT-OF-WAY LINE, 237.12 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16; THENCE NORTH 02° 21'14" WEST, ALONG SAID EAST LINE OF SECTION 16, A DISTANCE OF 108.34 FEET TO A POINT ON THE SOUTH LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 862 (I-595) AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 76° 54'08" EAST, ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 84.02 FEET; THENCE SOUTH 84°00'00" EAST, CONTINUING ALONG SAID LIMITED ACCESS RIGHT-OF-WAY LINE, 831.85 FEET THENCE SOUTH 82° 30'00" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 371.76 FEET; THENCE SOUTH 80 09'59" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 269.46 FEET TO A POINT ON THE EAST LINE OF SAID TIER 51, SAID LINE ALSO BEING THE WEST LINE OF A 30.00 FOOT ROAD RIGHT-OF-WAY; THENCE SOUTH 14° 44'28" WEST, ALONG SAID EAST LINE OF TIER 51, A DISTANCE OF 1763.71 FEET TO THE NORTHEAST CORNER OF NOVA KNOLLS, AS RECORDED IN PLAT BOOK 110, PAGE 43 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 75°15'32" WEST, ALONG THE NORTH LINE OF SAID NOVA KNOLLS, 10.00 FEET; THENCE SOUTH 14° 44'28" WEST, ALONG THE EAST LINE OF LOT 1 OF SAID NOVA KNOLLS, 417.42 FEET TO THE SOUTH LINE OF SAID NOVA KNOLLS; THENCE SOUTH 75°15'32" EAST, ALONG THE SOUTH LINE OF SAID NOVA KNOLLS, 10.00 FEET TO THE SOUTHEAST CORNER THEREOF, LYING ON SAID EAST LINE OF SAID TIER 51; THENCE SOUTH 14° 44'28" WEST, ALONG SAID EAST LINE OF SAID TIER 51; A DISTANCE OF 332.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 90.718 ACRES, MORE OR LESS.

SURVEY NOTES:

1. ◎ P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. X 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED "4350, UNLESS OTHERWISE NOTED.
2. SURVEY DATA IN FIELD BOOK 409 AND 301.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION (STONER-KEITH RESURVEY AS RECORDED IN MISCELLANEOUS MAP BOOK 5, PG. 9).
4. ~~////~~ INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODITIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARK SUPPLIED BY; BROWARD ENGINEERING DEPT. B.M.: S.L.D. # 2 - ELEV.= 7.40 - R.R. SPIKE 30' EAST OF EAST EDGE OF PAVEMENT ON UNIVERSITY DRIVE 122' SOUTH OF NOVA DRIVE CENTERLINE.
6. P.O.C. INDICATES POINT OF COMMENCEMENT.
7. P.O.B. INDICATES POINT OF BEGINNING.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SEE "PLAT RESTRICTION" NOTE TO THE RIGHT.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT JOHN HAGAN AND WILSON B. GREATON, JR. TRUSTEES

THE OWNERS OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "DAVIE TOWNE CENTRE PLAT", A RE-PLAT. ALL UNDERLYING PUBLIC ROAD RIGHTS-OF-WAY AND EASEMENTS AS DEDICATED BY "BRYAN'S SUBDIVISION" (PB. 5, PG. 3) & "NEWMAN'S SURVEY" (PB. 2, PG. 26, D) ARE HEREBY VACATED BY THIS PLAT AND BY THE PUBLIC HEARING PROCESS USED FOR ITS ADOPTION. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD DRAINAGE DISTRICT, ITS SUCCESSORS OR ASSIGNS AND BY APPROVAL OF THIS PLAT CENTRAL BROWARD DRAINAGE DISTRICT ACCEPTS SAID DRAINAGE EASEMENTS. UTILITY AND ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF JULY, A.D. 1987.

WITNESS AS TO BOTH — BY: JOHN HAGAN, TRUSTEE
WITNESS AS TO BOTH — BY: WILSON B. GREATON, JR., TRUSTEE

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED JOHN HAGAN AND WILSON B. GREATON, JR. TRUSTEES

TO ME WELL KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SUCH DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OWNERS.
WITNESS MY HAND AND SEAL THIS 20 DAY OF JULY A.D.,1987.

8-9-87
MY COMMISSION EXPIRES — NOTARY PUBLIC, STATE OF FLORIDA

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT BARRY CHAPNICK, TRUSTEE THE OWNER OF THE LAND DESCRIBED AND SHOWN HEREON, AS INCLUDED WITH THIS PLAT, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "DAVIE TOWNE CENTRE PLAT", A REPLAT. ALL UNDERLYING PUBLIC ROAD RIGHTS-OF-WAY AND EASEMENTS AS DEDICATED BY "BRYAN'S SUBDIVISION" (PB. 5, PG. 3) & "NEWMAN'S SURVEY" (PB. 2, PG. 26, D) ARE HEREBY VACATED BY THIS PLAT AND BY THE PUBLIC HEARING PROCESS USED FOR ITS ADOPTION. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD DRAINAGE DISTRICT, ITS SUCCESSORS OR ASSIGNS AND BY APPROVAL OF THIS PLAT CENTRAL BROWARD DRAINAGE DISTRICT ACCEPTS SAID DRAINAGE EASEMENTS. UTILITY AND ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 20th DAY OF JULY, A.D. 1987.

WITNESS — BY: BARRY CHAPNICK, TRUSTEE
WITNESS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD } SS BEFORE ME PERSONALLY APPEARED BARRY CHAPNIK, TRUSTEE

TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OWNER.
WITNESS MY HAND AND SEAL THIS 20 DAY OF July A.D.,1987.

6/22/91
MY COMMISSION EXPIRES — NOTARY PUBLIC, STATE OF FLORIDA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 21HH-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 30th DAY OF OCTOBER, 1987. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATED 10/30/87

KEITH AND SCHNARS, P.A.
BY: JON P. WEBER
PROFESSIONAL LAND SURVEYOR #4323
STATE OF FLORIDA

DEDICATION:

STATE OF FLORIDA
COUNTY OF BROWARD } SS KNOW ALL MEN BY THESE PRESENTS THAT NCNB NATIONAL BANK OF FLORIDA INDIVIDUALLY AS TRUSTEE

OWNER OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "DAVIE TOWNE CENTRE PLAT", A REPLAT. ALL UNDERLYING PUBLIC ROAD RIGHTS-OF-WAY AND EASEMENTS AS DEDICATED BY "BRYAN'S SUBDIVISION" (PB. 5, PG. 3) & "NEWMAN'S SURVEY" (PB. 2, PG. 26, D) ARE HEREBY VACATED BY THIS PLAT AND BY THE PUBLIC HEARING PROCESS USED FOR ITS ADOPTION. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CENTRAL BROWARD DRAINAGE DISTRICT, ITS SUCCESSORS OR ASSIGNS AND BY APPROVAL OF THIS PLAT CENTRAL BROWARD DRAINAGE DISTRICT ACCEPTS SAID DRAINAGE EASEMENTS. UTILITY AND ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES. RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC IN FEE SIMPLE. IN WITNESS WHEREOF, NCNB NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, AS

TRUSTEE HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 20 DAY OF July 1987.A.D.

WITNESS AS TO BOTH — BY: ~~SALLY WHITE~~ Barbara J. Giannini, TRUST OFFICER
WITNESS AS TO BOTH — BY: Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF BROWARD } SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME OFFICERS DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, Barbara J. Giannini Trust Officer AND Denise Rodgers V.P. & T.O. RESPECTIVELY OF NCNB NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE FOREGOING DEDICATION AS SUCH OFFICERS OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF July 1987 A.D.

Nov. 14, 1988
MY COMMISSION EXPIRES — NOTARY PUBLIC, STATE OF FLORIDA

TOWN OF DAVIE
TOWN COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE BY RESOLUTION THIS 19 DAY OF OF August 1987.

ATTEST: TOWN CLERK — BY: MAYOR

DEVELOPMENT SERVICES DEPT.

THIS IS TO CERTIFY THAT THE DEVELOPMENT SERVICES DEPARTMENT OF THE TOWN OF DAVIE HAS APPROVED AND ACCEPTED THIS PLAT THIS 25 DAY OF February 1987.

DIRECTOR

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE TOWN OF DAVIE HAS APPROVED AND ACCEPTED THIS PLAT THIS 10 DAY Aug 1987.

CHAIRMAN

PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO 675,000 SQUARE FEET OF COMMERCIAL USE, 80,000 SQUARE FEET FOR OFFICE USE AND A 550 ROOM HOTEL. RESIDENTIAL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

CENTRAL BROWARD DRAINAGE DISTRICT

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF July A.D.,1987.

CHAIRMAN — DATE 7/13/87
DISTRICT SECRETARY — DATE 2/25/88

BROWARD COUNTY OFFICE OF PLANNING:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 25TH DAY OF FEBRUARY A.D., 1988

BY: DIRECTOR — DATE 2-25-88

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: HENRY P. COOK- DIRECTOR, FLORIDA P.E., REG. NO. 12506 — DATE 2-25-88
BY: ROBERT L. THOMPSON, COUNTY SURVEYOR, FLORIDA P.L.S., REG.NO. 3869 — DATE 2-25-88

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS - OF - WAY BY RESOLUTION ADOPTED THIS 25TH DAY OF JUNE A.D. 1987.

BY: CHAIRMAN — DATE 10/5/87

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 1ST DAY OF SEPTEMBER A.D., 1987.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR — BY: DEPUTY
BY: CHAIRPERSON - COUNTY COMMISSION

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 25 DAY OF February A.D.1987 AND RECORDED IN PLAT BOOK 133, PAGE 33, RECORD VERIFIED.

ATTEST: L.A. HESTER, COUNTY ADMINISTRATOR — BY: DEPUTY

SEALS

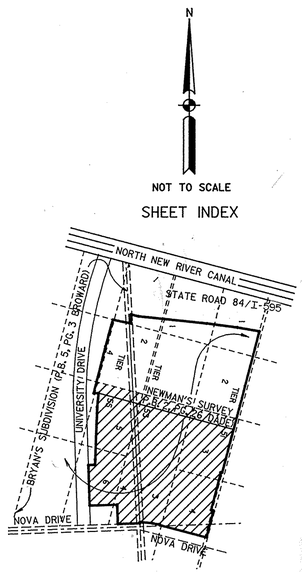
NOTARY | NOTARY DEDICATION | TOWN OF DAVIE | SURVEYOR | COUNTY ENGINEER | COUNTY SURVEYOR

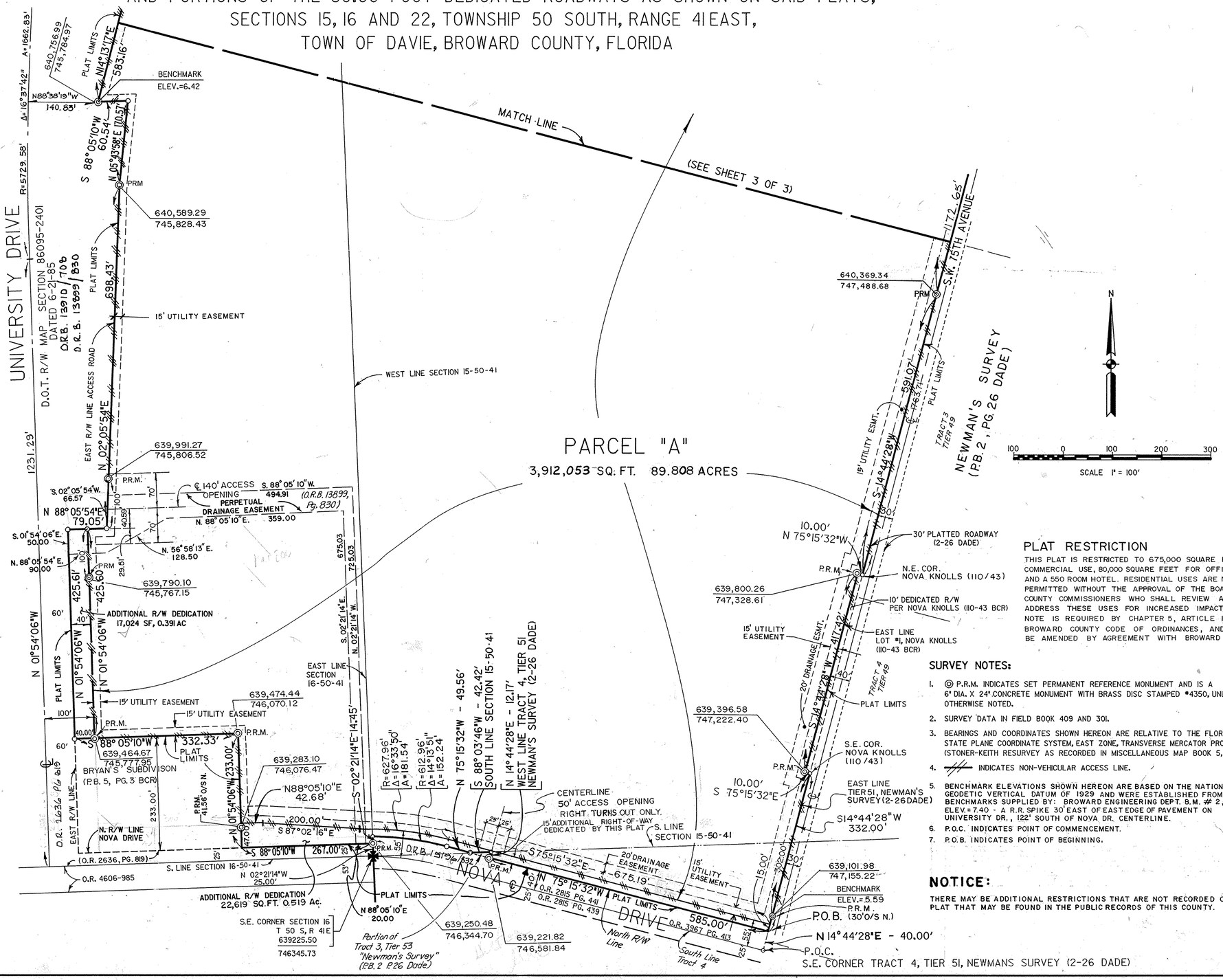
	CHECKED BY	DATE
PRELIMINARY CHECK	G. FLEMING	4-20-87
TITLE/ABSTRACT REC.	G. FLEMING	3-87
FIELD BNDRY SURVEY	J. WEBER	6-13-86
CALCULATIONS	S. MARLEY	9-27-85
P. & Z CHECK	G. FLEMING	4-27-87
PRM'S SET	G. FLEMING	4-20-87
FINAL CHECK	T. LUNSFORD	10-5-87
VAX FILE # [20,15]	DRAWING # 11800UP	

BK 15220 Pg. 5

"DAVIE TOWNE CENTRE PLAT"

A REPLAT OF A PORTION OF TRACTS 1, 2, 3, AND 4, TIER 51 AND A PORTION OF TRACTS 1, 2, 3, AND 4, TIER 53, AND A PORTION OF TRACTS 1, 2, 3, 4, 5 AND 6, TIER 55 NEWMAN'S SURVEY, (PLAT BOOK 2, PAGE 26, DADE), AND LOT 1, NOVA KNOLLS (PLAT BOOK 110, PAGE 43, BCR) AND A PORTION OF BRYAN'S SUBDIVISION (PLAT BOOK 5, PAGE 3, BCR) AND PORTIONS OF THE 30.00 FOOT DEDICATED ROADWAYS AS SHOWN ON SAID PLATS,
SECTIONS 15, 16 AND 22, TOWNSHIP 50 SOUTH, RANGE 41 EAST,
TOWN OF DAVIE, BROWARD COUNTY, FLORIDA





PLAT RESTRICTION

THIS PLAT IS RESTRICTED TO 675,000 SQUARE FEET OF COMMERCIAL USE, 80,000 SQUARE FEET FOR OFFICE USE AND A 550 ROOM HOTEL. RESIDENTIAL USES ARE NOT PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY AGREEMENT WITH BROWARD COUNTY.

SURVEY NOTES:

1. ◎ P.R.M. INDICATES SET PERMANENT REFERENCE MONUMENT AND IS A 6" DIA. X 24" CONCRETE MONUMENT WITH BRASS DISC STAMPED #4350, UNLESS OTHERWISE NOTED.
2. SURVEY DATA IN FIELD BOOK 409 AND 301.
3. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION (STONER-KEITH RESURVEY AS RECORDED IN MISCELLANEOUS MAP BOOK 5, PG. 9).
4. // INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD ENGINEERING DEPT. B.M. # 2, ELEV.=7.40 - A R.R. SPIKE 30' EAST OF EAST EDGE OF PAVEMENT ON UNIVERSITY DR., 122' SOUTH OF NOVA DR. CENTERLINE.
6. P.O.C. INDICATES POINT OF COMMENCEMENT.
7. P.O.B. INDICATES POINT OF BEGINNING.

NOTICE:

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
JULY, 1987

AREA TABULATION

PARCEL "A"	3,912,053 SQ. FT.	89.808 ACRES
R/W DEDICATION	39,643 SQ. FT.	0.910 ACRES
TOTAL	3,951,696 SQ. FT.	90.718 ACRES

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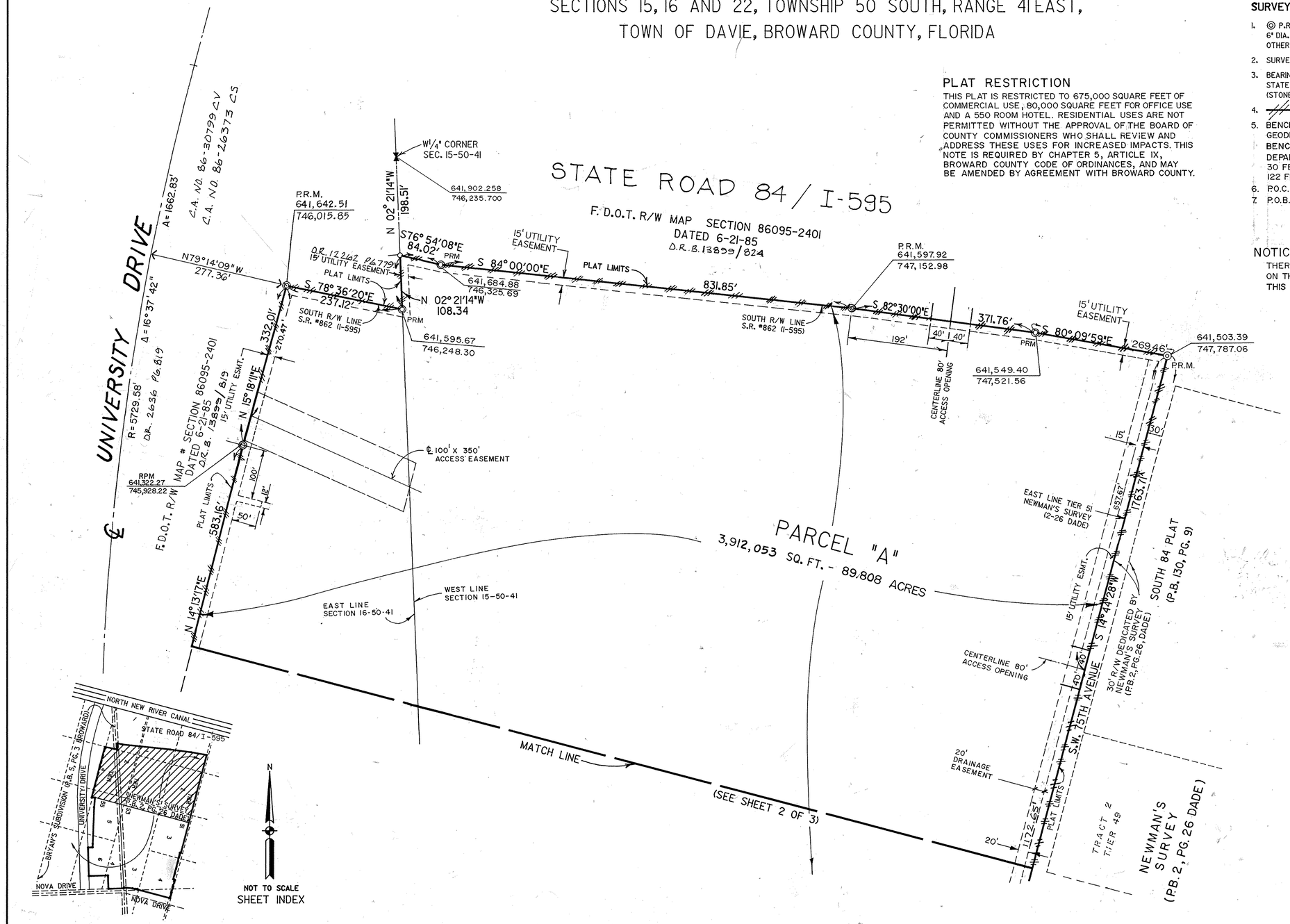

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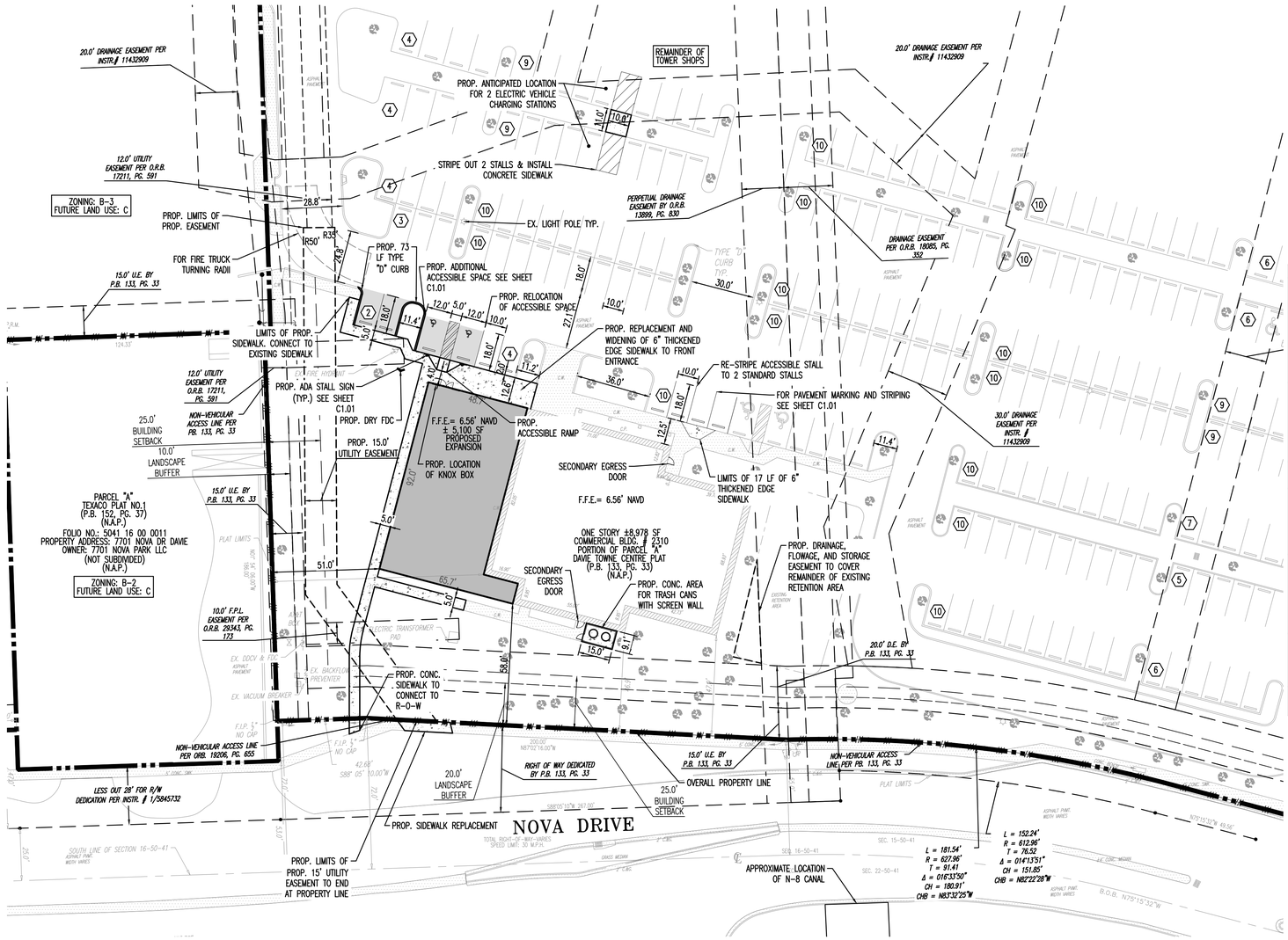

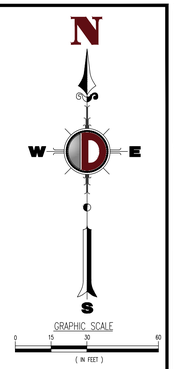

OVERALL SITE DATA						
ADDRESS:	1902 S UNIVERSITY DR.					
PARCEL ID:	5041-16-28-0010					
OWNER:	FR FLORIDA INC. D/B/A FRIT FLORIDA INC. (FRIT)					
ZONING:	B-3, PLANNED BUSINESS CENTER					
FUTURE LAND USE:	C, COMMERCIAL					
CURRENT USE:	COMMERCIAL					
PROPOSED USE:	COMMERCIAL					
LEGAL DESCRIPTION:	PORTION OF PARCEL "A" DAVIE TOWN CENTRE PLAT (P.B. 133, PG. 33)					
LOT COVERAGE	EXISTING (SF)	EXISTING (AC)	EXISTING (%)	PROPOSED (SF)	PROPOSED (AC)	PROPOSED (%)
TOTAL AREA:	3,033,077	69.6	100.00%	3,033,077	69.6	100.00%
IMPERVIOUS TOTAL:	1,347,183	30.9	44.42%	1,348,267	31.0	44.45%
BUILDING/OUTDOOR SEATING:	489,373	11.2	16.13%	494,473	11.4	16.30%
LAKE:	571,761	13.1	18.85%	571,761	13.1	18.85%
PERVIOUS:	624,760	14.3	20.60%	618,576	14.2	20.39%
OPEN SPACE:	REQUIRED	EXISTING	PROVIDED			
	30%	35.3%	35.1%			
SETBACKS:		REQUIRED:	PROVIDED:			
	NORTH:	N/A	N/A			
	SOUTH:	25.0'	46.9'			
	EAST:	N/A	N/A			
	WEST:	25.0'	51.0'			
PROPOSED REQUIRED PARKING: 494,473/275 = (1 SPACE/275 SF)		1,798				
EXISTING CROSS PARKING AGREEMENTS:						
	CHICK-FIL-A	28				
	TWIN PEAKS	40				
TOTAL REQUIRED PARKING:		1,866				
PROVIDED PARKING:	TYPE	EXISTING	PROPOSED			
	STANDARD	2,081	2,080			
	ADA	45	46			
	TOTAL	2,126	2,126			

NOTE: LOT COVERAGE AND PARKING DATA ARE BASED ON PREVIOUS APPROVED SITE PLANS OF RECORD.
(DAVIE TOWER SHOPS PHASE II APPROVED ON 7/12/18 AND POKE RAMEN SOUL KITCHEN APPROVED ON 12/19/18)

LEGEND

- EXISTING CONCRETE
- PROPOSED SIDEWALK
- EXISTING TREE
- EXISTING BUILDING
- PROPOSED BUILDING EXPANSION AREA
- PROPOSED PAVEMENT
- PARKING COUNT
- PROP. ADA STALL SIGN SEE DETAIL ON SHEET C3.01
- EXISTING UTILITY EASEMENT

DYNAMIC
• ENGINEERING • EARTH • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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Chester, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.733.7200
Toms River, New Jersey • T: 732.974.0198
Newtown, Pennsylvania • T: 267.685.0276
Alief, Texas • T: 832.644.2550
Houston, Texas • T: 281.789.6400
Austin, Texas • T: 512.646.2646
Delray beach, Florida • T: 561.921.8570
Florida Certificate of Authorization No. 32535
www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: APR. 6, 2020

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

TITLE:
SITE PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C1.00
Rev. #: 1

Plotted: 04/06/20 – 5:01 PM By: jperkinson
File: P:\DEPC PROJECTS\3951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\2295199002SXS.dwg, ---> C1.00 SITE PLAN

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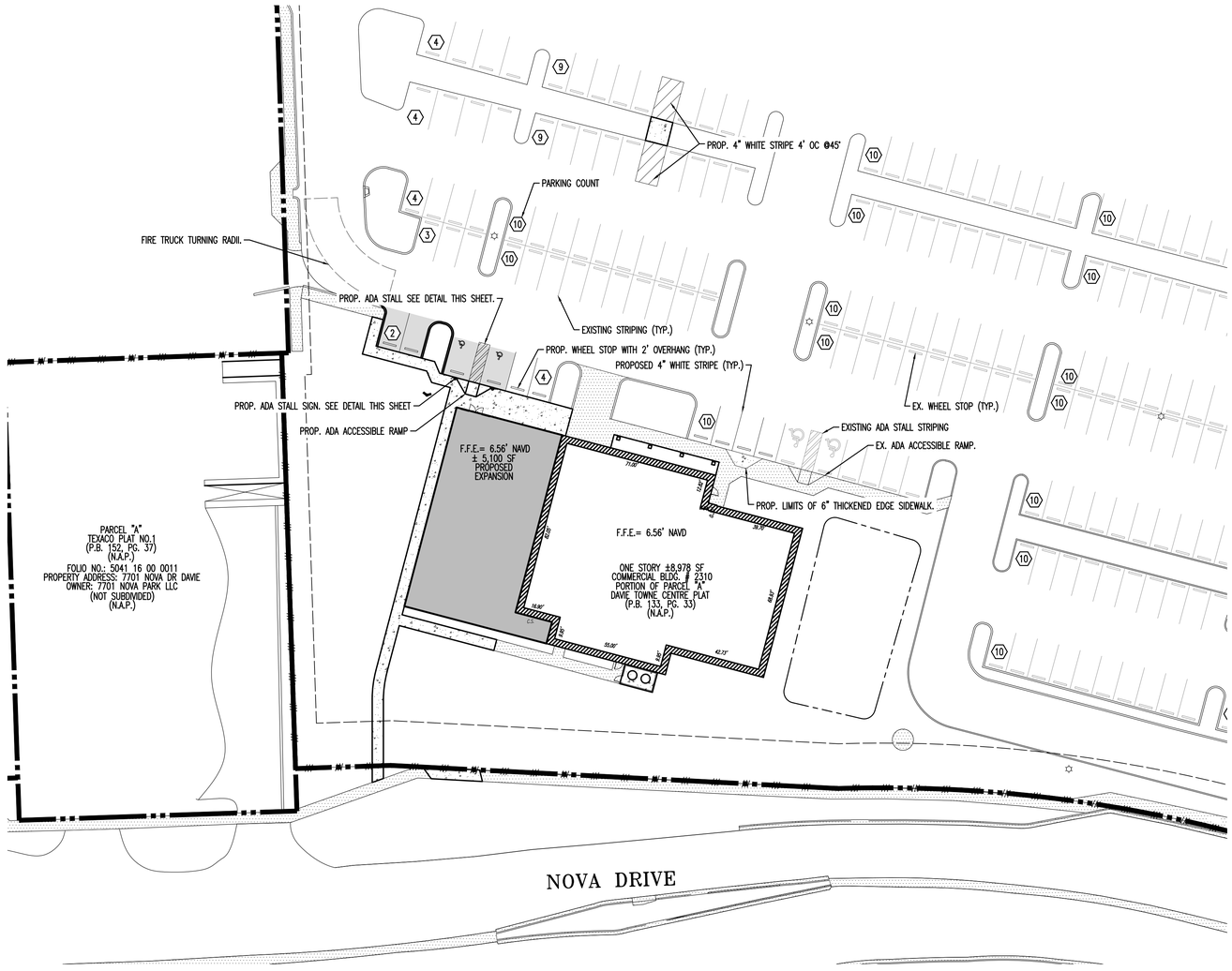
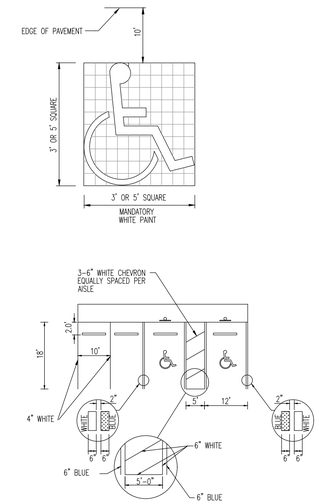
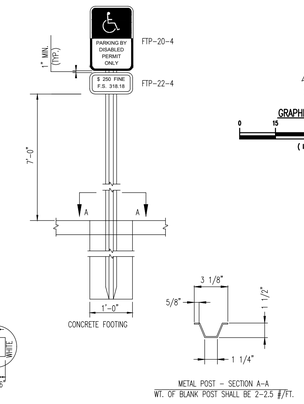
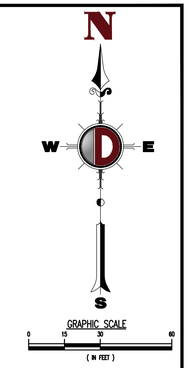






METAL POST – SECTION A–A
WT. OF BLANK POST SHALL BE 2-2.5 #/FT.



NOTES:

1. STRIPING IS TO BE PAINT, CONFORMING WITH LATEST FLORIDA ACCESSIBILITY CODE.
2. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
3. EACH SPACE SHALL HAVE FTP-20-4 AND FTP-22-4 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
5. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM OF 2'-6" CLEAR FROM FACE OF CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA SIGNAGE AND STRIPING DETAIL

NOT TO SCALE

DYNAMIC
• ENGINEERING • EARTH
• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: **FR FLORIDA INC. D/B/A FRIT FLORIDA INC.**
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: APR. 6, 2020

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TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: **C1.01**
Rev. #: 1

Plotted: 04/06/20 – 4:40 PM, By: jpardesen
File: P:\DECPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D2951990022PMS.dwg, ---> D2951990022PMS

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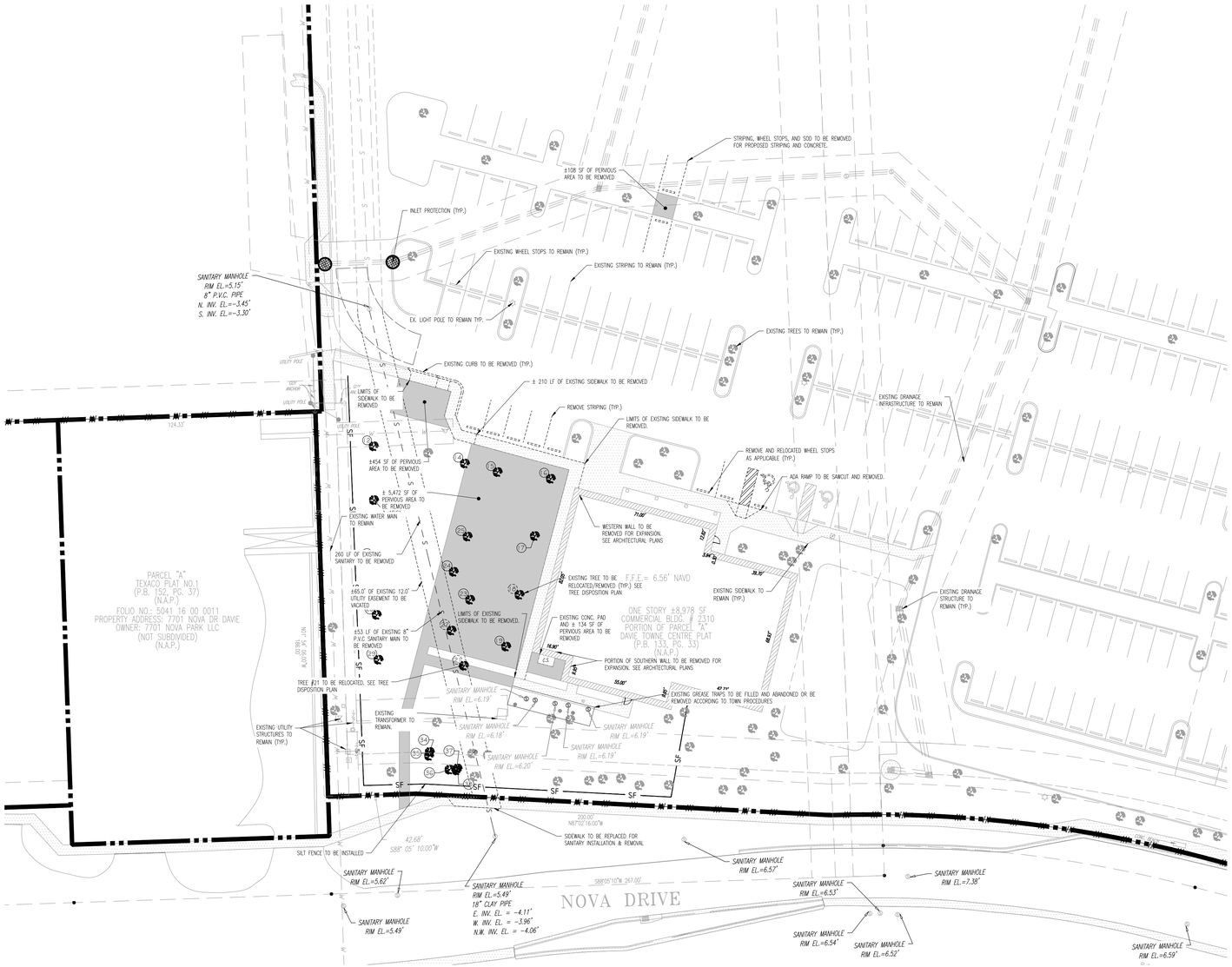

N
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LEGEND:

- EX. 8" SANITARY MAIN
- EX. 8" WATER MAIN
- EXISTING UTILITY EASEMENT
- EXISTING CONCRETE TO BE REMOVED
- EXISTING STRIPING TO BE REMOVED
- LIMITS OF EXISTING SITE FEATURES TO BE REMOVED
- EXISTING WHEEL STOPS TO BE REMOVED
- EXISTING TREE TO BE REMOVED/RELOCATED
- EXISTING DRAINAGE INFRASTRUCTURE
- EXISTING PERVIOUS AREA TO BE REMOVED. APPROXIMATELY ± 180 CY TO BE CUT FROM SITE

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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: **FR FLORIDA INC. D/B/A FRIT FLORIDA INC.**
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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TITLE: **DEMOLITION & EROSION CONTROL PLAN**

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: **C2.00**
Rev. #: 1

Plotted: 04/06/20 – 4:40 PM By: jpenirsen
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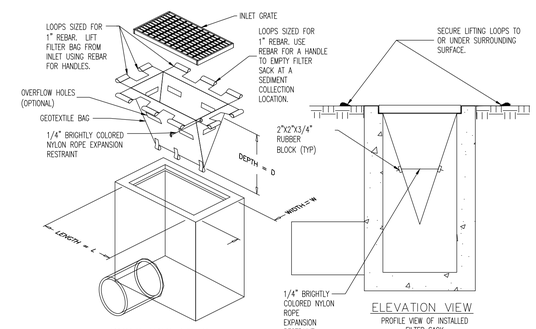


ISOMETRIC VIEW

ELEVATION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK

1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ABSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

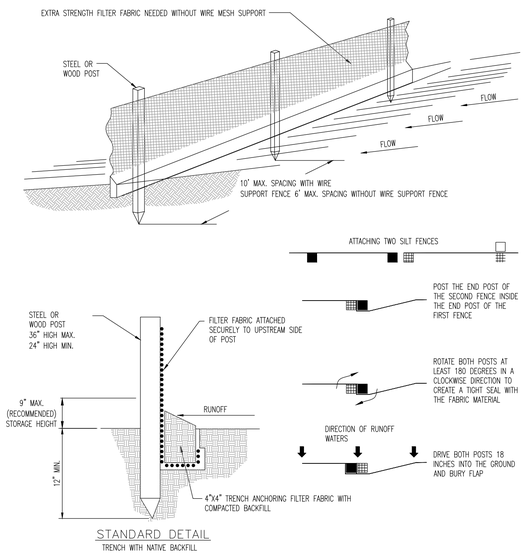
PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4632		300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632		20 %
PUNCTURE	ASTM D-4833		120 LBS
MULLEN BURST	ASTM D-3786		800 PSI
TRAPEZOID TEAR	ASTM D-4533		120 LBS
UV RESISTANCE	ASTM D-4355		80 %
APPARENT OPENING SIZE	ASTM D-4751		40 US SIEVE
FLOW RATE	ASTM D-4491		40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491		0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4632		265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632		20 %
PUNCTURE	ASTM D-4833		135 LBS
MULLEN BURST	ASTM D-3786		420 PSI
TRAPEZOID TEAR	ASTM D-4533		45 LBS
UV RESISTANCE	ASTM D-4355		90 %
APPARENT OPENING SIZE	ASTM D-4751		20 US SIEVE
FLOW RATE	ASTM D-4491		200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491		1.5 SEC -1

FILTER SACK INLET PROTECTION

NOT TO SCALE

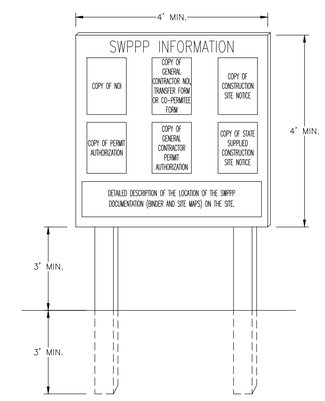


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

NOTE:

1. INSPECT AND REPAIR FENCE EVERY 7 DAYS AND AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. DOUBLE ROW SILT FENCE SHALL BE INSTALLED WITH 3' HORIZONTAL SPACING.

STAKED SILT FENCE



NOTES:

1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

NOT TO SCALE NOT TO SCALE

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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

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TITLE: EROSION CONTROL DETAILS

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C2.01
Rev. #: 1

Plotted: 04/06/20 – 4:40 PM, By: jjonkinson
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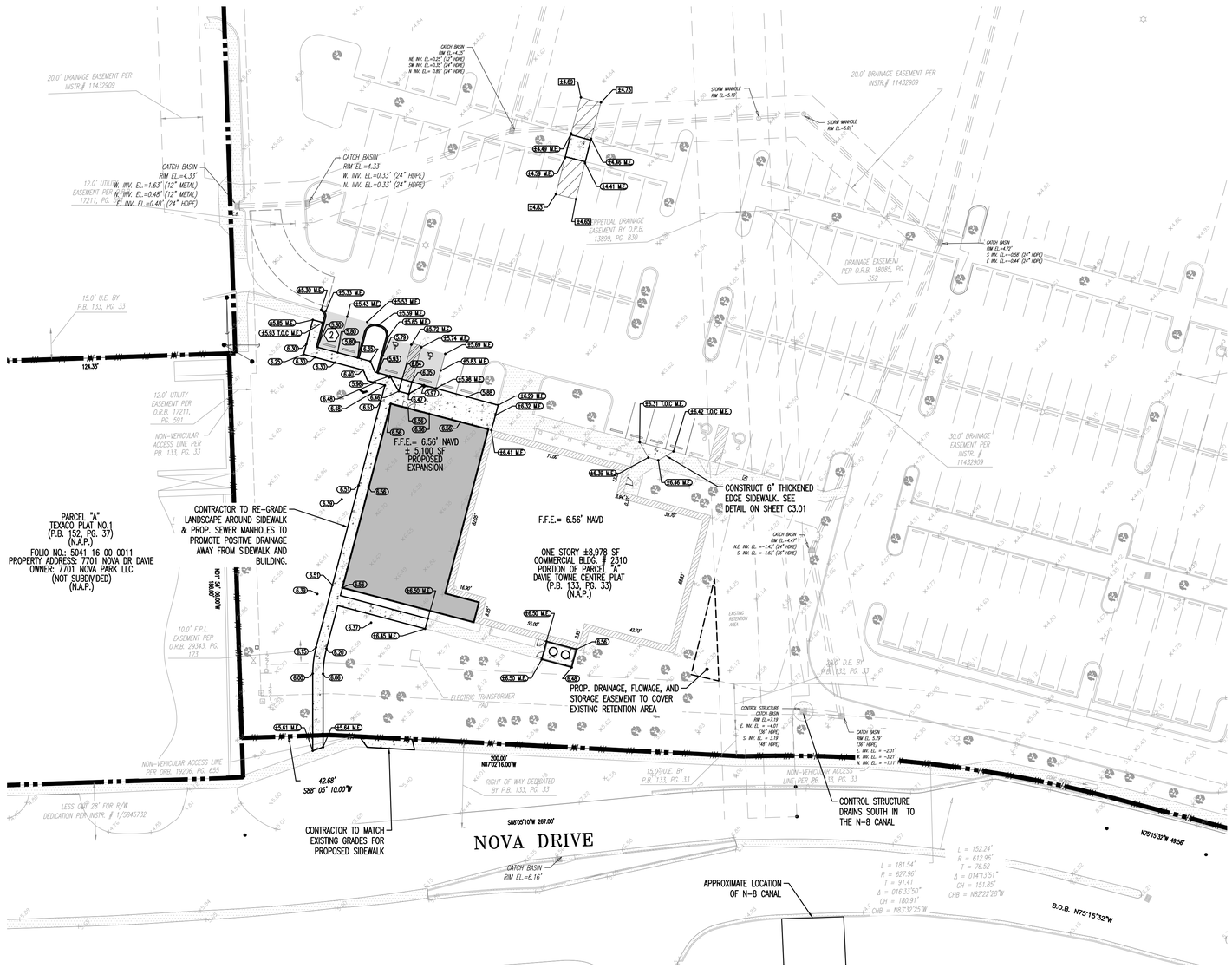

PAVING, GRADING AND DRAINAGE NOTES:

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. '88). NGS BENCH MARK PID # AD7188 RECORDED BY JOHN IBARRA & ASSOCIATES, INC.
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
5. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522.
6. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALLUMINIZED STEEL TYPE 2 ULTRA FLO
      48"Ø AND SMALLER SHALL BE 2⅔"x½" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54"Ø AND LARGER SHALL BE 3"x1" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
7. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
8. PROPOSED ELEVATIONS ALONG CURB AND THICKENED EDGE SIDEWALK REPRESENT EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
9. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
10. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
11. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
12. SIDEWALK IS FLUSH AT BASE OF RAMPS.
13. THE MAINTENANCE ENTITES FOR EXISTING DRAINAGE INFRASTRUCTURE AND FACILITIES ARE FLORIDA DEPARTMENT OF TRANSPORTATION AND CENTRAL BROWARD DRAINAGE DISTRICT.

GENERAL DISTRICT NOTES:

1. THE FOLLOWING GENERAL NOTES ARE REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT. THEY ARE NOT MEANT TO BE ALL INCLUSIVE, AND IT IS THE ENGINEERS' RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENT OF CENTRAL BROWARD WATER CONTROL DISTRICT.
2. 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 %).
3. 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.
4. ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO CONSTRUCTION.
5. BONDS AND INSPECTIONS:
   1.UPON DISTRICT BOARD OF COMMISSIONERS APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE, THE FOLLOWING ITEMS MUST BE COMPLIED WITH:

      A. BOND (CASH OR SURETY), IN THE DISTRICT'S FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER'S (ENGINEER OF RECORD) ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS. (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT ENGINEERS.)

      B. ALL EASEMENTS, DEED RESTRICTIONS, MAINTENANCE AGREEMENTS, AND DEEDS AS REQUIRED BY THE BOARD SHALL BE PRESENTED TO THE DISTRICT MANAGER AND ATTORNEY FOR APPROVAL BEFORE RECORDATION. ALL COSTS OF RECORDING THE APPLICABLE INSTRUMENT WILL BE BORNE BY THE DEVELOPER.

      C. UPON COMPLIANCE WITH THE CONDITIONS REQUIRED BY THE BOARD FOR APPROVAL, AND RECEIPT OF APPROVED PLANS FROM THE DISTRICT ENGINEER, THE DISTRICT SECRETARY WILL MARK THE PLANS "APPROVED"; SIGN SAME, AND DISTRIBUTE THE APPROVED PLANS TO THE GOVERNMENTAL AGENCY INVOLVED, THE DEVELOPER, AND THE DISTRICT FILES.

      D. THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A RECORDED INSTRUMENT. RELEASE OR REDUCTION FROM THE RECORDED INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

      E. BONDS SHALL BE PROVIDED BY THE PRINCIPALS OF DEVELOPMENT ONLY. CONTRACTOR OR SUB-CONTRACTOR BONDS ARE NOT ACCEPTABLE.

   2. WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICT'S INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS, ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTION MUST BE MADE BY DISTRICT PERSONNEL OF ALL UNDERGROUND STORM DRAIN FACILITIES BEFORE BACKFILLING; CALL (954) 432-5110 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION BY THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.

   3. SWALES, LAKE BANKS, SLOPES, CANALS, AND OTHER EXCAVATIONS SHALL BE BONDED SEPARATELY FROM OTHER DRAINAGE IMPROVEMENTS, AND WILL BE HELD BY THE DISTRICT UNTIL SUCCESSFUL COMPLETION. THE AMOUNT OF THIS SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY RECOMMENDATION OF THE DISTRICT SECRETARY.

   4. CERTIFIED "AS-BUILT" PLANS FROM THE ENGINEER OF RECORD WILL BE REQUIRED BEFORE RELEASE OF PERFORMANCE BONDS. AS-BUILTS SHALL BE PROVIDED AS AN OVERLAY ON THE APPROVED CONSTRUCTION DRAWINGS AT THE SAME SCALE FOR COMPARISON PURPOSES. AS-BUILT SUBMITTALS SHALL FOLLOW THE SAME FORMAT OF GENERAL REVIEW AS OUTLINED IN SECTION 3.2 (2) OF CENTRAL BROWARD WATER CONTROL DISTRICT'S CRITERIA.
6. LAKE AND CANAL AS-BUILTS WILL BE CROSS SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS-BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REFERENCE TO THE LAKE/CANAL MAINTENANCE EASEMENT. SPACING BETWEEN EACH CROSS-SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE/CANAL WAS CONSTRUCTED AS DESIGNED.
7. 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

LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING SIDEWALK CONCRETE
- 6.12 — PROPOSED SPOT ELEVATIONS
- 45.61 M.E. — MATCH EXISTING GRADES
- 44.65 — CALCULATED EXISTING GRADES
- X5.47 — EXISTING GRADES REPORTED BY SURVEYOR
- 45.61 T.O.C. M.E. — MATCH EXISTING GRADE AT TOP OF CURB.

STORMWATER MANAGEMENT DESIGN DATA TABLE

ITEM	ELEVATION IN FEET	
	REQUIRED	PROVIDED
ELEVATION IN THESE DRAWING ARE BASED ON:	NAVD88	
NGVD29 TO NAVD88 CONVERSION FACTOR	0.00 NGVD29 = (-) 1.59 NAVD88	
MINIMUM FINISHED FLOOR ELEVATION		
FEMA MIN. BASE FLOODPLAIN ELEVATION WITH ASCE 24 MODIFIER	N/A	N/A
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.50'	6.50'
100-YEAR 3-DAY ZERO DISCHARGE PEAK STAGE	6.30'	6.50'
18" ABOVE NEAREST ROAD CROWN ELEVATION - RESIDENTIAL STRUCTURES	N/A	N/A
6" ABOVE NEAREST ROAD CROWN ELEVATION - NONRESIDENTIAL STRUCTURES	N/A	N/A
MINIMUM CROWN OF ROAD ELEVATION		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	8.09'	N/A
10-YEAR 1-DAY PEAK STAGE	5.18'	N/A
MINIMUM PERIMETER BERM ELEVATION		
25-YEAR 3-DAY PEAK STAGE	5.75'	N/A

PEAK STAGES	
10 YEAR, 1 DAY	5.18' NAVD
25 YEAR, 3 DAY	5.75' NAVD
100 YEAR, 3 DAY	6.30' NAVD
NOTE: VALUES IN THIS TABLE WERE CALCULATED USING EXHIBIT A IN DRAINAGE NARRATIVE.	

MINIMUM ELEVATIONS	
ROADWAY	4.50' NAVD
PERIMETER BERM	6.0' NAVD
FINISHED FLOOR	6.50' NAVD
NOTE: THESE VALUES WERE TAKEN FROM THE APPROVED PERMIT PLANS PERMIT NO. 06-00881-S-12.	

N
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S
GRAPHIC SCALE
0 15 30 60
(IN FEET)

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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGND BY: JCP
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TOWER SHOPS – FITNESS CENTER
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TITLE: PAVING, GRADING & DRAINAGE PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C3.00
Rev. #: 1

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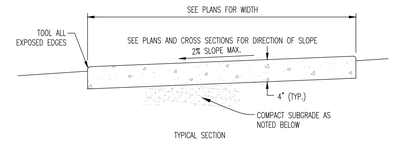


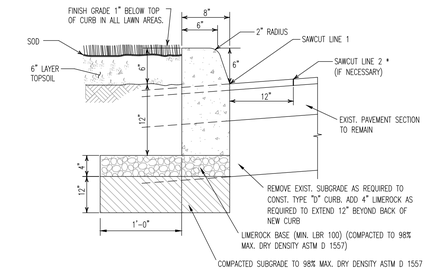
TYPICAL SECTION

NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB OR AT ANY OTHER RIGID STRUCTURE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
3. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS FOR SIDEWALKS.
4. MINIMUM THICKNESS OF SIDEWALK SHALL BE 4" THICK CONCRETE. 6" THICK WHEN SUBJECT TO VEHICULAR TRAFFIC.
5. FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W., COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.

CONCRETE SIDEWALK DETAIL

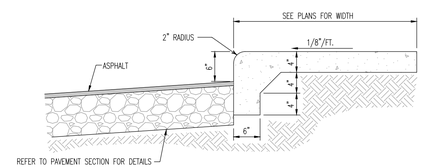
NOT TO SCALE



* SHOULD THE EXISTING EDGE OF PAVEMENT BECOME DAMAGED DURING PAVEMENT REMOVAL OPERATIONS, A CLEAN EDGE SHALL BE SAWCUT 12" OFFSET FROM THE FACE OF THE NEW CURB. IF DAMAGE TO THE EXISTING PAVEMENT IS GREATER THAN 12", A CLEAN LINE AS REQUIRED TO REMOVE ALL DAMAGED AREAS, NO CHECKER BOARD, SHALL BE REQUIRED. DIMENSION WILL BE DETERMINED BY THE E.O.R. OR HIS/HER REPRESENTATIVE.

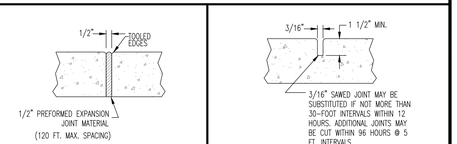
TYPE "D" CURB ALONG EXISTING PAVEMENT DETAIL

NOT TO SCALE



RAISED CONCRETE SIDEWALK DETAIL

NOT TO SCALE

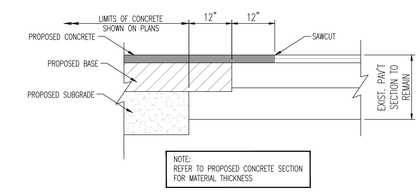


EXPANSION JOINT DETAIL

NOT TO SCALE

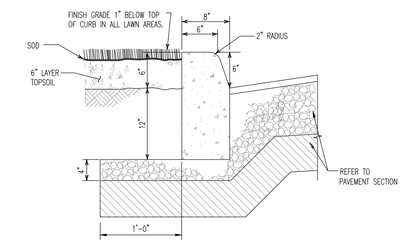
CONTRACTION JOINT DETAIL

NOT TO SCALE



SAWCUT/PAVEMENT MATCHING DETAIL

NOT TO SCALE



TYPE "D" CURB DETAIL

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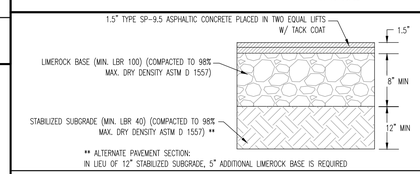

** ALTERNATE PAVEMENT SECTION:
IN LIEU OF 12" STABILIZED SUBGRADE, 5" ADDITIONAL LIMEROCK BASE IS REQUIRED

TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION

NOT TO SCALE

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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

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CHECKED BY: MDM
CHECKED BY: AP

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TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: APR. 6, 2020

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TITLE:
PAVING, GRADING & DRAINAGE DETAILS

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C3.01
Rev. #: 1

Plotted: 04/06/20 – 4:41 PM By: jpenkinson
File: P:\DEDPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Sheet Set DST\295199002SSD.dwg, ---> Right Click Here...

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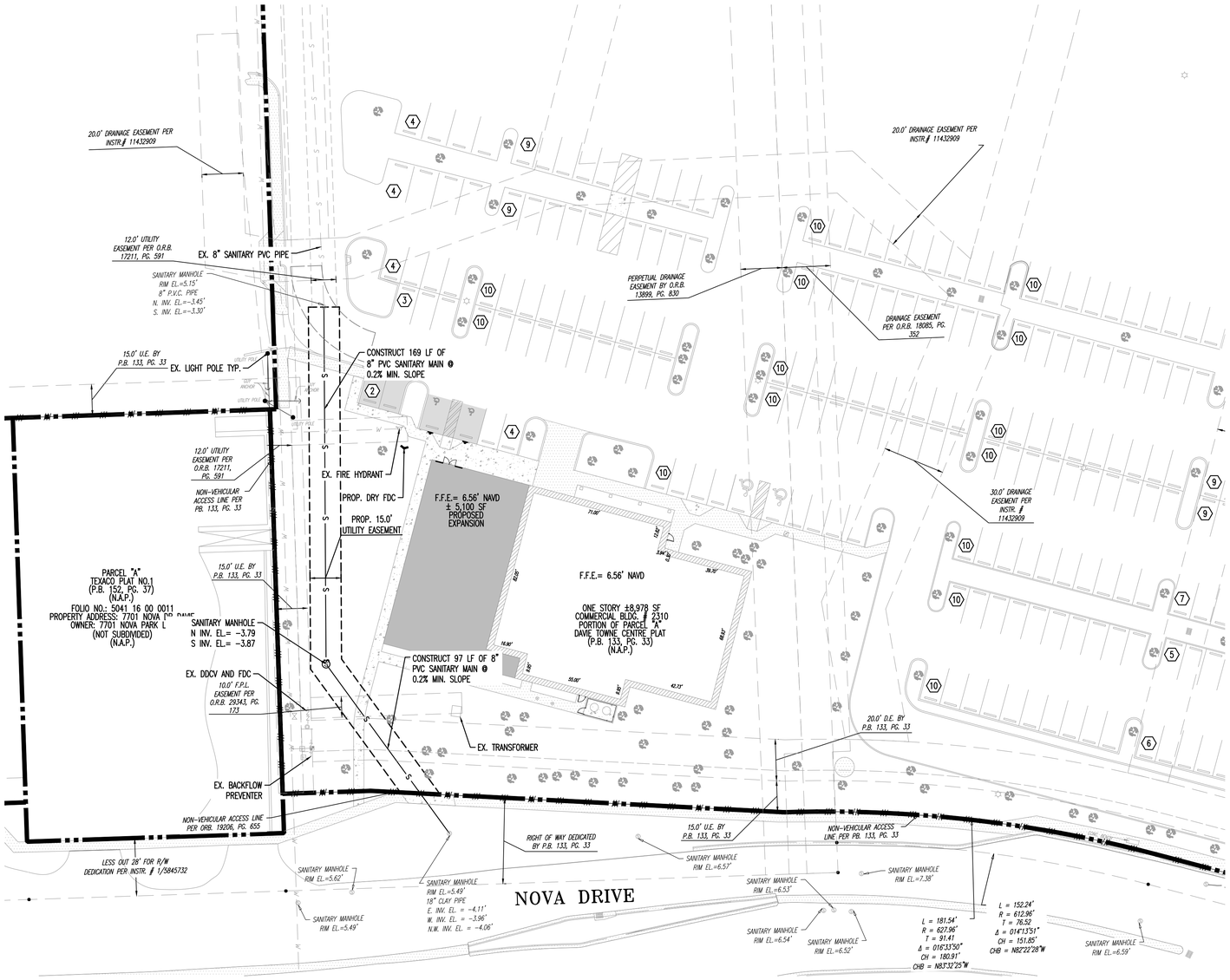

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE TOWN OF DAVIE AND/OR BROWARD COUNTY STANDARD DETAILS. THE MORE STRINGENT RESTRICTIONS SHALL APPLY.
4. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE TOWN OF DAVIE CHIEF ENGINEER.
5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE TOWN OF DAVIE CHIEF ENGINEER.
6. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
7. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH PROVIDER FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
9. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY TOWN OF DAVIE UTILITIES DIVISION.
10. THE TOWN OF DAVIE UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (954) 797-1065.
11. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
12. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE TOWN OF DAVIE UTILITIES DIVISION.
13. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET TOWN OF DAVIE HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY.
14. TOWN MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

N
W D E
S

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND:

—— S —— S ——	EX. 8" SANITARY MAIN
—— W —— W ——	EX. 8" WATER MAIN
- - - - - - - -	EXISTING UTILITY EASEMENT
—— S —— S ——	PROPOSED 8" PVC SANITARY MAIN

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REV.	DATE	COMMENTS	BY
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
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UTILITY PLAN

SCALE: (H) AS (V) NOTED | DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C4.00 | Rev. #: 1

Plotted: 04/06/20 – 4:41 PM By: jperkinson
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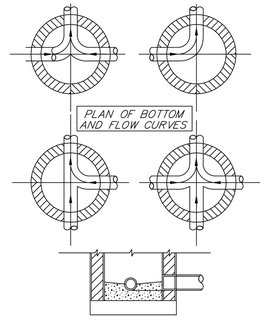


NOTES:

BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.

2. SLOPE MANHOLE SHELF WITH 1" DROP/FT. FROM MANHOLE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL FOR FUTURE CONNECTIONS SHALL BE FILLED WITH SAND AND WITH 1" OF MORTAR.
5. ALL CONCRETE SHALL BE TYPE II ONLY.
6. PIPE MUST BE FLUSH WITH MANHOLE WALL.

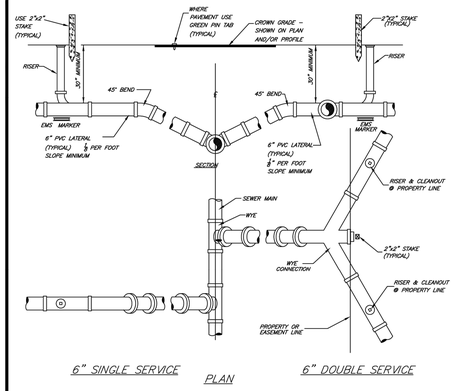
Town of Davie
Standard Details and Specifications

INVERT CHANNEL FLOW DIRECTIONS

SCALE: N.T.S.

REVISED: MAY 2007

S2



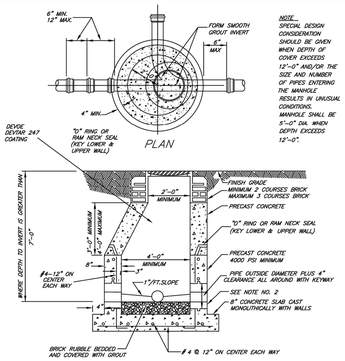
Town of Davie
Standard Details and Specifications

TYPICAL SERVICE CONNECTION

SCALE: N.T.S.

REVISED: MAY 2007

S8



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".

NOTES:
1. BRICK MASONRY CONSTRUCTION TO BE STUCCOED WITH 1/2" MORTAR INSIDE AND OUTSIDE (TYPE II CEMENT)
2. MANHOLE ADAPTOR COUPLING OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY ENGINEER.
3. MANHOLE WALLS TO BE SEAL COATED INSIDE & OUTSIDE WITH 16 MIL. THICKNESS OF APPROVED COATING.
4. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS ONLY.
5. SEE TECHNICAL SPECIFICATIONS FOR PLACEMENT OF CONSTRUCTION JOINTS.
6. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
7. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
8. 4– #6 PLACED DIAGONALLY AROUND OPENING & #6–5" ON CENTER EACH WAY.

Town of Davie
Standard Details and Specifications

PRECAST MANHOLE

SCALE: N.T.S.

REVISED: MAY 2007

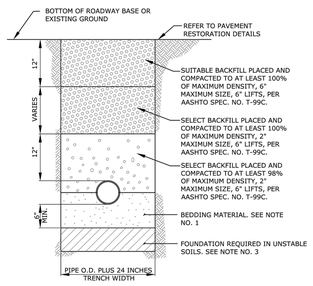
S4

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069

PHONE NO. 954-831-0745
FAX: 954-831-0928

STANDARD DETAIL



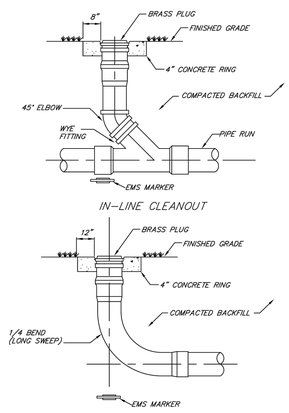
1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REPLACES FORMER DWG NO.180
REVISED 2/23/2011

TYPICAL TRENCH BACKFILL

FIGURE 180

L:\EDI_DESIGN_DATA\STANDARDS\PWS STANDARD DETAILS.dwg, BR, 3/22/2012 12:20:34 PM, CBAHCIA



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

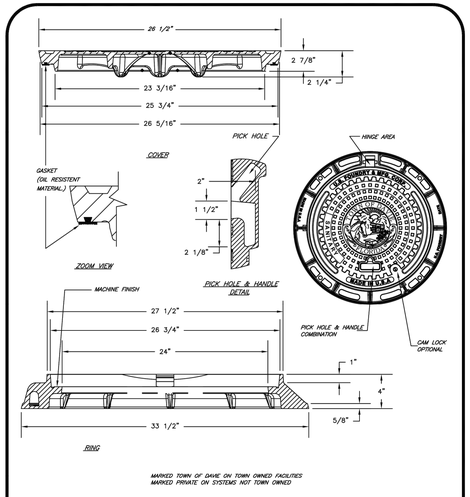
Town of Davie
Standard Details and Specifications

SANITARY CLEANOUT DETAIL

SCALE: N.T.S.

REVISED: MAY 2007

S7



Town of Davie
Standard Details and Specifications

MANHOLE FRAME AND COVER

SCALE: N.T.S.

REVISED: MAY 2007

S1

Plotted: 04/06/20 – 4:41 PM, By: jpardesen
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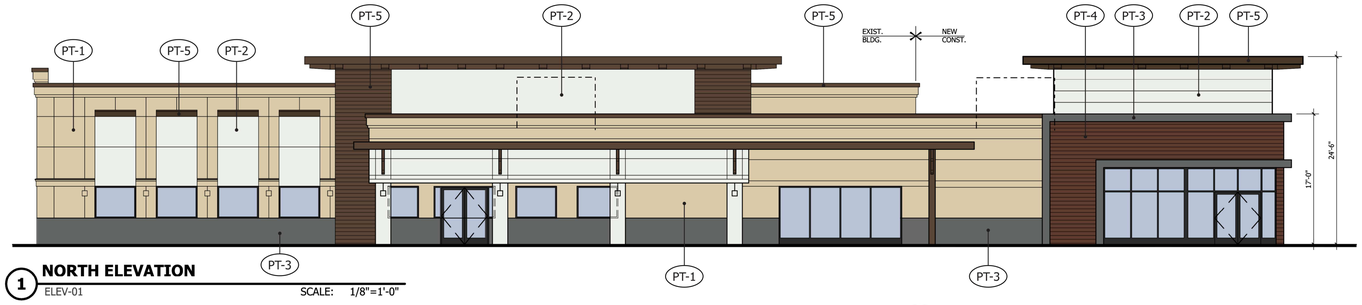
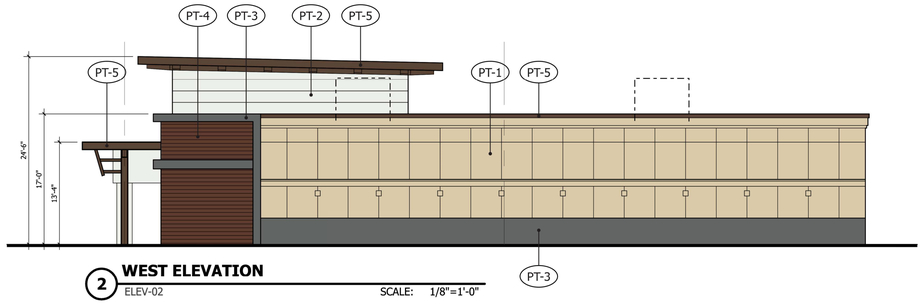
PROJECT No: 2951–99–002

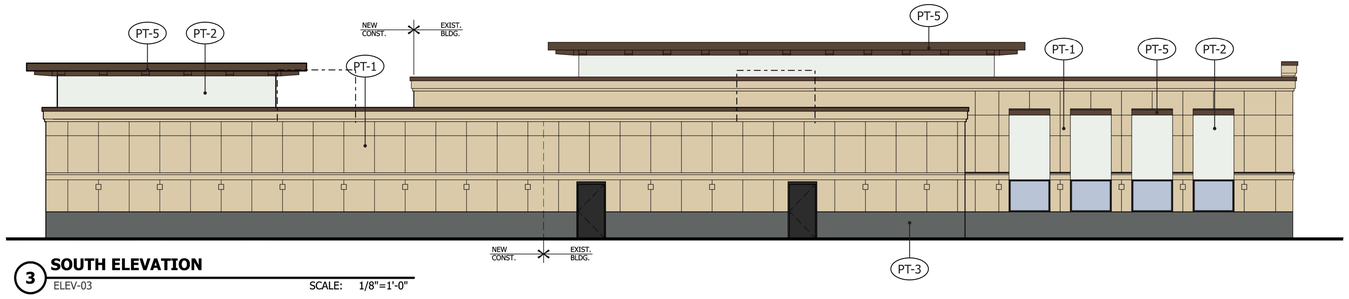
SHEET No: C4.01
Rev. #: 1



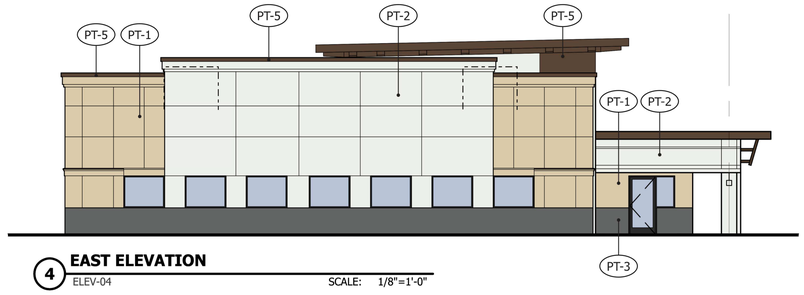
1 NORTH ELEVATION
ELEV-01 SCALE: 1/8"=1'-0"



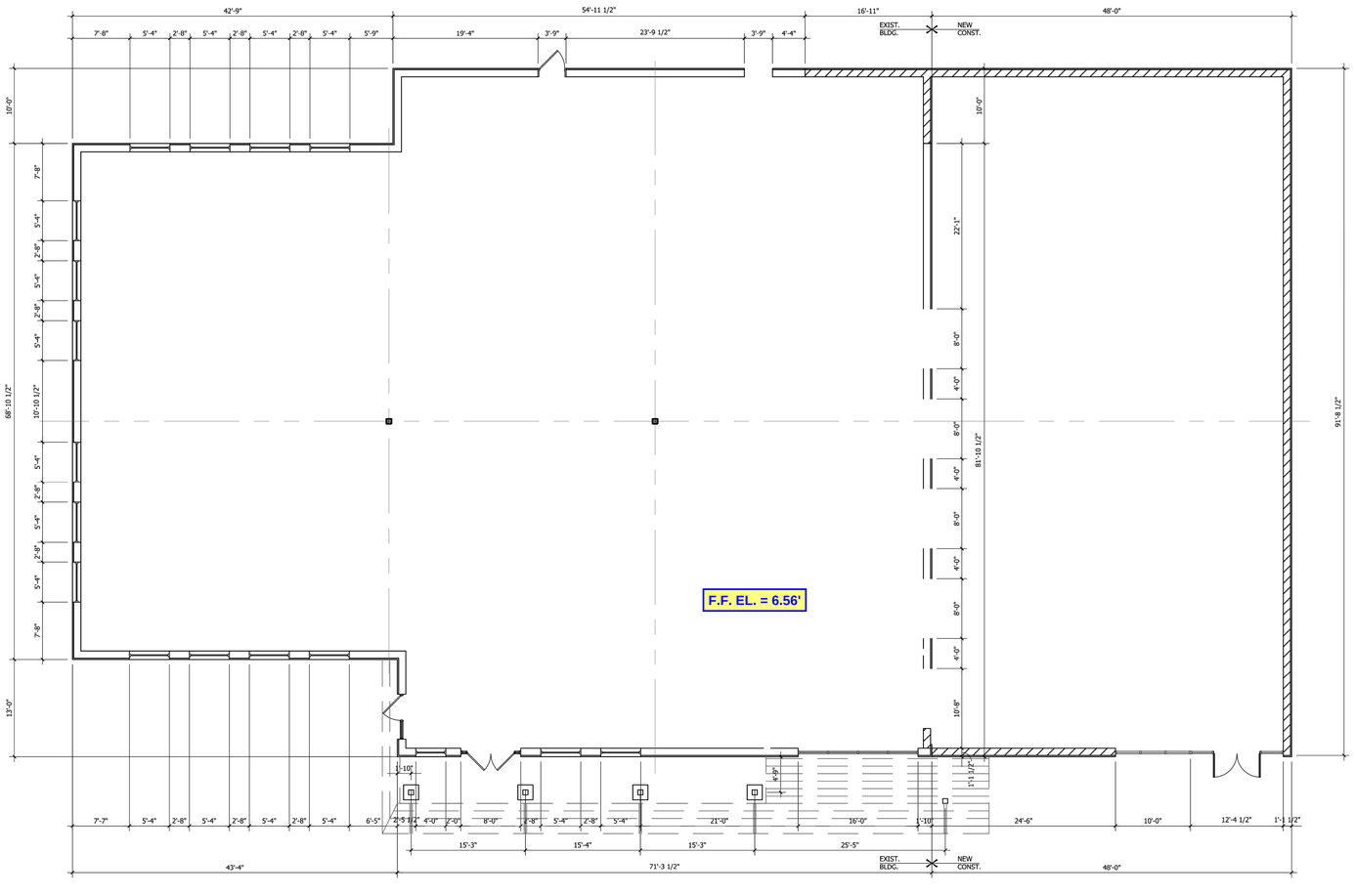
2 WEST ELEVATION
ELEV-02 SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
ELEV-03 SCALE: 1/8"=1'-0"

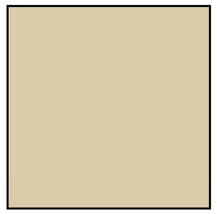


4 EAST ELEVATION
ELEV-04 SCALE: 1/8"=1'-0"

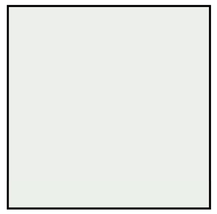


5 FLOOR PLAN
PLN-01-NEW SCALE: 1/8"=1'-0"

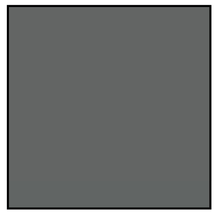
Fin. Flr. Elev. = 6.56'



PT-1: BM #HC-26
MONROE BISQUE



PT-2: BM #872
WHITE CHRISTMAS



PT-3: BM #CSP-60
CITY SHADOW

PT-4: BM #CSP-360
TERRAZZO BROWN

PT-5: BM #2111-10
DEEP TAUPE

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DN: CN=James M Riviello, OU=A01410D000001 6E467D396800002 37E, O=The Martin Architectural Group PC, C=US
Reason: I am the author of this document
Date: 2020.04.02 11:35:42-05'00'

DATE: 04/02/2020
SCALE: 1/8" = 1'-0"
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TOWER SHOPS - 2310 SOUTH UNIIVERSITY DRIVE, DAVIE, FLORIDA

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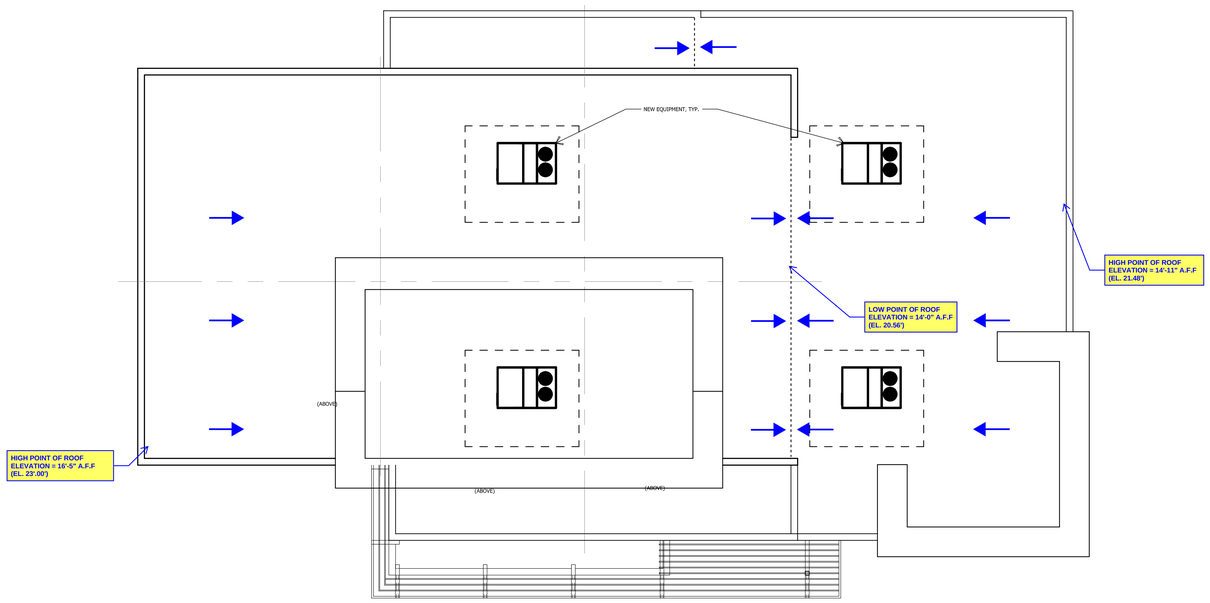
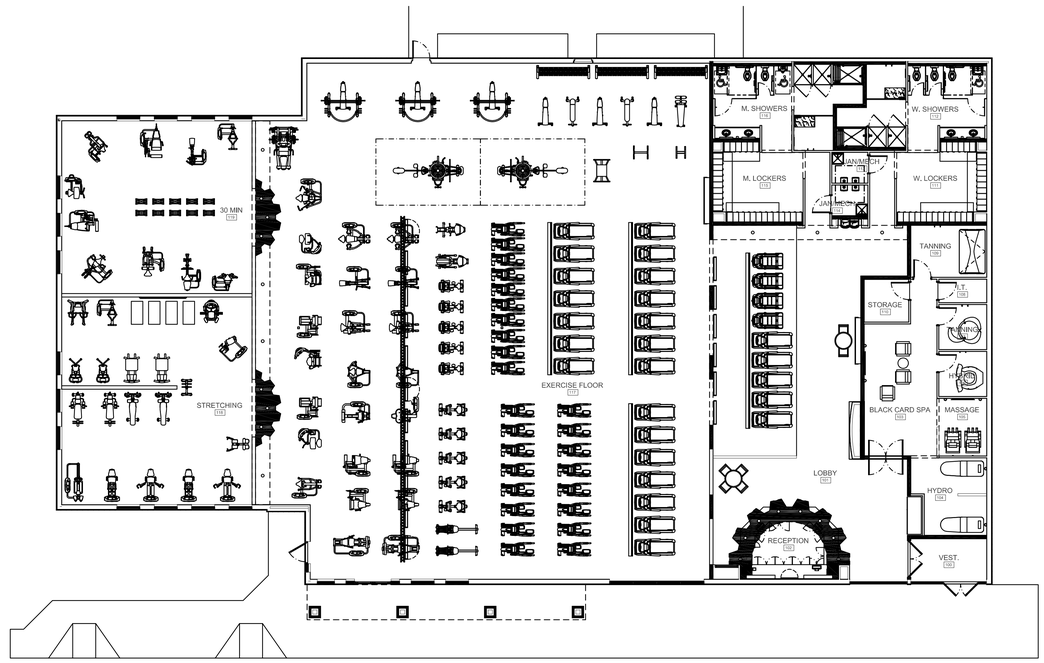


2 ROOF PLAN
PLN-01-NEW ROOF ALT SCALE: 3/32"=1'-0"



1 PRELIMINARY FIXTURE PLAN
PLN-01-NEW ROOF ALT SCALE: 3/32"=1'-0"

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JAMES M. RIVIELLO
AR97342
LICENSED ARCHITECT

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Reason: I am the author of this document
Date: 2020.04.02 11:35:42-05'00'

DATE: 04/02/2020
SCALE: 1/8" = 1'-0"
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TOWER SHOPS - FITNESS CENTER SHELL EXPANSION

TOWER SHOPS - 2310 SOUTH UNIIVERSITY DRIVE, DAVIE, FLORIDA

FEDERAL REALTY INVESTMENT TRUST

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION

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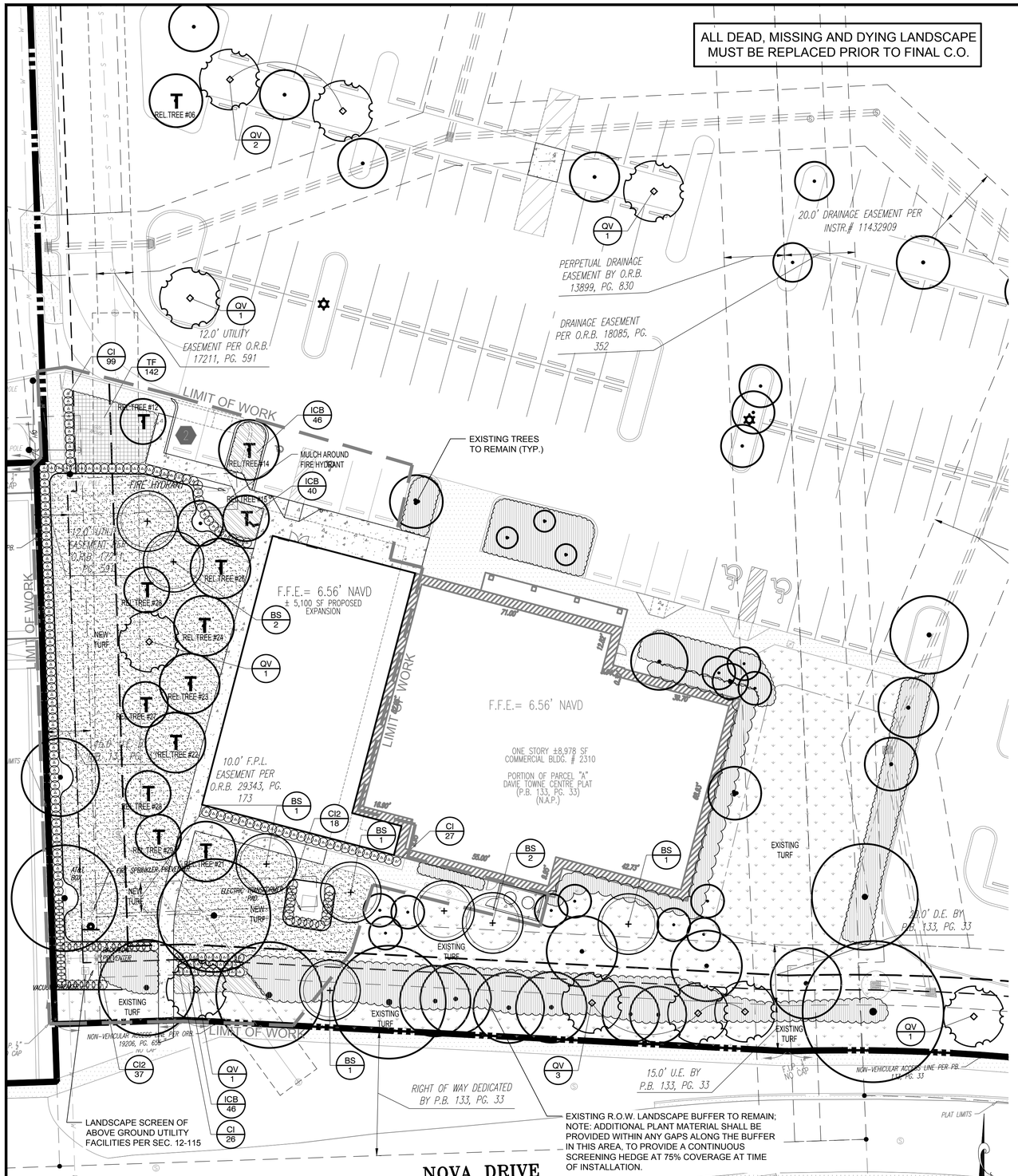
P (954) 428-1618 F (954) 428-4416



CONTRACTOR SHALL FIELD VERIFY AND ADJUST EXISTING IRRIGATION TO PROVIDE AN OPERATIONAL SYSTEM WITH 100% COVERAGE OF ALL LANDSCAPE AREAS.

TREES INDICATED FOR RELOCATION ON SITE SHALL BE TRANSPLANTED TO FINAL LOCATIONS IN ONE MOVEMENT.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
TREES							
BS	Bursera simaruba	Gumbo Limbo	6" caliper minimum	per plan	8	YES	HIGH
QV	Quercus virginiana	Live Oak	6" caliper minimum	per plan	10	YES	HIGH

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS / GROUNDCOVERS							
CI	Chrysobalanus icaco	Cocoplum	3 gal., 28" ht. min., Full	30" o.c.	152	YES	MEDIUM
CI2	Chrysobalanus icaco	Cocoplum	7 gal., 36" ht. min., Full	24" o.c.	55	YES	MEDIUM
ICB	Ilex cornuta 'nana'	Dwarf Burford Holly	3 gal., 18" ht. x 18" sprd.	24" o.c.	132	NO	MEDIUM
TF	Tripsacum floridanum	Florida Gamagrass	3 gal., 24" ht. x 20" sprd.	24" o.c.	142	YES	HIGH
TURF							
	Paspalum notatum Flugge 'Argentine'	Argentine Bahiagrass	Solid Sod	- - -	- - -	- - -	- - -

RELOCATED TREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	DBH	SPREAD
REL.TREE 06	Acer rubrum	Red Maple	4.25	16'
REL.TREE 12	Quercus virginiana	Live Oak	8.25	16'
REL.TREE 14	Quercus virginiana	Live Oak	8	18'
REL.TREE 15	Quercus virginiana	Live Oak	7.5	16'
REL.TREE 21	Bursera simaruba	Gumbo Limbo	7.5	18'
REL.TREE 22	Bursera simaruba	Gumbo Limbo	8.5	20'
REL.TREE 23	Bursera simaruba	Gumbo Limbo	6.75	18'
REL.TREE 24	Bursera simaruba	Gumbo Limbo	8.25	18'
REL.TREE 25	Bursera simaruba	Gumbo Limbo	8	16'
REL.TREE 26	Quercus virginiana	Live Oak	9.25	16'
REL.TREE 27	Quercus virginiana	Live Oak	8.25	15'
REL.TREE 28	Quercus virginiana	Live Oak	7	14'
REL.TREE 29	Quercus virginiana	Live Oak	7.25	14'

LANDSCAPE CALCULATIONS

GROSS SITE AREA (WITHIN LIMITS OF WORK): ±21,525 SF

NATIVE / DROUGHT TOLERANT SPECIES REQUIRED: 50% MINIMUM
NATIVE / DROUGHT TOLERANT SPECIES PROVIDED: 77%

TREES REQUIRED: 6 (1.5 TREES / 5,000 GSF OF SITE AREA)
TREES PROVIDED: 6 EXISTING TO REMAIN
+ 12 EXISTING TO BE RELOCATED ON SITE
+ 6 NEW TREES

SHRUBS REQUIRED: 43 (10 SHRUBS / 5,000 GSF OF SITE AREA)
SHRUBS PROVIDED: 339
GROUND COVERS REQUIRED: 43 (10 SHRUBS / 5,000 GSF OF SITE AREA)
GROUND COVERS PROVIDED: 142

REPLACEMENT TREES
REPLACEMENT INCHES REQUIRED: 108 (SEE SHEET L0,00 FOR CALCULATION)
REPLACEMENT INCHES PROVIDED: 108 (18 NEW TREES @ 6" CALIPER)

INTERIOR PARKING LANDSCAPING
TREES REQUIRED & PROVIDED: 1 TREE / PLANTING ISLAND

LANDSCAPING ADJACENT TO ABUTTING PROPERTIES
PERIMETER BUFFER LANDSCAPING PROVIDED BY TOWN CENTER PLANTINGS SHALL REMAIN.
- 10 FT WIDE LANDSCAPE BUFFER REQUIRED & PROVIDED.
- EXISTING TREES TO REMAIN
- CONTINUOUS HEDGE REQUIRED; NEW HEDGE PROVIDED

LANDSCAPING ADJACENT TO PUBLIC R.O.W.
20 FT WIDE MINIMUM PERIMETER BUFFER LANDSCAPING PROVIDED BY TOWN CENTER PLANTINGS SHALL REMAIN.
- EXISTING TREES TO REMAIN; NEW PROVIDED TO FILL IN GAPS & FOR MITIGATION
- CONTINUOUS HEDGE REQUIRED; NEW HEDGE PROVIDED WHERE NEEDED TO FILL IN GAPS

TOWN OF DAVIE PLANTING NOTES

1. ALL LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.
2. ALL TREE REMOVAL AND RELOCATED TREES WILL REQUIRE A TREE PERMIT AND BONDING FROM THE TOWN OF DAVIE PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL PRINCIPALS OF FLORIDA-FRIENDLY LANDSCAPING AND DESIGN STANDINGS SHALL BE UTILIZED.
4. ALL LANDSCAPING SHALL MEET OR EXCEED TOWN OF DAVIE CODE SPECIFICATION REQUIREMENTS.
5. CALL SUNSHINE ONE CALL SERVICE AT 811 BEFORE YOU DIG.
6. ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL ACCEPTANCE.
7. ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.
8. 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.
9. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE TOWN OF DAVIE APPROVAL.
10. 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.
11. ALL PVC RISERS MUST BE PAINED FLAT BLACK AND IRRIGATION SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS
12. LALL TREES AND PALMS SHALL BE BRACED OR GUYED, AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
13. 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.
14. 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.
15. ALL PLANTS TO BE TOP DRESSED IN 3" DEEP LAYER OF ARSENIC FREE ORGANIC MULCH.
16. 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.
17. ALL ABOVE GROUND ELEMENTS, INCLUDING BUT NOT LIMITED TO A/C UNITS, TRANSFORMERS, AND IRRIGATION PUMPS SHALL BE SCREENED WITH LANDSCAPING TO 36" AT INSTALLATION.
18. ALL SOD TO BE HEALTHY, WEED/PEST FREE (INCLUDING FUNGUS AND DISEASE) ST. AUGUSTINE; LAID SMOOTH WITH TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL AND CONFORM TO CURBS AND PLANTERS.
19. ALL PLANT ROOT BALLS SHALL BE 10% ABOVE GRADE AND THE WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED.
20. 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.
21. 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.
22. 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.
23. REMOVE ALL INVASIVE EXOTIC PLANTS FROM THE SITE.
24. ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.
25. ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MINIMUM OF 18".
26. ALL PLANTING TO BE DONE IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.
27. CALL THE CITY OF TOWN OF DAVIE LANDSCAPE INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION LANDSCAPE MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL GRADING AND PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION AT TIME OF INSTALLATION.
2. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
4. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED **BASED ON A SOIL TEST** PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED OR TRANSPLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PUBLIC PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

SEE DETAIL 'E' ON SHEET L1.01 FOR ADDITIONAL INFORMATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

CYPRESS MULCH SHALL NOT BE USED.

EVERGREEN DESIGN GROUP
(800) 680-6630
2255 Glades Road, Suite 324A
Boca Raton, FL 33431
www.EvergreenDesignGroup.com
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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG

DRAWN BY: KB
DESIGNED BY: KB
CHECKED BY: KB/RM
CHECKED BY: –

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S. UNIVERSITY DR.
DAVIE, FLORIDA 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

STATE OF FLORIDA
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TITLE: LANDSCAPE PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: L1.00
Rev. #:

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PLANTING SPECIFICATIONS

GENERAL

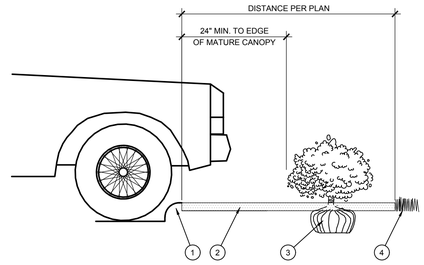
A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY. DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

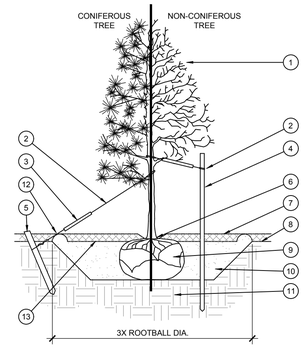
METHODS

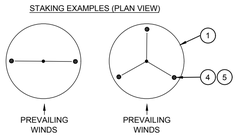
A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST** PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
F. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D — PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



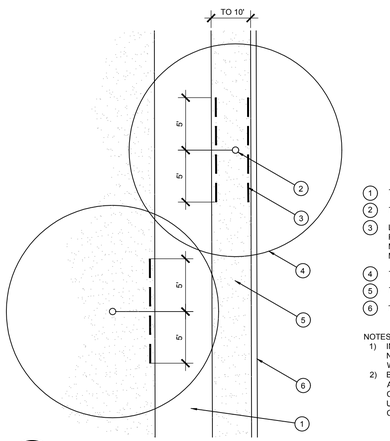


1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EQUALLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A — TREE PLANTING
SCALE: NOT TO SCALE

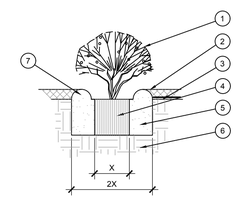
OPEN LANDSCAPE — PARKWAY OR ISLAND



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

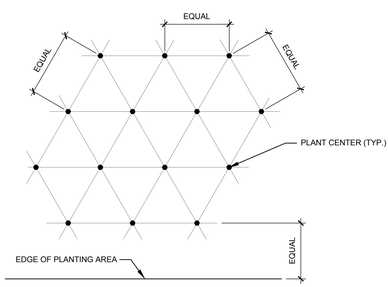
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E — ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B — SHRUB AND PERENNIAL PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

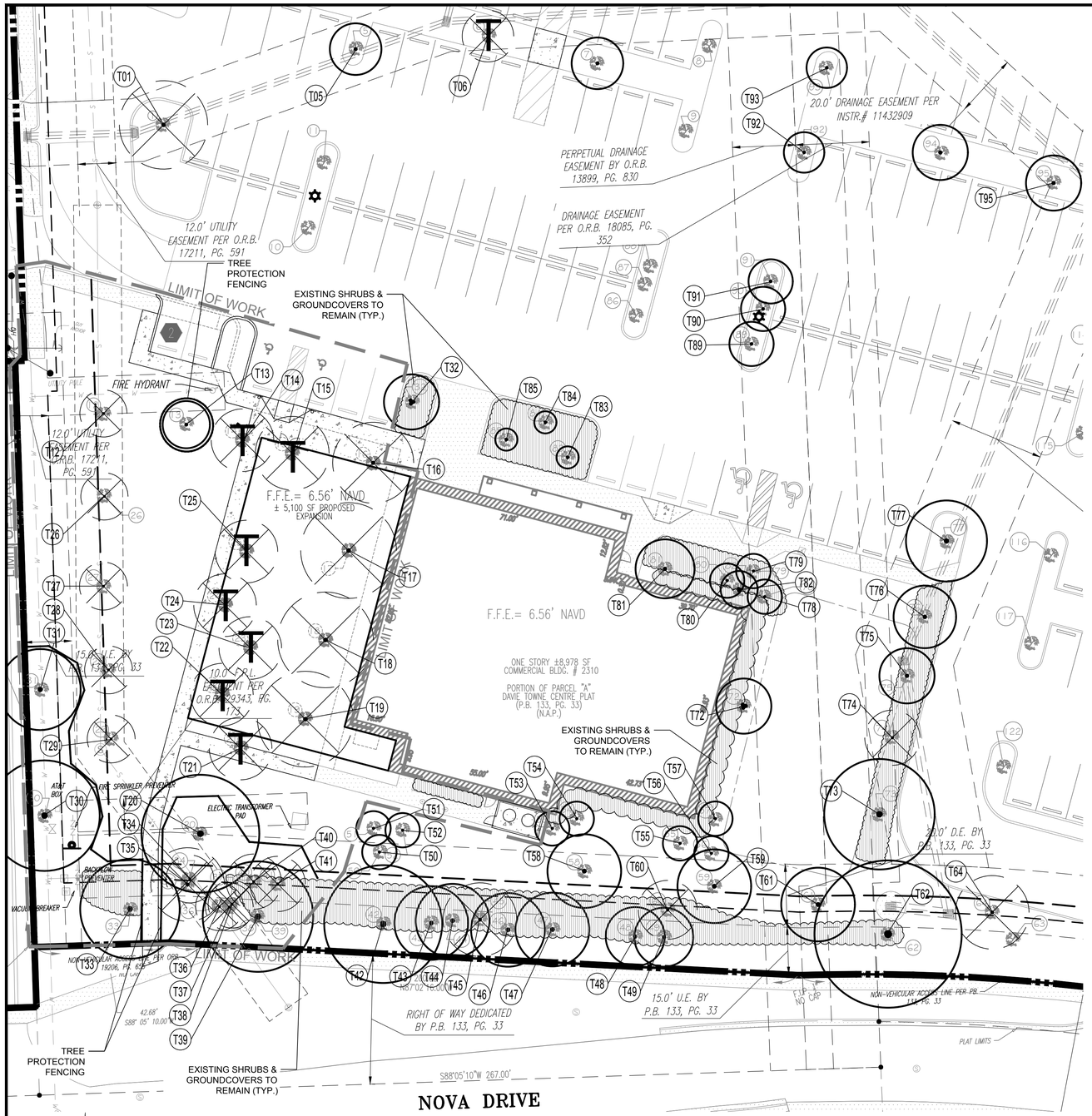
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C — PLANT SPACING
SCALE: NTS



TREE INVENTORY

TREE NO.	BOTANICAL NAME	COMMON NAME	HEIGHT (ft of GW)	DBH (in inches)	CONDITION	DISPOSITION	REASON	REPLACEMENT REQ'D (inches)
1	Cupaniopsis anacardioides	Carrotwood		17		REMOVE	INVASIVE SPECIES	0
5	Conocarpus erectus	Green Buttonwood		5	80	REMAIN-OUTSIDE L.O.W.		0
6	Acer rubrum	Red Maple		4.25	80	RELOCATE ON SITE	In Drainage Easement	0
12	Quercus virginiana	Live Oak		8.25	70	RELOCATE ON SITE	New Sewer Easement	8.25
13	Quercus virginiana	Live Oak		9.5	50	REMAIN		0
14	Quercus virginiana	Live Oak		8	70	RELOCATE ON SITE	New Sidewalk	0
15	Quercus virginiana	Live Oak		7.5	60	RELOCATE ON SITE	New Building	0
16	Conocarpus erectus	Green Buttonwood		15	50	REMOVE	New Building	15
17	Conocarpus erectus	Green Buttonwood		15.25	50	REMOVE	New Building	15.25
18	Conocarpus erectus	Green Buttonwood		19	40	REMOVE	New Building	19
19	Conocarpus erectus	Green Buttonwood		12.75	40	REMOVE	New Building	12.75
20	Quercus virginiana	Live Oak		18.5	60	REMAIN		0
21	Bursera simaruba	Gumbo Limbo		7.5	60	RELOCATE ON SITE	New Sidewalk	0
22	Bursera simaruba	Gumbo Limbo		8.5	60	RELOCATE ON SITE	New Sidewalk	0
23	Bursera simaruba	Gumbo Limbo		6.75	40	RELOCATE ON SITE	New Building	0
24	Bursera simaruba	Gumbo Limbo		8.25	50	RELOCATE ON SITE	New Building	0
25	Bursera simaruba	Gumbo Limbo		8	40	RELOCATE ON SITE	New Building	0
26	Quercus virginiana	Live Oak		9.25	70	RELOCATE ON SITE	New Sewer Easement	0
27	Quercus virginiana	Live Oak		8.25	50	RELOCATE ON SITE	New Sewer Easement	0
28	Quercus virginiana	Live Oak		7	60	RELOCATE ON SITE	New Sewer Easement	0
29	Quercus virginiana	Live Oak		7.25	70	RELOCATE ON SITE	New Sewer Easement	0
30	Eucalyptus grandis	Eucalyptus		17.25	50	REMAIN		0
31	Eucalyptus grandis	Eucalyptus		11.25	50	REMAIN		0
32	Archontophoenix alexandrae	Alexander Palm (Trp)	19-25		70	REMAIN-OUTSIDE L.O.W.		0
33	Quercus virginiana	Live Oak		16	50	REMAIN		0
34	Bursera simaruba	Gumbo Limbo		4.75	10	REMOVE	New Sewer Easement	4.75
35	Eucalyptus grandis	Eucalyptus		11.25	60	REMOVE	New Sewer Easement	11.25
36	Bursera simaruba	Gumbo Limbo		8	30	REMOVE	New Sewer Easement	8
37	Bursera simaruba	Gumbo Limbo		6	30	REMOVE	New Sewer Easement	6
38	Bursera simaruba	Gumbo Limbo		4.25	20	REMOVE	New Sewer Easement	4.25
39	Quercus virginiana	Live Oak		16	60	REMAIN-OUTSIDE L.O.W.		0
40	Schinus terebinthifolia	Brazilian Pepper				REMOVE	INVASIVE SPECIES	0
41	Cupaniopsis anacardioides	Carrotwood		4		REMOVE	INVASIVE SPECIES	0
42	Quercus virginiana	Live Oak		23.25	70	REMAIN-OUTSIDE L.O.W.		0
43	Bursera simaruba	Gumbo Limbo		9	30	REMAIN-OUTSIDE L.O.W.		0
44	Bursera simaruba	Gumbo Limbo		7	30	REMAIN-OUTSIDE L.O.W.		0
45	Cupaniopsis anacardioides	Carrotwood				REMOVE	INVASIVE SPECIES	0
46	Quercus virginiana	Live Oak		19.5	70	REMAIN-OUTSIDE L.O.W.		0
47	Bursera simaruba	Gumbo Limbo		4.75	40	REMAIN-OUTSIDE L.O.W.		0
48	Quercus virginiana	Live Oak		11.75	60	REMAIN-OUTSIDE L.O.W.		0
49	Bursera simaruba	Gumbo Limbo		8.75	60	REMAIN-OUTSIDE L.O.W.		0
50	Sabal palmetto	Cabbage Palm	21		70	REMAIN-OUTSIDE L.O.W.		0
51	Sabal palmetto	Cabbage Palm	20		70	REMAIN-OUTSIDE L.O.W.		0
52	Sabal palmetto	Cabbage Palm	17		70	REMAIN-OUTSIDE L.O.W.		0
53	Sabal palmetto	Cabbage Palm	17		70	REMAIN-OUTSIDE L.O.W.		0
54	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
55	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
56	Sabal palmetto	Cabbage Palm	14		70	REMAIN-OUTSIDE L.O.W.		0
57	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
58	Quercus virginiana	Live Oak		12.5	60	REMAIN-OUTSIDE L.O.W.		0
59	Quercus virginiana	Live Oak		11.5	50	REMAIN-OUTSIDE L.O.W.		0
60	Schinus terebinthifolia	Brazilian Pepper				REMOVE	INVASIVE SPECIES	0
61	Quercus virginiana	Live Oak		6.75	30	REMAIN-OUTSIDE L.O.W.		0
62	Quercus virginiana	Live Oak		28.5	70	REMAIN-OUTSIDE L.O.W.		0
64	Bauhinia blakeana	Hong Kong Orchid				REMOVE	INVASIVE SPECIES	0
72	Archontophoenix alexandrae	Alexander Palm (Trp)	25		70	REMAIN-OUTSIDE L.O.W.		0
73	Conocarpus erectus	Green Buttonwood		17	10	REMAIN-OUTSIDE L.O.W.		0
74	Acer rubrum	Red Maple		3.5	10	REMOVE	In Drainage Easement	3.5
75	Conocarpus erectus	Green Buttonwood		8.5	50	REMAIN-OUTSIDE L.O.W.		0
76	Conocarpus erectus	Green Buttonwood		14	50	REMAIN-OUTSIDE L.O.W.		0
77	Quercus virginiana	Live Oak		12.5		REMAIN-OUTSIDE L.O.W.		0
78	Sabal palmetto	Cabbage Palm	20		70	REMAIN-OUTSIDE L.O.W.		0
79	Sabal palmetto	Cabbage Palm	12		70	REMAIN-OUTSIDE L.O.W.		0
80	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
81	Archontophoenix alexandrae	Alexander Palm (Trp)	19		70	REMAIN-OUTSIDE L.O.W.		0
82	Yucca elephantipes	Yucca				REMAIN-OUTSIDE L.O.W.	NOT A TREE	0
83	Phoenix roebelenii (3)	Pygmy Date Palm		4	60	REMAIN-OUTSIDE L.O.W.		0
84	Phoenix roebelenii (3)	Pygmy Date Palm		4	40	REMAIN-OUTSIDE L.O.W.		0
85	Phoenix roebelenii (3)	Pygmy Date Palm		5	70	REMAIN-OUTSIDE L.O.W.		0
89	Conocarpus erectus sericeus	Silver Buttonwood		6	40	REMAIN-OUTSIDE L.O.W.		0
90	Conocarpus erectus sericeus	Silver Buttonwood		4.25	20	REMAIN-OUTSIDE L.O.W.		0
91	Conocarpus erectus sericeus	Silver Buttonwood		4	20	REMAIN-OUTSIDE L.O.W.		0
92	Bulnesia arborea	Verawood		4.5	70	REMAIN-OUTSIDE L.O.W.		0
93	Bulnesia arborea	Verawood		2.5	70	REMAIN-OUTSIDE L.O.W.		0
95	Bursera simaruba	Gumbo Limbo		8.25	70	REMAIN-OUTSIDE L.O.W.		0
							TOTAL REPLACEMENT INCHES:	108

LEGEND

- Txx — INDICATES TREE OR PALM NUMBER
- EXISTING TREES OR PALMS TO BE PROTECTED IN PLACE
- TREE PROTECTION FENCE
- TREE OR PALM TO BE TRANSPLANTED
- Txx — INDICATES TREE OR PALM NUMBER
- EXISTING TREES OR PALMS TO BE REMOVED

TREE RELOCATION GUIDELINES

1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.

NOTE: A TREE REMOVAL PERMIT MUST BE APPLIED FOR AND OBTAINED FROM TOWN OF DAVIE PRIOR TO REMOVING ANY EXISTING TREES ON SITE. REMOVING EXISTING TREES WITHOUT A VALID PERMIT SHALL BE A VIOLATION OF TOWN OF DAVIE TREE PROTECTION CODE.

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(800) 680-6630
2255 Glades Road, Suite 324A
Boca Raton, FL 33431
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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG

DRAWN BY: KGB
DESIGNED BY: KGB
CHECKED BY: KGB/RM
CHECKED BY: –

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S. UNIVERSITY DR.
DAVIE, FLORIDA 33324
SECTION 16, TOWNSHIP 50 S., RANGE 41 E

REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
DATE:

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TITLE: TREE DISPOSITION PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951–99–002

SHEET No: L0.00
Rev. #:

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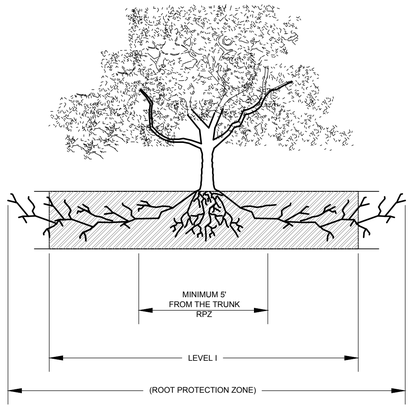
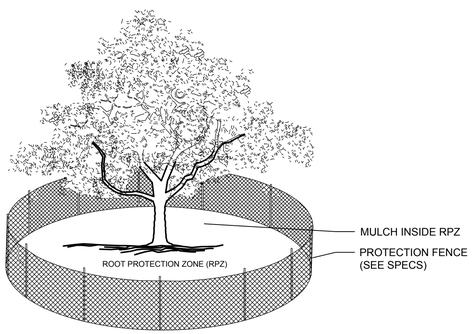
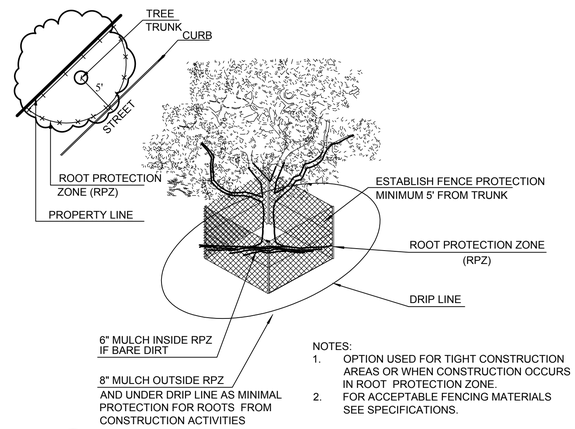


A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

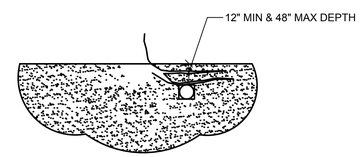


NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

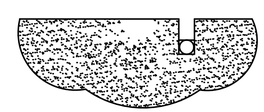
C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

NOTE: TREE PROTECTION FOR ANY PROPOSED PRESERVED OR RELOCATED TREES MUST BE PROVIDED, INCLUDING BUT NOT LIMITED TO TREE PROTECTION BARRICADES, WHICH MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT THE PROJECT.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE TOWN, PRIOR TO COMMENCEMENT OF TREE TRIMMING. ALL TREE TRIMMING MUST BE DONE BY AN ARBORIST IN ACCORDANCE TO THE TOWN OF DAVIE TREE PRESERVATION ORDINANCE.

TREE PROTECTION SPECIFICATIONS

MATERIALS
1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE,
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS
1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALLREQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

(a) Prior to the land clearing stage of development, the contractor shall clearly mark all protected trees for which a tree removal permit has not been issued and shall erect barriers for the protection of the trees according to the following:
   (1) Around an area at or greater than a six-foot radius of all species of mangroves and protected cabbage palms;
   (2) Around an area at or greater than the full dripline of all protected native pines;
   (3) Around an area at or greater than two-thirds of the dripline of all other protected species.
(b) No person shall attach any sign, notice or other object to any protected tree or fasten any wires, cables, nails or screws to any protected tree in any manner that could prove harmful to the protected tree, except as necessary in conjunction with activities in the public interest.
(c) During the construction stage of development, the contractor shall not cause or permit the cleaning of equipment or material within the outside perimeter of the crown (dripline) or on the nearby ground of any tree or group of trees which is to be preserved. Within the outside perimeter of the crown (dripline) of any tree or on nearby ground, the contractor shall not cause or permit storage of building material and/or equipment, or disposal of waste material such as paints, oil, solvents, asphalt, concrete, mortar or any other material harmful to the life of the tree.
(d) No person shall permit any unnecessary fire or burning within 30 feet of the dripline of a protected tree.
(e) Any landscaping activities within the barrier area shall be accomplished with hand labor.
(f) Prior to the county administrator issuing a certificate of occupancy or compliance for any development, building or structure, all trees designated to be preserved that were destroyed during construction shall be replaced by the contractor with trees of equivalent diameter at breast height tree caliper and of the same species as specified by the county administrator, before occupancy or use, unless approval for their removal has been granted under permit.
(g) The county administrator may conduct periodic inspections of the site during land clearance and construction.
(h) If, in the opinion of the county administrator, development activities will so severely stress slash pines or any other protected tree such that they are made susceptible to insect attack, preventative spraying of these trees by the contractor may be required.

NOTE: A TREE REMOVAL PERMIT MUST BE APPLIED FOR AND OBTAINED FROM TOWN OF DAVIE PRIOR TO REMOVING ANY EXISTING TREES ON SITE. REMOVING EXISTING TREES WITHOUT A VALID PERMIT SHALL BE A VIOLATION OF TOWN OF DAVIE TREE PROTECTION CODE.

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REV.	DATE	COMMENTS	BY
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG

DRAWN BY: KB
DESIGNED BY: KB
CHECKED BY: KB/FKM
CHECKED BY: –

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S. UNIVERSITY DR.
DAVIE, FLORIDA 33324
SECTION 16, TOWNSHIP 50 S., RANGE 41 E

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TITLE: TREE PROTECTION NOTES & DETAILS

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002
SHEET No: L0.01
Rev. #:

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1 PHOTOMETRIC SITE PLAN

1" = 20'-0"

NORTH

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Fixture Lumens	LLF	Description	Lum. Watts
	6	SA-EXISTING	BACK-BACK	36,176	0.800	CREE ARE-EHO-4M-xx-12-E-UL-xx-700-50K or BXAKx412E-UD9 (700mA)	67.75
	7	SB-NEW	SINGLE	4,240	0.800	HUBBELL LNC2-18L-4K-070-2, 4000K Nominal	43.22

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST SURROUNDING AREA	Illuminance	Fc	3.89	7.1	0.0	N.A.	N.A.
OVERALL AREA	Illuminance	Fc	2.76	5.8	0.0	N.A.	N.A.
WALKWAYS	Illuminance	Fc	2.27	6.1	0.0	N.A.	N.A.

PERMIT SET	04/03/2020

GENERAL DISCLAIMER:
ANY DESIGN CHANGES, TO THE SYSTEM COVERED BY THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER WHO PREPARED THESE PLANS, WILL NULL AND VOID THESE PLANS AND THE REVISED INSTALLATION. IN ADDITION, ALL EXPENSES ASSOCIATED WITH RETURNING THE SYSTEM TO ITS ORIGINAL DESIGN WILL BE THE RESPONSIBILITY OF THE COMPANY WHICH APPROVED THESE CHANGES. FINAL BID TO INCLUDE PERMIT COMMENTS.

FORMICA & ASSOCIATES Inc.
Consulting Engineers
980 N. Federal Highway
Suite 110
Boca Raton, FL 33432
TEL: (561) 368-3611
License No. CA 8818
www.formicaengineering.com

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION
240 NORTH 22ND STREET PHILADELPHIA, PA. 19103
P (215) 665-1080 F (215) 561-5064

P.A.:	
P.M.:	
DRAWN BY:	JVS
PROJECT NO.:	220005

NO.	REVISION	DATE

PHOTOMETRIC SITE PLAN

TOWER SHOPS BUILDING #67 RENOVATION / EXPANSION
1904 S. UNIVERSITY DR.
DAVIE, FL 33324

FEDERAL REALTY INVESTMENT TRUST

SCALE: AS NOTED
DATE: 04/03/2020

E4.02

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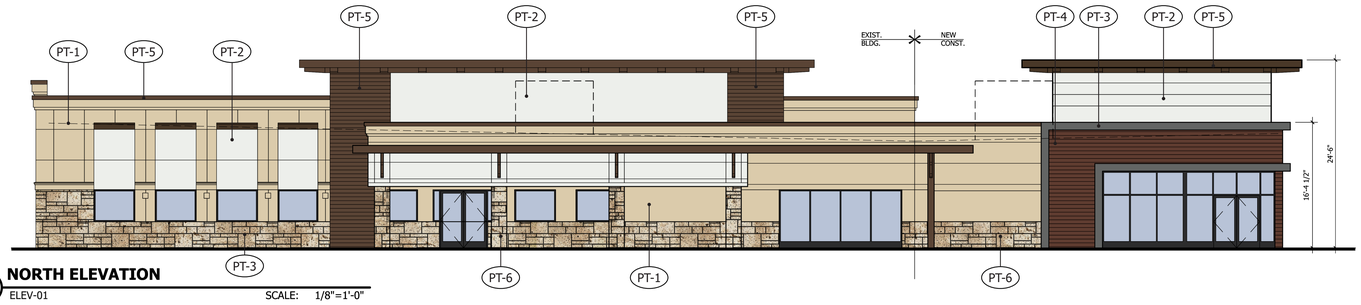
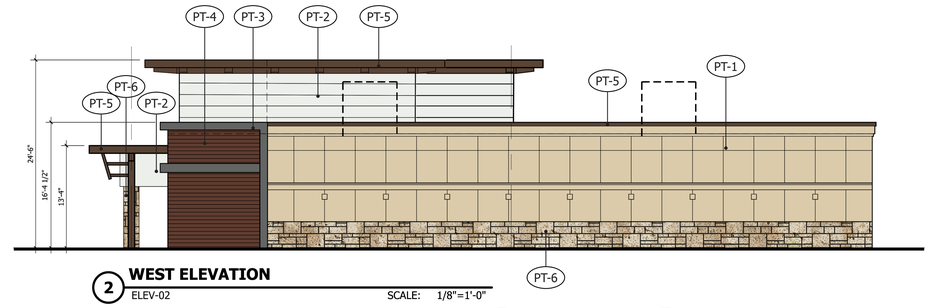
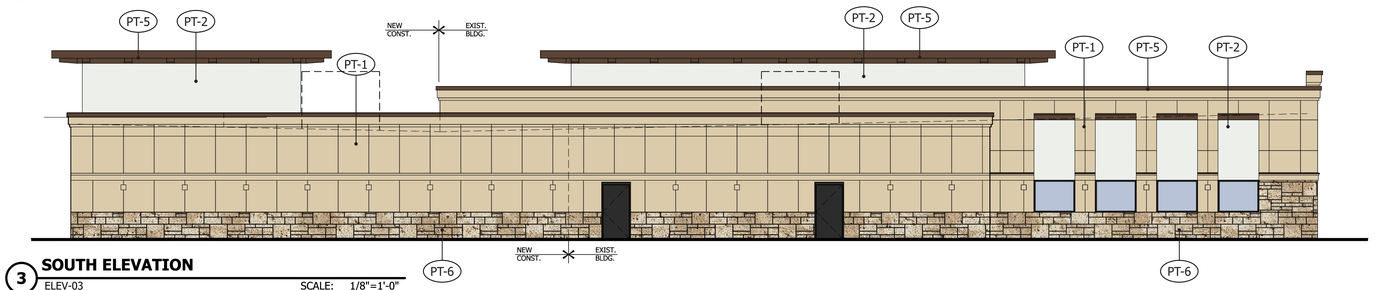
Printed: Tuesday February 11, 2020 - 3:51pm



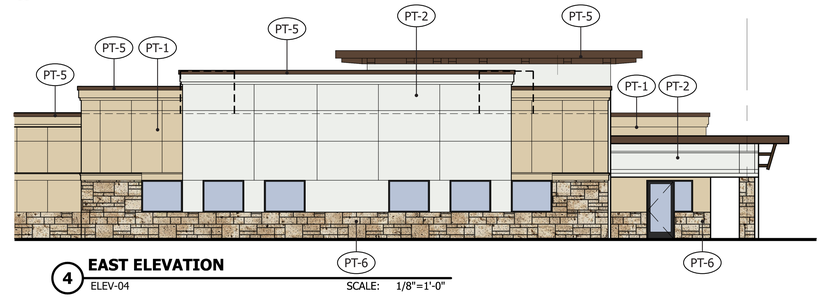
1 **NORTH ELEVATION**
ELEV-01 SCALE: 1/8"=1'-0"



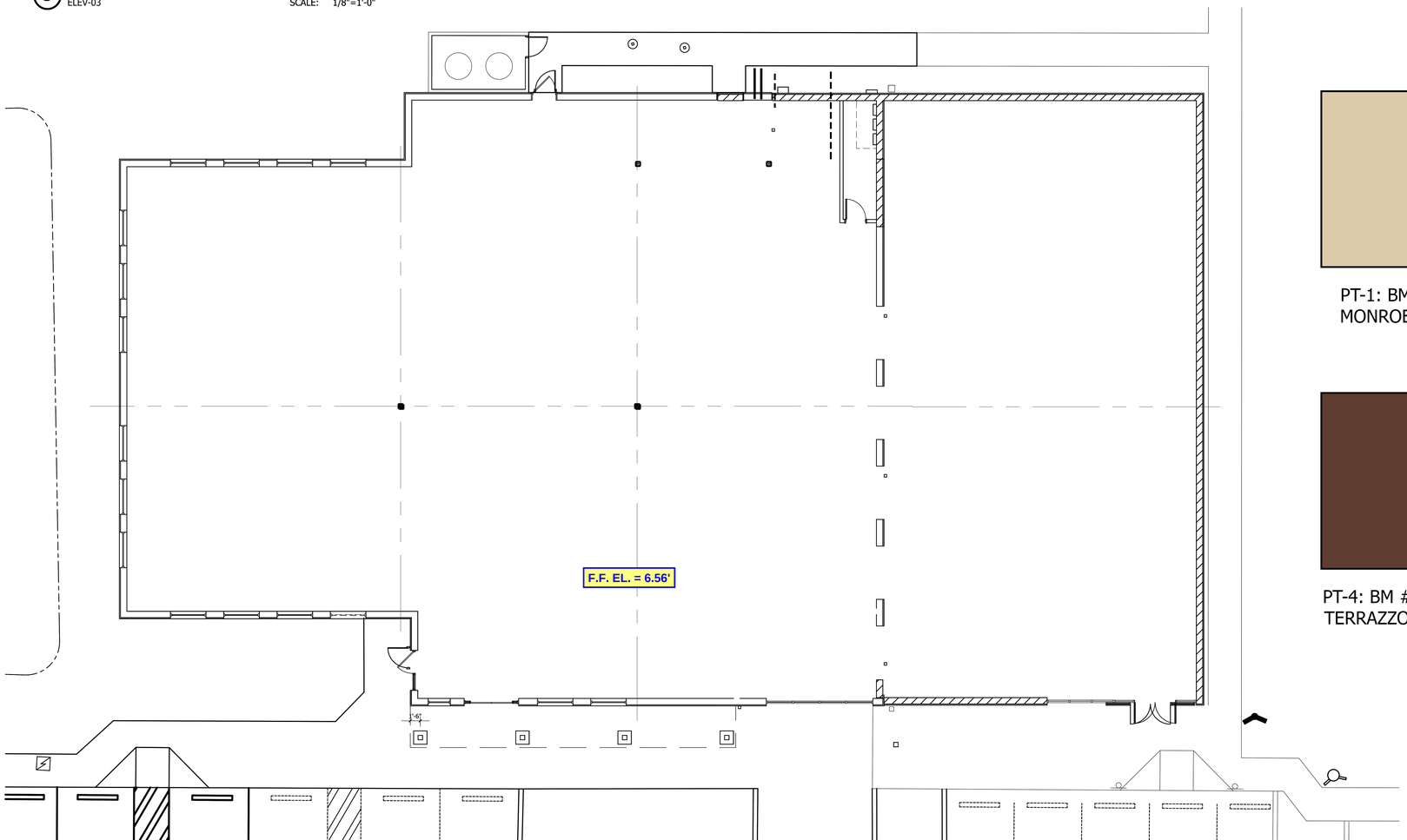
2 **WEST ELEVATION**
ELEV-02 SCALE: 1/8"=1'-0"



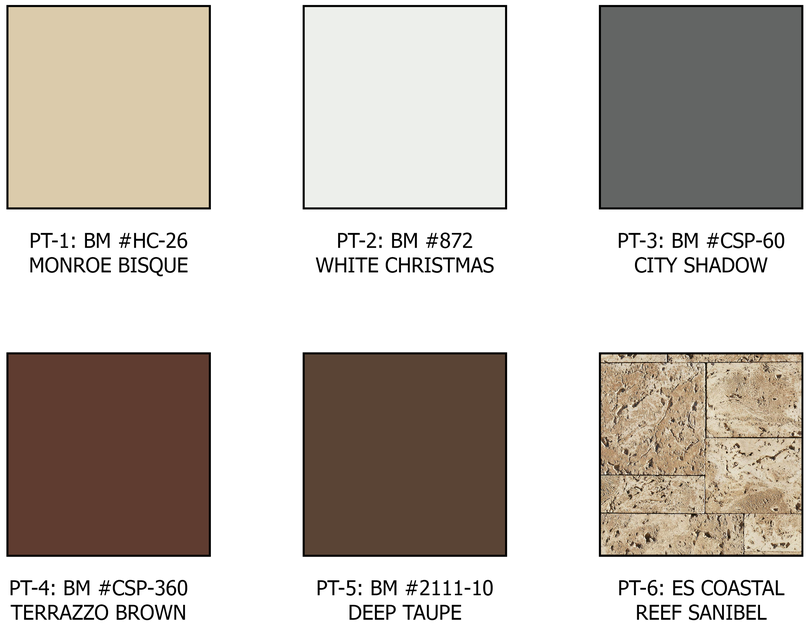
3 **SOUTH ELEVATION**
ELEV-03 SCALE: 1/8"=1'-0"



4 **EAST ELEVATION**
ELEV-04 SCALE: 1/8"=1'-0"



5 **FLOOR PLAN**
PLN-01-NEW SCALE: 1/8"=1'-0"



STATE OF FLORIDA
JAMES M. RIVIELLO
AR97342
REGISTERED ARCHITECT

Digitally signed by James M Riviello
DN: CN=James M Riviello, OU=A01410D000000166E7D3968000002376, O=The Martin Architectural Group P.C., C=US
Reason: I am the author of this document
Date: 2020.06.05 11:35:42-05'00'

DATE: 06/05/2020
SCALE: 1/8" = 1'-0"

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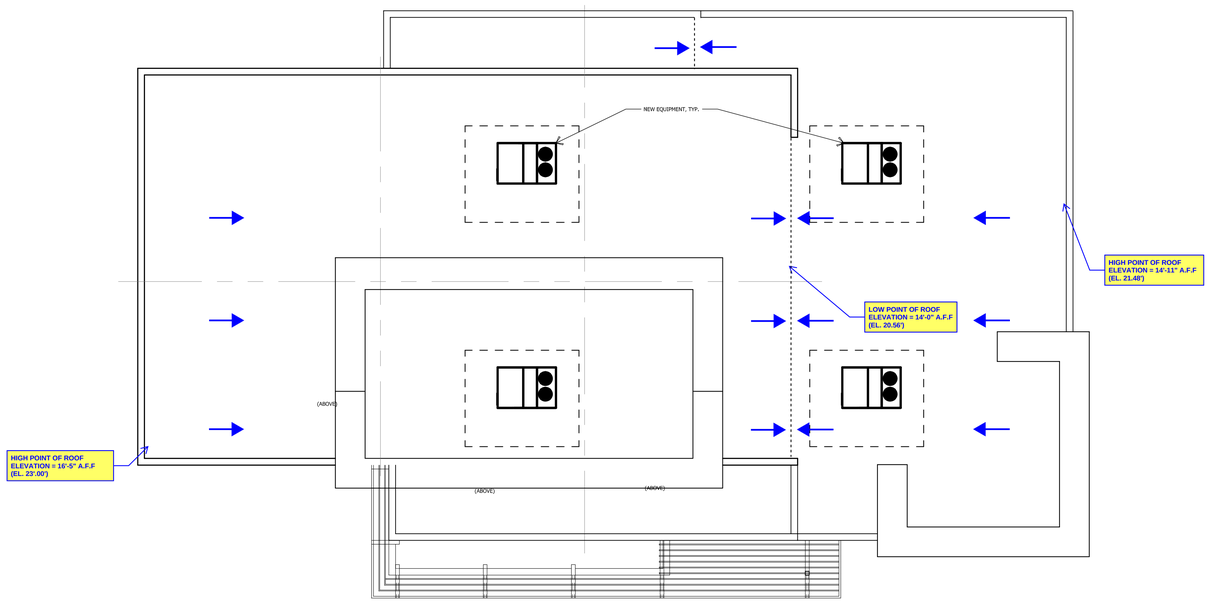
TOWER SHOPS - FITNESS CENTER SHELL EXPANSION

TOWER SHOPS - 2310 SOUTH UNIIVERSITY DRIVE, DAVIE, FLORIDA

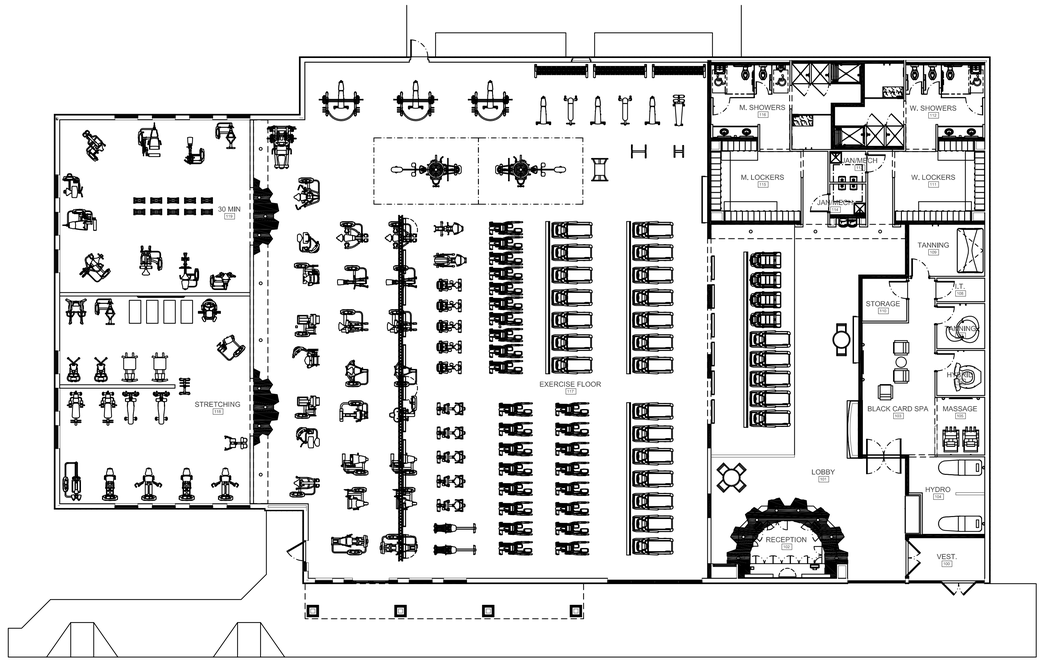
FEDERAL REALTY INVESTMENT TRUST

THE MARTIN ARCHITECTURAL GROUP, P.C.
ARCHITECTS AND LAND PLANNERS
A PROFESSIONAL CORPORATION

6810 LYONS TECHNOLOGY CIRCLE COCONUT CREEK, FLORIDA, 33073
P (954) 428-1618 F (954) 428-4416



2 ROOF PLAN
PLN-01-NEW ROOF ALT SCALE: 3/32"=1'-0"



1 PRELIMINARY FIXTURE PLAN
PLN-01-NEW ROOF ALT SCALE: 3/32"=1'-0"

STATE OF FLORIDA
JAMES M. RIVIELLO
AR97342
LICENSED ARCHITECT

Digitally signed by James M Riviello
DN: C=n=James M Riviello,
OU=A01410D000001bE467D396800002376,
O=The Martin Architectural Group PC, C=US
Reason: I am the author of this document
Date: 2020.06.05 11:35:42-05'00'

DATE: 06/05/2020
SCALE: 1/8" = 1'-0"
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TOWER SHOPS - FITNESS CENTER SHELL EXPANSION

TOWER SHOPS - 2310 SOUTH UNIIVERSITY DRIVE, DAVIE, FLORIDA

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THE MARTIN ARCHITECTURAL GROUP, P.C.
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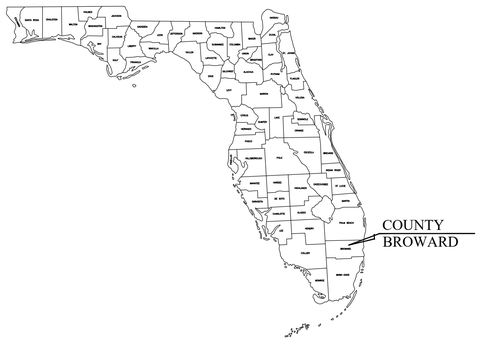
6810 LYONS TECHNOLOGY CIRCLE COCONUT CREEK, FLORIDA, 33073
P (954) 428-1618 F (954) 428-4416

SITE PLAN APPLICATION
FOR
TOWER SHOPS - FITNESS CENTER

2310 S UNIVERSITY DR.
DAVIE, FLORIDA 33324
FOLIO NUMBER: 5041-16-28-0010



PREPARED FOR:
FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
JANUARY 2020

PROJECT LOCATION

VICINITY MAP
SCALE: AS NOTED
SECTION 16, TOWNSHIP 50S, RANGE 41E

GRAPHIC SCALE
0 150 300 600
(IN FEET)

PROJECT CONTACTS:

ARCHITECT:
BDG ARCHITECTS, LLP
2100 1ST AVE. N, SUITE 100
BIRMINGHAM, AL 35203
(205) 252-8222
CONTACT: MICHAEL FOSTER

ENGINEER OF RECORD:
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5TH AVE, SUITE B2
DELRAY BEACH, FL 33483
(561) 921-8570
CONTACT: MICHAEL D. MILES, P.E.

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP, INC.
2255 GLADES ROAD, SUITE 324A
BOCA RATON, FL 33431
(800) 680-6630
CONTACT: KENN BATES

SURVEYOR:
JOHN IBARRA & ASSOCIATES, INC.
777 NW 72ND AVE, SUITE 3025
MIAMI, FL 33126
(305) 262-0400
CONTACT: DAWN J. WHITE

KEITH & ASSOCIATES, INC.
301 E ATLANTIC BLVD.
POMPANO BEACH, FL 33060
(954) 788-3400
CONTACT: LEE POWERS

OWNER/DEVELOPER:
FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
1626 E JEFFERSON ST.
ROCKVILLE, MD 20852
(301) 998-8393
CONTACT: CHRISTINE MCGUIRL

ARBORIST:
SUTTON CONSULTING ARBORIST, INC
P.O. BOX 541237
LAKE WORTH, FL 33454
(561) 493-3310
CONTACT: JOHN SUTTON

LAND USE ATTORNEY:
DUNAY, MISKEL, & BACKMAN, LLP
14 SE 4TH ST, SUITE 36
BOCA RATON, FL 33432
(561) 405-3323
CONTACT: CHRISTINA BILENKI

AGENCY CONTACTS:

PLANNING AND ZONING:
TOWN OF DAVIE PLANNING AND ZONING
6591 ORANGE DR
DAVIE, FL 33314
(954) 797-1103
CONTACT: DAVID QUIGLEY

ENGINEERING SERVICES:
TOWN OF DAVIE ENGINEERING DEPARTMENT
26591 ORANGE DR
DAVIE, FL 33314
(954) 797-1082
CONTACT: JONATHAN VOGT

FIRE RESCUE:
TOWN OF DAVIE FIRE RESCUE DEPARTMENT
6901 ORANGE DR
DAVIE, FL 33314
(954) 797-1208
CONTACT: ROBERT TAYLOR

UTILITIES:
TOWN OF DAVIE UTILITIES OPERATIONS
7351 SW 30TH ST
DAVIE, FL 33314
(954) 327-3752
CONTACT: RENUKA MOHAMMED

LEGAL DESCRIPTION:

A PORTION OF PARCEL "A" OF DAVIE TOWNE CENTRE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROJECT STATEMENT:

FR FLORIDA INC. D/B/A FRIT FLORIDA INC. ("OWNER") IS THE OWNER OF THE PROPERTY LOCATED AT 2310 S UNIVERSITY DRIVE, WHICH IS THE LOCATED AT THE SOUTHERN END OF THE TOWER SHOPS SHOPPING CENTER ("TOWER SHOPS") AND ADJACENT TO SW 24TH STREET ("PROPERTY"). TOWER SHOPS IS GENERALLY LOCATED ON THE EAST SIDE OF UNIVERSITY DRIVE BETWEEN NOVA DRIVE AND INTERSTATE-595 ("PROPERTY") WITHIN THE TOWN OF DAVIE ("TOWN"), BROWARD COUNTY, FLORIDA. THERE IS AN EXISTING +/- 8,978 SQUARE FOOT BUILDING LOCATED ON THE PROPERTY THAT WAS PREVIOUSLY UTILIZED FOR THE "HOMETOWN BUFFET" RESTAURANT. THE BUILDING HAS BEEN VACANT FOR SEVERAL YEARS. OWNER IS PROPOSING TO EXPAND THE BUILDING BY 5,100 SQUARE FEET AND RENOVATE THIS EXISTING TENANT SPACE TO PROVIDE FOR A FITNESS CENTER ("PROJECT"). AS PART OF THE PROJECT, OWNER IS PROPOSING TO RELOCATE THE ACCESSIBLE PARKING SPACES IN ORDER TO BE LOCATED CLOSER TO THE PROPOSED NEW BUILDING ENTRANCE AND ADD TWO (2) ADDITIONAL SPACES TOWARDS THE WESTERN END OF THE BUILDING TO OFF-SET THE LOSS OF TWO PARKING SPACES IN THE PARKING LOT. THE PROJECT IS NOT PROPOSING TO OTHERWISE MODIFY THE PARKING LOT, DRIVE AISLES, OR LIGHTING WITHIN THE SHOPPING CENTER. IN ORDER TO ALLOW FOR THE PROPOSED PROJECT, OWNER IS RESPECTFULLY REQUESTING A MODIFICATION TO THE APPROVED SITE PLAN FOR TOWER SHOPS. THE PROPOSED PROJECT IS COMPATIBLE WITH THE DEVELOPMENT IN THE ADJACENT AREAS AND HELPS SATISFY A COMMUNITY NEED. THE PROJECT WILL ADD TO THE EXISTING SHOPPING CENTER BY PROVIDING FOR A VIBRANT NEW FITNESS USE IN THIS VACANT BUILDING AND ENHANCE THE MIX OF USES WITHIN THE TOWER SHOPS. IT WILL ALSO HELP EXPAND THE ECONOMIC BASE OF THE TOWN BY ADDING TO THE COMMERCIAL SECTOR OF ITS ECONOMY, CREATING BOTH TEMPORARY JOBS DURING THE CONSTRUCTION PHASE AND LONG TERM JOBS WITH THE ADDED EMPLOYERS THAT WILL COME TO THE SHOPPING CENTER AS A RESULT OF THIS PROJECT. FURTHER, THE PROJECT IS ACCESSIBLE TO RESIDENTS OF THE TOWN AND PROVIDES EASY ACCESS FROM OTHER AREAS THROUGHOUT BROWARD COUNTY BECAUSE OF ITS PROXIMITY TO I-595 AND THE FLORIDA TURNPIKE.

NOTE:

PER PLAT NOTE AMENDMENT ASSOCIATED WITH BOOK 133, PAGE 33, PARCEL A-1A IS RESTRICTED TO 439,689 SF OF COMMERCIAL USE AND 7,681 SF OF OFFICE USE. ACCORDING TO THE SURVEY DONE BY KEITH & ASSOCIATES, INC. ON DECEMBER 6TH, 2019 THE CALCULATED BUILDING AREA IS 429,591 SF, MORE OR LESS.

ESTIMATED OVERALL COST: $1,000,000.00

TRIP GENERATION EVALUATION FOR THE EXISTING HOMETOWN BUFFET RESTAURANT TO THE PROPOSED FITNESS CENTER:

	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total
8,978 SF Restaurant	49	40	89	55	33	88	51	49	100
14,000 SF Health Club	9	9	18	27	21	48	22	23	45
Difference	-40	-31	-71	-28	-12	-40	-29	-26	-55

TYPE OF UTILITIES TO SERVE THIS PROJECT:

WATER AND SEWER: TOWN OF DAVIE UTILITIES
INTERNET, TELEPHONE AND CABLE: AT&T
ELECTRIC POWER: FLORIDA POWER & LIGHT

DRAWING INDEX

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.01	GENERAL NOTES
C0.02	GENERAL NOTES
C1.00	SITE PLAN
C1.01	PAVEMENT MARKING & SIGNAGE PLAN
C2.00	DEMOLITION PLAN
C2.01	EROSION CONTROL DETAILS
C3.00	PAVING, GRADING & DRAINAGE PLAN
C3.01	PAVING, GRADING & DRAINAGE DETAILS
C4.00	UTILITY PLAN
C4.01	UTILITY DETAILS
L0.00	TREE DISPOSITION PLAN
L0.01	TREE PROTECTION NOTES & DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS & SPECS

SHEETS BY OTHERS

Sheet Number	Sheet Title
1 OF 1	TOPOGRAPHIC & TREE SURVEY

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVENUE - SUITE B2
DELRAY BEACH, FLORIDA 33483
WWW.DYNAMICEC.COM

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Plotted: 06/05/20 – 3:40 PM, By: jparkinson
File: P:\DECPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D295199002SK0.dwg, ---> D295199002SK0

DYNAMIC ENGINEERING CONSULTANTS • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: MDM
CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Lake Grove, New Jersey • T: 732.974.0198
Chester, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.755.7200
Toms River, New Jersey • T: 732.974.0198
Newtown, Pennsylvania • T: 267.685.0276
Alvin, Texas • T: 972.534.0700
Houston, Texas • T: 281.789.6400
Austin, Texas • T: 512.646.2646
Delray Beach, Florida • T: 561.921.8570
Florida Certificate of Authorization No. 32535
www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: JUN. 05, 2020

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

TITLE:
COVER SHEET

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C0.00
Rev. #: 2

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION " (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE AUTHORITIES HAVING JURISDICTION (AHJ), SPECIFICATIONS AND REQUIREMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 2 WORKING DAYS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR MUST MAKE CONTACT WITH THE UTILITY COMPANIES PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR AT ALL TIMES SHALL HAVE ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS AVAILABLE AT THE JOB SITE.
6. ANY DISCREPANCIES ON THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER OF RECORD SHALL BE MADE.
7. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS TO THE ENGINEER OF RECORD. ALL SURVEY COSTS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
10. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VERIFYING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC. DURING THE BID PROCESS. WHEN DISCREPANCIES OCCUR, THE PHYSICAL SIGNED & SEALED PLAN TAKES PRECEDENCE. THE ENGINEER, LANDSCAPE ARCHITECT, COUNTY, CITY OR PROJECT MANAGERS ARE NOT TO BE HELD RESPONSIBLE FOR DISCREPANCIES TO THE SPECIFICATIONS OR PLANS. ANY QUANTITIES PROVIDED ARE FOR REFERENCE ONLY.
11. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION.
12. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN. CONTRACTOR SHALL SEND A COPY TO THE ENGINEER OF RECORD AND THE OWNER.
13. FLORIDA LAW (F.S.553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 2 WORKING DAYS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION EXCLUDING HOLIDAYS, SATURDAYS OR SUNDAYS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE LOCAL ELECTRICAL PROVIDER ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDERGROUND POWER LINES.
15. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS RELATED TO SITE WORK INCLUDING (BUT NOT LIMITED TO) BUILDING FOUNDATION, PLUMBING, FIRE SPRINKLER, LANDSCAPE, IRRIGATION, SITE LIGHTING, AND OTHER APPLICABLE PLANS FOR CONFLICTING INFORMATION AND ALERT OWNER'S REPRESENTATIVE OF ANY CONFLICT FOR RESOLUTION.
17. CONTRACTOR SHALL VERIFY LOCATION OF ALL IRRIGATION, STREET LIGHTING, AND ELECTRICAL CONDUIT THAT WILL BE IN CONFLICT WITH ANY PROPOSED CONSTRUCTION AND SHALL RESOLVE CONFLICT ACCORDINGLY. COST OF CONFLICT RESOLUTION SHALL BE INCLUDED IN THE BID.
18. CONTRACTOR SHALL COORDINATE MAINTENANCE OF TRAFFIC (MOT) WITH ENGINEER, AHJ AND FDOT. CONTRACTOR SHALL SUBMIT MOT PLANS AS DIRECTED AT THE PRE-CONSTRUCTION MEETING.
19. ANY DEBRIS RESULTING FROM STRIPPING AND DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE SITE AT FREQUENT INTERVALS TO PREVENT THIS MATERIAL FROM ACCUMULATING ON SITE.
20. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCH, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
21. UPON REMOVAL OF TREES, SHRUBS OR ANY STUMP GRINDING, NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
22. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANS AND THE SPECIFICATIONS (IF PROVIDED), THE PLANS SHALL GOVERN.
23. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
24. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL AGENCY HAVING JURISDICTION OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
25. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
26. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE ALL NECESSARY CONSTRUCTION ZONE SIGNAGE AND FENCING AS REQUIRED BY THE AGENCY HAVING JURISDICTION.

PRECONSTRUCTION RESPONSIBILITIES:

1. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
2. THE CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING AND EXCAVATION.
3. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
4. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
5. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS; THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

CONSTRUCTION SAFETY:

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

TRENCH SAFETY ACT:

1. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
2. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5') ARE REQUIRED. THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:

   A. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

   B. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXACTION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

   C. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
3. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM "2" TO THE ENGINEER PRIOR TO STARTING WORK.

EROSION CONTROL NOTES:

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP ") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS PROVIDED BY THE CONTRACTOR.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED. THESE AREAS SHALL BE STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN ANY DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORMWATER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. EROSION CONTROL PLANS PROVIDED HEREIN ARE A GUIDELINE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PREPARING THE FINAL STORMWATER POLLUTION PREVENTION PLAN. THE PLAN SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WHICH DEMONSTRATES THE MECHANISMS AND PRACTICES THAT WILL BE EMPLOYED TO PROTECT THE CONSTRUCTION SITE AND SURROUNDING AREA DURING CONSTRUCTION. THE PLAN SHALL BE CONSISTENT WITH FEDERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS PERTAINING TO POLLUTION PREVENTION PLANS. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE LOCATIONS OF SILT BARRIERS, TURBIDITY SCREENS OR TEMPORARY SHEETING, EMERGENCY RESPONSE PRACTICES, AND OTHER METHODS TO PREVENT POLLUTION. REFUELING OR STORAGE OF VEHICLES OR EQUIPMENT THAT UTILIZE PETROLEUM BASED PRODUCTS SHALL BE PROHIBITED ANYWHERE WITHIN 50 FEET OF A WATER'S EDGE. THE PLAN SHALL BE SUBMITTED TO THE OWNER AFTER NOTICE OF AWARD AND PRIOR TO NOTICE TO PROCEED. AFTER REVIEW BY OWNER THE PLAN SHALL BE FILED WITH ALL APPLICABLE REGULATORY AGENCIES BY THE CONTRACTOR. REFER TO FURTHER NOTES AND DETAILS WITHIN THESE DOCUMENTS.
23. SILT FENCE IS REQUIRED AS SHOWN ON THE PLANS AND ANYWHERE ADDITIONAL AT THE CONTRACTOR'S DISCRETION. SILT FENCE IS NOT APPLICABLE IN PAVEMENT AREAS. LIMITS OF CONSTRUCTION SHOWN ARE DIAGRAMMATIC. CONTRACTOR SHALL PROVIDE PLAN TO ENGINEER FOR SHOP DRAWING REVIEW.
24. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
25. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
26. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED DOCUMENTATION FOR NPDES MONITORING IN ACCORDANCE WITH FDEP REQUIREMENTS.
27. ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5 " RAINFALL EVENT, THEN CLEANED AND REPAIRED.
28. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
29. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
30. CONTRACTOR TO USE B.M.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.
31. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN AND LANDSCAPE PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED OR RELOCATED SHALL BE PRESERVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. CONTRACTOR TO SEE LANDSCAPE PLAN FOR TREE PROTECTION REQUIREMENTS. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR TO NOTE EXISTING TREES TO REMAIN. SHOULD ANY TREE TO BE REMAIN BE DAMAGED BY THE CONTRACTOR, IT WILL REQUIRE REPLACEMENT IN KIND.
4. ANY ITEMS TO REMAIN THAT ARE DAMAGED BY THE CONTRACTOR SHALL BE REPLACED TO THE EXISTING CONDITION OR BETTER AT THE CONTRACTOR'S EXPENSE.
5. ANY AREAS FOR LANDSCAPING SHALL HAVE ALL BASE AND SUBGRADE MATERIAL REMOVED TO A DEPTH OF 3 FEET.
6. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THE PLANS.
7. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
8. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION AND DEWATERING PERMITS, IF APPLICABLE.
9. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE.
10. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
11. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
12. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
13. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
14. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
15. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY THE AGENCY HAVING JURISDICTION AND THE CONSTRUCTION MANAGER.
16. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
17. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.
18. CONTRACTOR MUST COORDINATE THE LIMITS OF UTILITY DEMOLITION WITH PROPOSED PLANS.

PAVING, GRADING AND DRAINAGE NOTES:

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL COUNTY OR STATE SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS, WHICHEVER IS MOST RESTRICTIVE.
2. ALL UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED, UNLESS OTHERWISE NOTED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED WITH BAHIA SOD UNLESS INDICATED OTHERWISE ON THE ENGINEERING OR LANDSCAPE PLANS.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE ENGINEER PRIOR TO ANY EXCAVATION.
11. CONTRACTOR TO STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDAROS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED AS SPECIFIED IN THE PLANS, FERT

WATER AND SEWER UTILITY NOTES:

1. ALL CONSTRUCTION SHALL MEET OR EXCEED THE AHJ REQUIREMENTS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE SPECIFICATIONS AND DETAILS FROM THE LOCAL AGENCY.

2. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES AND GRAVITY SEWER LINES AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING OF ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING DELIVERED TO THE SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE AS-BUILT BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR BEFORE BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

10. ALL PIPES AND CONNECTIONS ARE TO BE RESTRAINED IN ACCORDANCE WITH THE DETAILS OR JURISDICTIONAL AGENCY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.

11. ALL LINES LABELED "FIRE" SHALL BE INSTALLED BY A CERTIFIED FIRE SPRINKLER INSTALLER.

12. ALL WATER DISTRIBUTION SYSTEM MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE LOCAL WATER PROVIDER AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN SPECIFICATION MANUALS PRIOR TO BIDDING THE PROJECT.

13. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH F.A.C. 62-555.320(21)(B)3, USING BLUE AS THE PREDOMINANT COLOR. UNDERGROUND PLASTIC PIPE WILL BE SOLID-WALL BLUE PIPE WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL. PIPE STRIPED DURING THE MANUFACTURING OF THE PIPE WILL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING AND AFTER INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPE WITH AN INTERNAL DIAMETER OR 24"OR GREATER, TAPE OR PAINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE. ABOVEGROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.

14. ALL WATER MAINS ARE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI, HAVE COMPRESSION TYPE BELL JOINTS AND BE EITHER ANSI/AWWA C-151/A21.51-02 DUCTILE IRON PIPE (D.I.P.), CLASS 50 FOR 6"DIAMETER PIPE AND LARGER AND CLASS 51 IF PIPE DIAMETER IS SMALLER THAN 6"OR ANSI/AWWA C-900-97, PVC PIPE WITH A MAXIMUM SDR OF 18. ALL D.I.P. WATER MAINS SHALL BE CEMENT LINED AND SEAL COATED IN ACCORDANCE WITH ANSI/AWWA STANDARDS. ALL D.I.P. FORCE MAINS SHALL BE COATED OUTSIDE WITH A BITUMINOUS COATING APPROXIMATELY ONE MIL THICK IN ACCORDANCE WITH ANSI 21.51-8, CEMENT MORTAR LININGS ARE NOT APPROPRIATE FOR THIS APPLICATION. ALL D.I.P. FORCE MAINS AND GRAVITY SEWER MAINS SHALL BE COATED INSIDE WITH POLYBOND VIRGIN POLYETHYLENE OR PROTECTOR 401 CERAMIC EPOXY COMPLYING WITH A.S.T.M. DESIGNATION D 1248 AND HAVE A MINIMUM "N"VALUE OF 0.012. SEE PROJECT SPECIFICATIONS MANUAL FOR MORE DETAILS. ALL D.I.P. PIPE SHALL BE LAID WITH A MINIMUM OF 30"CLEAR COVER. ALL PVC PIPE SHALL BE LAID WITH A MINIMUM OF 36"CLEAR COVER.

15. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER(OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER.

16. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER,WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

17. THE WATER SYSTEM SHALL BE CLEANED OF DEBRIS, FLUSHED AND TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT A MINIMUM STARTING PRESSURE OF 150 PSI WITH AN ALLOWABLE LEAKAGE NOT TO EXCEED THE ALLOWABLE GAL/HR IN ACCORDANCE WITH THE ANSI/AWWA C-600-05 STANDARD SECTION 4.2.2.

$$\text{(EQUATION } Q = \frac{LDP}{148{,}000}$$

Q = ALLOWABLE LEAKAGE, GALLONS/HOUR
L = LENGTH OF PIPE TESTED, FEET
D = NOMINAL DIAMETER, INCHES
P = AVERAGE TEST PRESSURE, LB/IN GAUGE

18. AFTER THE PRESSURE TEST, THE SYSTEM SHALL BE DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C651-05 STD. BACTERIOLOGICAL TESTS SHALL BE TAKEN TWO (2) CONSECUTIVE DAYS, AT LEAST 24 HOURS APART AND SHALL BE AT LEAST ONE SAMPLE PER 1,200 FEET OF MAIN IN THE SYSTEM. THE SAMPLE SHALL HAVE A HETEROTROPHIC PLATE COUNT (HPC) LESS THAN 500 CFU/ML AND SHALL BE FREE OF COLIFORM BACTERIA.

19. FOR 2 HOURS AT LINE PRESSURE AFTER THE 150 PSI TEST & DISINFECTED. DISINFECTION SHALL BE IN ACCORDANCE WITH ANSI/AWWA C651-05 STD.

20. AT THE TIME OF BACTERIOLOGICAL SAMPLING, CHLORINE RESIDUAL DETERMINATION SHALL BE MADE TO INSURE THAT CHLORINE CONCENTRATION IN THE MAIN IS NO HIGHER THAN THAT GENERALLY IN THE SYSTEM (3.0 MG/L FREE OR 4.0 MG/L COMBINED MAXIMUM), OR LESS THAN 0.2 MG/L FREE OR 0.6 MG/L COMBINED. THE RESULT SHALL BE REPORTED ALONG WITH THE BACTERIOLOGICAL TEST RESULTS. ALL TESTING SHALL BE COORDINATED AND PAID FOR BY THE CONTRACTOR.

EXISTING UTILITIES:

EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

INTERRUPTION OF EXISTING UTILITIES:

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUTDOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

SURVEY DATA

1. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MAKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

3. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 1988).

MINIMUM REQUIRED "AS-BUILT" INFORMATION:

1. ALL AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR, AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

2. STORM DRAINAGE:

   A. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).

   B. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.

   C. INVERTS OF ALL MITERED END SECTIONS

   D. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES

   E. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.

   F. CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORM WATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANK. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.

3. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:

   A. FINISHED GRADE AT THE LOCATION OF THE CROSSING WITH SIZE AND MATERIAL OF EACH PIPE

   B. BOTTOM ELEVATION OF TOP PIPE

   C. TOP ELEVATION OF BOTTOM PIPE

   D. CLEARANCE BETWEEN EACH PIPE

ALL OTHER REQUIREMENTS LISTED SHALL CONFORM TO THE AHJ DOCUMENTATION.

4. LOCATIONS AND DEPTHS OF UNDERGROUND UTILITIES.
5. REVISIONS TO ROUTING OF PIPING AND CONDUITS.
6. REVISIONS TO ELECTRICAL CIRCUITRY.
7. ACTUAL EQUIPMENT LOCATIONS.
8. CHANGES MADE BY CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE.
9. CHANGES MADE FOLLOWING ENGINEER'S WRITTEN ORDERS.
10. DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS.
11. FIELD RECORDS FOR VARIABLE AND CONCEALED CONDITIONS.
12. ALL SLEEVES, FITTINGS, TEES, BENDS, VALVES, ETC. SHALL BE LOCATED BY STATION/OFFSET (OR METHOD APPROVED BY ENGINEER) AND ELEVATION OF TOP OF PIPE FOR ALL CONSTRUCTED SLEEVING. AS-BUILTS FOR ALL SLEEVING DEPICTING TOP OF PIPE AT 100-FOOT INTERVALS MUST BE PROVIDED.
13. RECORD DRAWINGS SHALL INDICATE AS-BUILT DATA FOR EVERY ELEVATION SHOWN ON THE PLANS.
14. IF A NEW BENCHMARK LOCATION IS ESTABLISHED, CONTRACTOR SHALL PROVIDE A BENCH LOOP CLOSURE TO THE CLOSEST EXISTING BENCHMARKS IN BOTH DIRECTIONS. ALL BENCHMARK DATA SHALL BE SUBMITTED BY A REGISTERED LAND SURVEYOR.
15. IDENTIFICATION OF ADDENDUM ITEMS ISSUED DURING BIDDING PERIOD.
16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL AS-BUILT DATA FOR UTILITIES AND SLEEVING IS COLLECTED PRIOR TO PAVEMENT SECTION CONSTRUCTION. PRELIMINARY UTILITY AS-BUILTS MUST BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO PAVEMENT SECTION CONSTRUCTION.
17. PRESSURE SYSTEMS (WATER, FORCE MAIN AND RECLAIMED):

   B. ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.

   C. TOP OF PIPE AND FINISHED GRADE ELEVATIONS AT 100' INTERVALS.

   D. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).

   E. AS-BUILT INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

   F. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF AS-BUILT CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

   G. ALL OTHER REQUIRED PRESSURE PIPE INFORMATION IN ACCORDANCE WITH THE AS-BUILT REQUIREMENTS OF AHJ.

PHASING NOTES:

1. CONTRACTOR MAY PHASE EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH SITE CONSTRUCTION PHASING.

2. CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION AREA IS SEPARATED FROM THE AREA NOT UNDER CONSTRUCTION WITH A TEMPORARY CHAIN LINK FENCE AND ENSURE THE SAFETY OF THE PUBLIC.

SEQUENCE OF CONSTRUCTION:

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

PHASE 1:
1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE AND INSTALL SILT FENCE, TURBIDITY BARRIER AND INLET PROTECTION.
2. PERFORM CLEARING AND GRUBBING AND DEMOLITION.

PHASE 2:
1. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
2. CONSTRUCT PROPOSED DRAINAGE INFRASTRUCTURE.
3. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.
4. CONSTRUCT PROPOSED IMPROVEMENTS.
5. COMPLETE FINAL GRADING AND FINAL STABILIZATION.
6. REMOVE TEMPORARY EROSION CONTROL MEASURES.

NOTES:

1. CONTRACTOR TO CONSIDER POTENTIAL DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.

2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.

3. CONTRACTOR TO USE B.M.P.'S TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

4. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR, OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.

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Plotted: 06/05/20 – 3:40 PM, By: jpardinson
File: P:\DECPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D295199002SN0.dwg, ---> C0.02 GENERAL NOTES

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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP | DESIGNED BY: JCP | CHECKED BY: MDM | CHECKED BY: AP

PROJECT: **FR FLORIDA INC. D/B/A FRIT FLORIDA INC.**
TOWER SHOPS – FITNESS CENTER
2310 S. UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: JUN. 05, 2020

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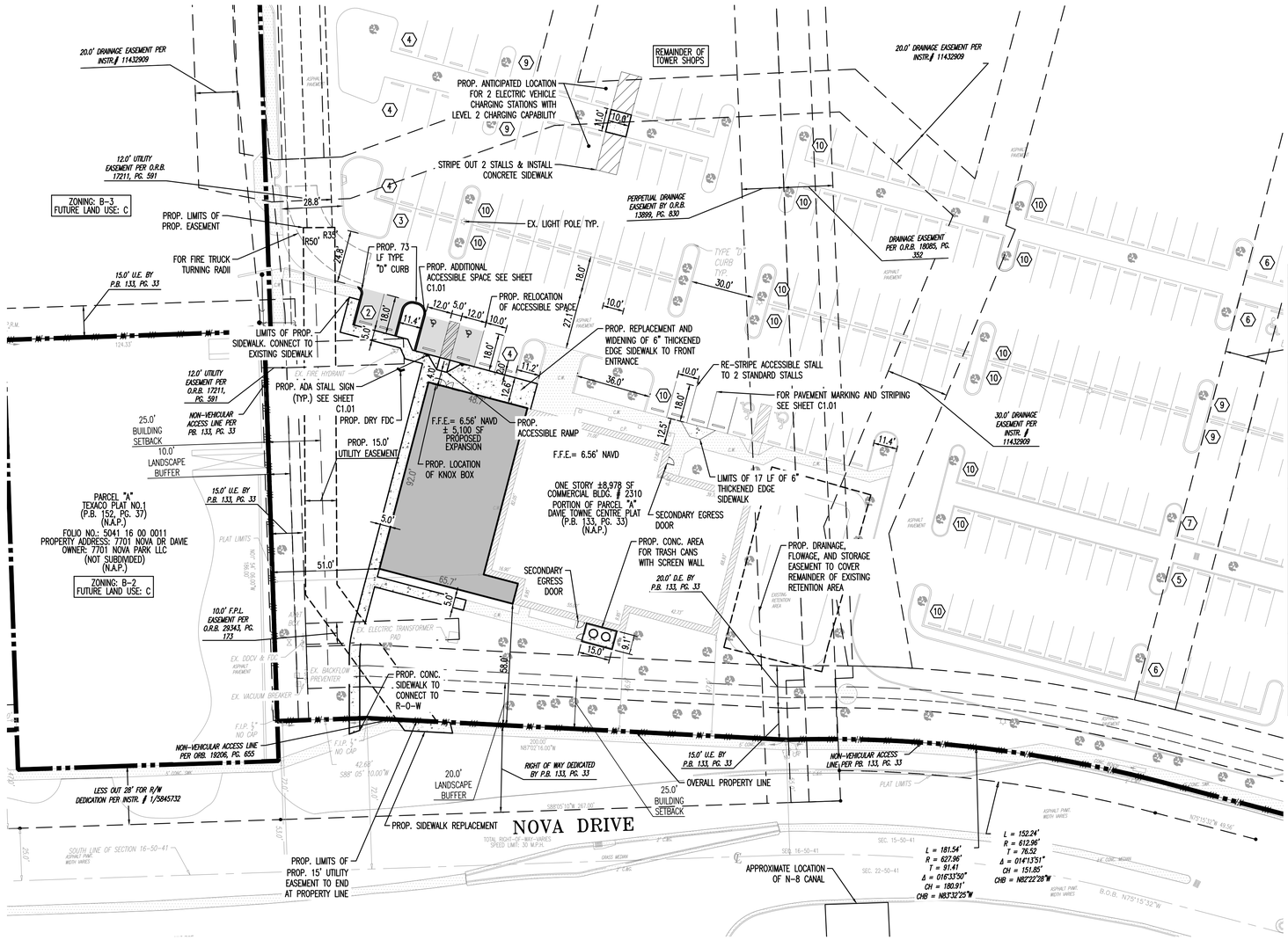
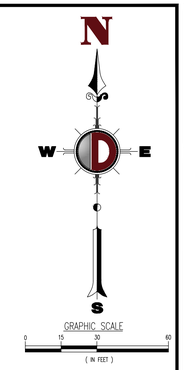
TITLE: GENERAL NOTES

SCALE: (N) AS (V) NOTED | DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C0.02 | Rev. #: 2





OVERALL SITE DATA						
ADDRESS:	1902 S UNIVERSITY DR.					
PARCEL ID:	5041-16-28-0010					
OWNER:	FR FLORIDA INC. D/B/A FRIT FLORIDA INC. (FRIT)					
ZONING:	B-3, PLANNED BUSINESS CENTER					
FUTURE LAND USE:	C, COMMERCIAL					
CURRENT USE:	COMMERCIAL					
PROPOSED USE:	COMMERCIAL					
LEGAL DESCRIPTION:	PORTION OF PARCEL "A" DAVIE TOWN CENTRE PLAT (P.B. 133, PG. 33)					
LOT COVERAGE	EXISTING (SF)	EXISTING (AC)	EXISTING (%)	PROPOSED (SF)	PROPOSED (AC)	PROPOSED (%)
TOTAL AREA:	3,033,077	69.6	100.00%	3,033,077	69.6	100.00%
IMPERVIOUS TOTAL:	1,347,183	30.9	44.42%	1,348,267	31.0	44.45%
BUILDING/OUTDOOR SEATING:	489,373	11.2	16.13%	494,473	11.4	16.30%
LAKE:	571,761	13.1	18.85%	571,761	13.1	18.85%
PERVIOUS:	624,760	14.3	20.60%	618,576	14.2	20.39%
OPEN SPACE:	REQUIRED	EXISTING	PROVIDED			
	30%	35.3%	35.1%			
SETBACKS:		REQUIRED:	PROVIDED:			
	NORTH:	N/A	N/A			
	SOUTH:	25.0'	46.9'			
	EAST:	N/A	N/A			
	WEST:	25.0'	51.0'			
PROPOSED REQUIRED PARKING: (1 SPACE/275 SF)	494,473/275 =	1,798				
EXISTING CROSS PARKING AGREEMENTS:						
	CHICK-FIL-A	28				
	TWIN PEAKS	40				
TOTAL REQUIRED PARKING:		1,866				
PROVIDED PARKING:	TYPE	EXISTING	PROPOSED			
	STANDARD	2,081	2,080			
	ADA	45	46			
	TOTAL	2,126	2,126			

NOTE: LOT COVERAGE AND PARKING DATA ARE BASED ON PREVIOUS APPROVED SITE PLANS OF RECORD.
(DAVIE TOWER SHOPS PHASE II APPROVED ON 7/12/18 AND POKE RAMEN SOUL KITCHEN APPROVED ON 12/19/18)

LEGEND

- EXISTING CONCRETE
- PROPOSED SIDEWALK
- EXISTING TREE
- EXISTING BUILDING
- PROPOSED BUILDING EXPANSION AREA
- PROPOSED PAVEMENT
- (4) PARKING COUNT
- PROP. ADA STALL SIGN SEE DETAIL ON SHEET C3.01
- EXISTING UTILITY EASEMENT

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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
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DAVIE, FL 33324
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TITLE: SITE PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C1.00
Rev. #: 2

Plotted: 06/05/20 – 3:40 PM By: jpenkinson
File: P:\JECPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D29519900 2SVS.dwg, ---> C1.00 SITE PLAN

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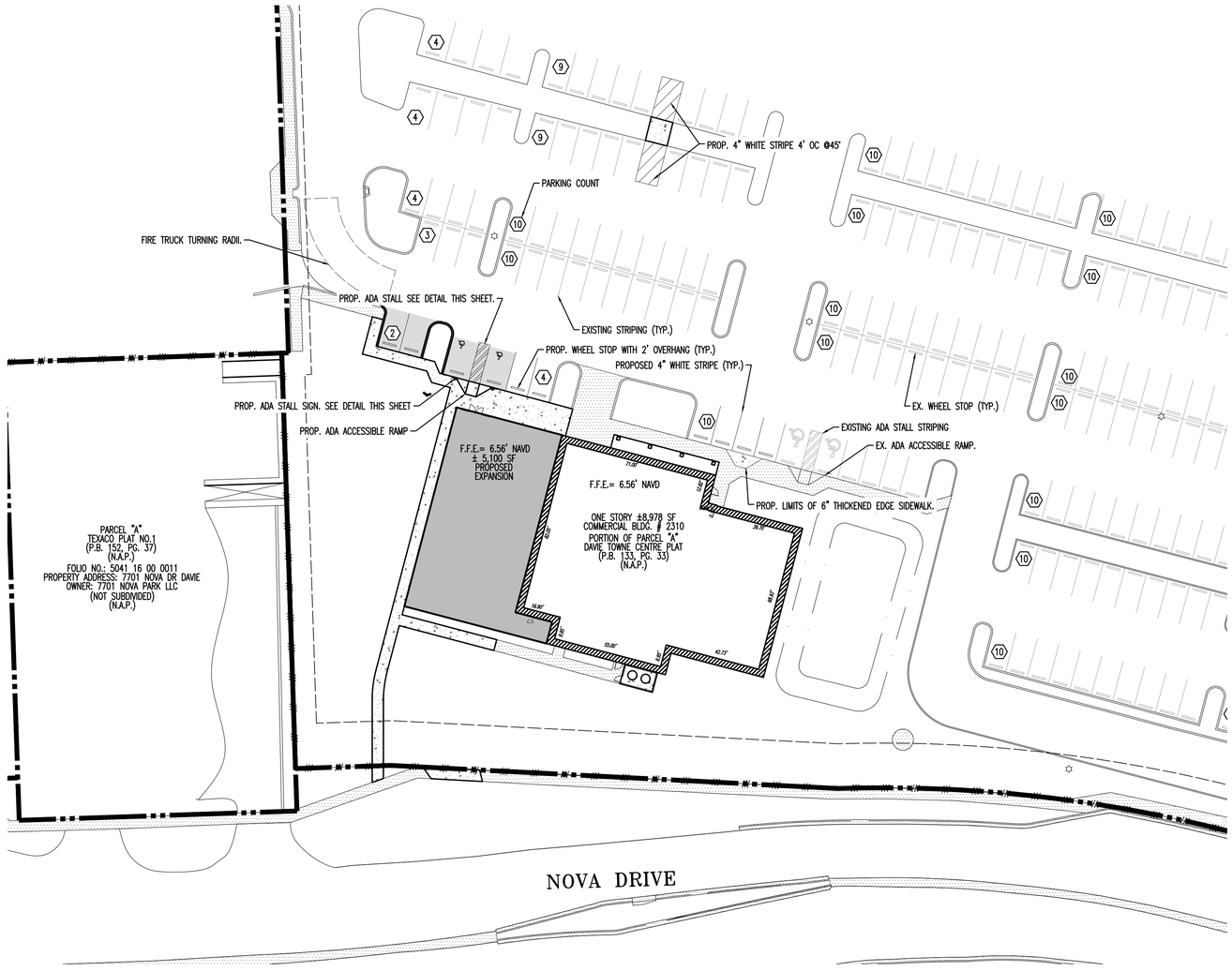

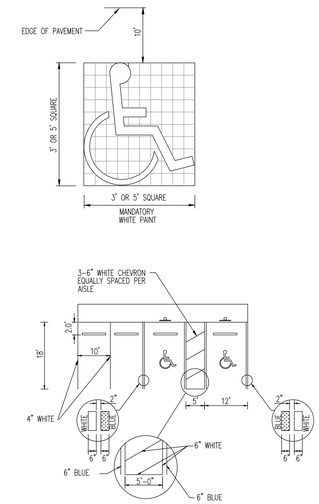

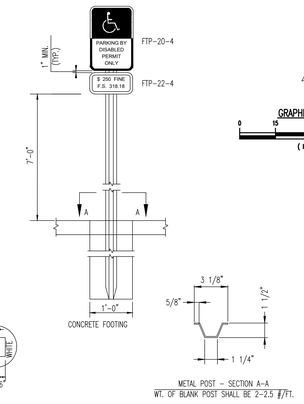

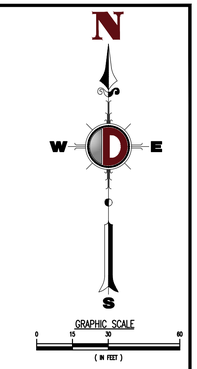

NOTES:

1. STRIPING IS TO BE PAINT, CONFORMING WITH LATEST FLORIDA ACCESSIBILITY CODE.
2. DIMENSIONS SHOWN ARE TO THE CENTERLINE OF THE STRIPE.
3. EACH SPACE SHALL HAVE FTP-20-4 AND FTP-22-4 SIGNS AS SHOWN, FABRICATED WITH REFLECTIVE COATING IN THE SYMBOL, MESSAGE, AND BORDER, APPLIED TO A SHEET ALUMINUM BACKING 0.080 IN THICKNESS. MESSAGE LETTERING SHALL BE PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
4. CONCRETE FOOTING SHALL BE PORTLAND CEMENT CONCRETE AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS.
5. METAL POST SHALL BE GALVANIZED AND ALL BOLTS, NUTS, WASHERS, AND SCREWS SHALL BE RUSTPROOF. POST SHALL BE PLACED A MINIMUM OF 2'-6" CLEAR FROM FACE OF CURB OR WHEELSTOP. POST SHALL HAVE 3/8" HOLES DRILLED 1" ON CENTER FULL LENGTH. MOUNT SIGNS WITH 5/16"x2-1/4" BOLTS, TOP AND BOTTOM OF SIGNS.

ADA SIGNAGE AND STRIPING DETAIL

NOT TO SCALE

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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
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TITLE:
PAVEMENT MARKING & SIGNAGE PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C1.01
Rev. #: 2

Plotted: 06/05/20 – 3:41 PM, By: jpardesen
File: P:\DECPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D295199002PMS.dwg, ---> D295199002PMS

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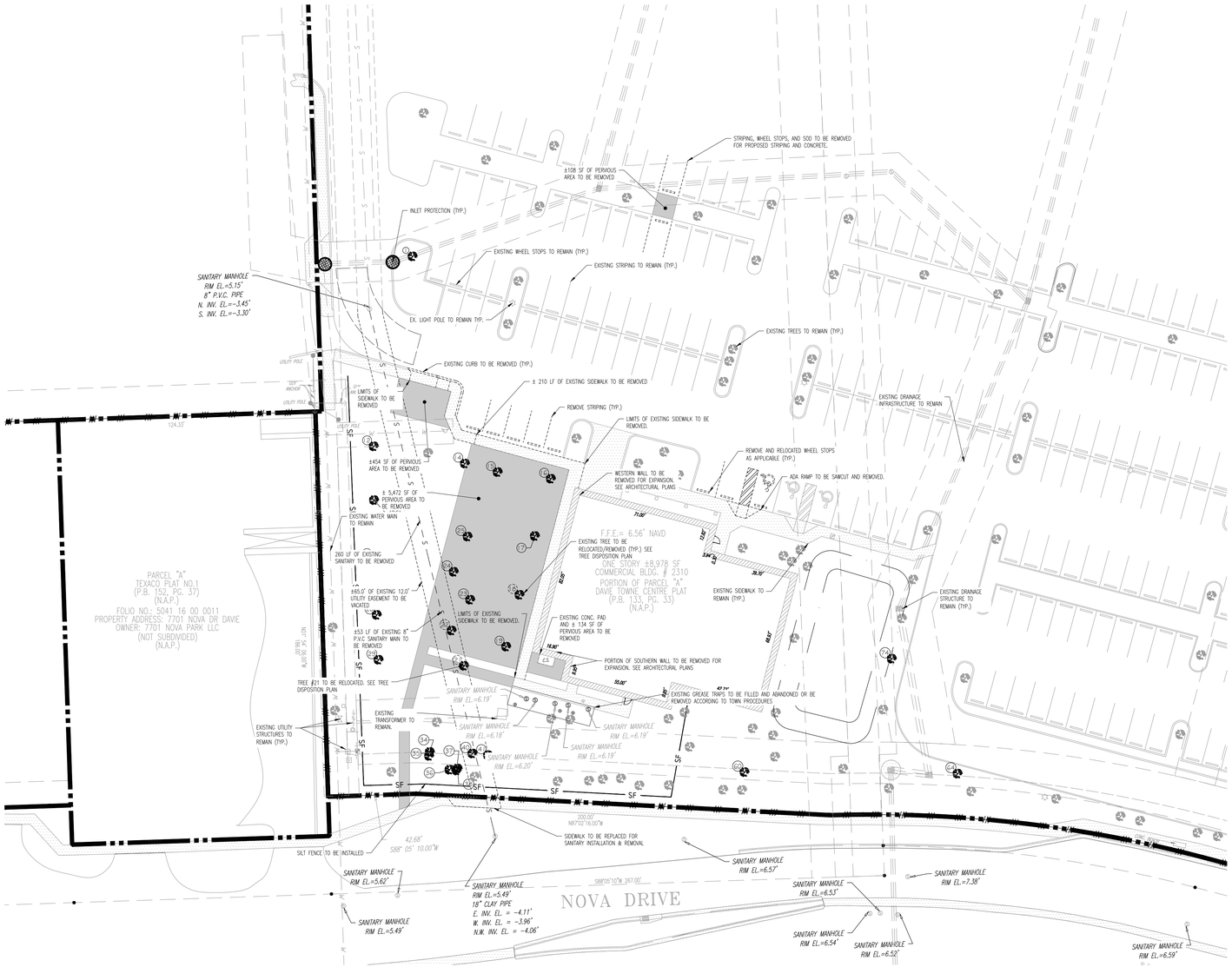

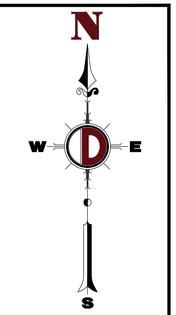

LEGEND:

- EX. 8" SANITARY MAIN
- EX. 8" WATER MAIN
- EXISTING UTILITY EASEMENT
- EXISTING CONCRETE TO BE REMOVED
- EXISTING STRIPING TO BE REMOVED
- LIMITS OF EXISTING SITE FEATURES TO BE REMOVED
- EXISTING WHEEL STOPS TO BE REMOVED
- EXISTING TREE TO BE REMOVED/RELOCATED
- EXISTING DRAINAGE INFRASTRUCTURE
- EXISTING PERVIOUS AREA TO BE REMOVED. APPROXIMATELY ± 180 CY TO BE CUT FROM SITE

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: JUN. 05, 2020

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TITLE: **DEMOLITION & EROSION CONTROL PLAN**

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: **C2.00**
Rev. #: **2**

Plotted: 06/05/20 – 3:41 PM, By: jpeterson
File: P:\DEDPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D295199002SR0.dwg, ---> D295199002SR0

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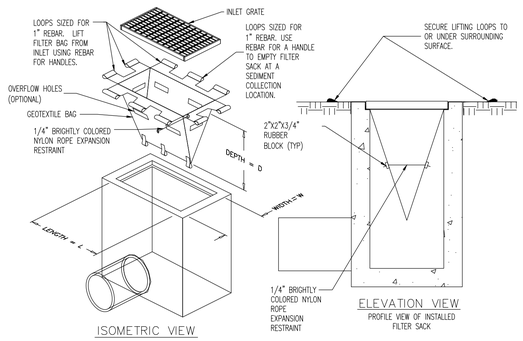


ISOMETRIC VIEW

ELEVATION VIEW
PROFILE VIEW OF INSTALLED FILTER SACK

1. EMPTY FILTER SACK WHEN BRIGHTLY COLORED EXPANSION RESTRAINT CAN NO LONGER BE SEEN.
2. GEOTEXTILE WILL BE A WOVEN POLYPROPYLENE FABRIC THAT MEETS OR EXCEEDS REQUIREMENTS IN THE SPECIFICATIONS TABLE.
3. AN OIL ABSORBENT PAD OR PILLOW CAN BE PURCHASED WHEN OIL SPILLS ARE A CONCERN.
4. INSPECT PER REGULATORY REQUIREMENTS.
5. THE WIDTH, "W", OF THE FILTER SACK WILL MATCH THE INSIDE WIDTH OF THE GRATED INLET BOX.
6. THE DEPTH, "D", OF THE FILTER SACK WILL BE BETWEEN 18 INCHES AND 36 INCHES.
7. THE LENGTH, "L", OF THE FILTER SACK WILL MATCH THE INSIDE LENGTH OF THE GRATED INLET BOX.

LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

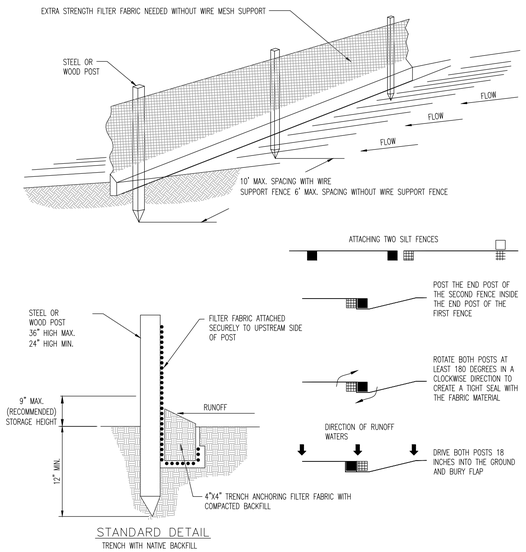
PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4632		300 LBS
GRAB TENSILE ELONGATION	ASTM D-4632		20 %
PUNCTURE	ASTM D-4833		120 LBS
MULLEN BURST	ASTM D-3786		800 PSI
TRAPEZOID TEAR	ASTM D-4533		120 LBS
UV RESISTANCE	ASTM D-4355		80 %
APPARENT OPENING SIZE	ASTM D-4751		40 US SIEVE
FLOW RATE	ASTM D-4491		40 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491		0.55 SEC -1

MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE

PROPERTIES	TEST METHOD	UNITS	
GRAB TENSILE STRENGTH	ASTM D-4632		265 LBS
GRAB TENSILE ELONGATION	ASTM D-4632		20 %
PUNCTURE	ASTM D-4833		135 LBS
MULLEN BURST	ASTM D-3786		420 PSI
TRAPEZOID TEAR	ASTM D-4533		45 LBS
UV RESISTANCE	ASTM D-4355		90 %
APPARENT OPENING SIZE	ASTM D-4751		20 US SIEVE
FLOW RATE	ASTM D-4491		200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D-4491		1.5 SEC -1

FILTER SACK INLET PROTECTION

NOT TO SCALE

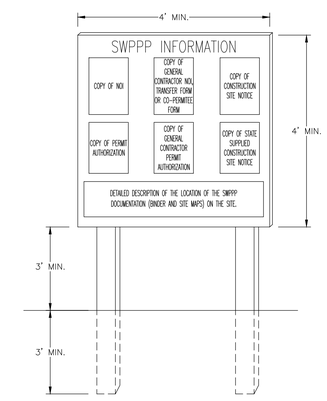


STANDARD DETAIL
TRENCH WITH NATIVE BACKFILL

NOTE:

1. INSPECT AND REPAIR FENCE EVERY 7 DAYS AND AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
4. DOUBLE ROW SILT FENCE SHALL BE INSTALLED WITH 3' HORIZONTAL SPACING.

STAKED SILT FENCE



NOTES:

1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-OF-TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN

NOT TO SCALE NOT TO SCALE

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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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TITLE: EROSION CONTROL DETAILS

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C2.01
Rev. #: 2

Plotted: 06/05/20 – 3:41 PM, By: jonkinson
File: P:\DECPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D295199002SRD.dwg, ---> D295199002SRD

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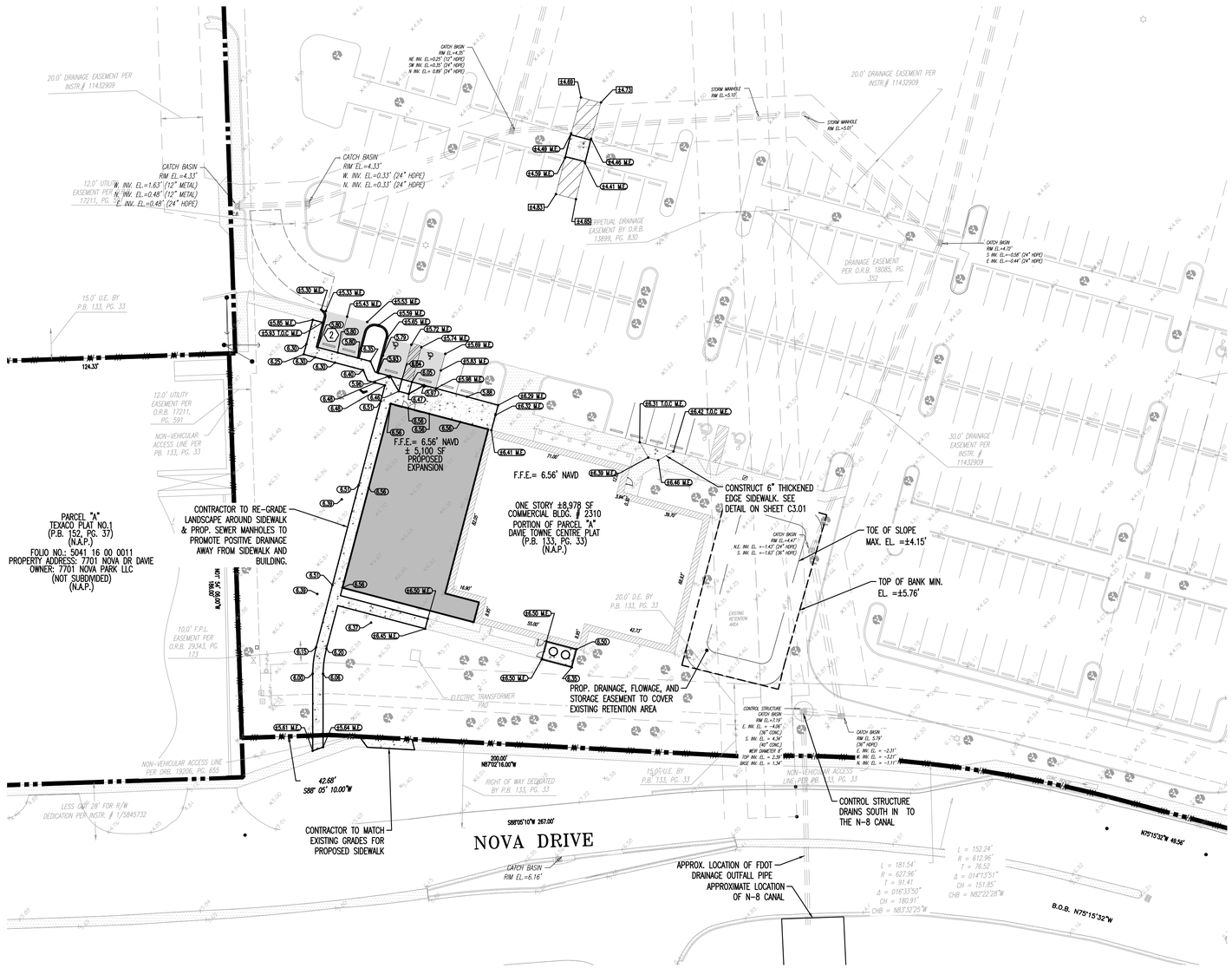

PAVING, GRADING AND DRAINAGE NOTES:

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. '88). NGS BENCH MARK PID # AD7188 RECORDED BY JOHN IBARRA & ASSOCIATES, INC.
3. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
4. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24 "DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
5. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522.
6. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALLUMINIZED STEEL TYPE 2 ULTRA FLO
      48" Ø AND SMALLER SHALL BE $\frac{2}{3}$"x$\frac{1}{2}$"x7$\frac{1}{2}$" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54" Ø AND LARGER SHALL BE $\frac{2}{3}$"x$\frac{1}{2}$"x3$\frac{1}{2}$" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
7. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
8. PROPOSED ELEVATIONS ALONG CURB AND THICKENED EDGE SIDEWALK REPRESENT EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
9. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
10. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
11. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.
12. SIDEWALK IS FLUSH AT BASE OF RAMPS.
13. THE MAINTENANCE ENTITES FOR EXISTING DRAINAGE INFRASTRUCTURE AND FACILITIES ARE FLORIDA DEPARTMENT OF TRANSPORTATION AND CENTRAL BROWARD DRAINAGE DISTRICT.

GENERAL DISTRICT NOTES:

1. THE FOLLOWING GENERAL NOTES ARE REQUIRED BY CENTRAL BROWARD WATER CONTROL DISTRICT. THEY ARE NOT MEANT TO BE ALL INCLUSIVE, AND IT IS THE ENGINEERS' RESPONSIBILITY TO ADD ANY NOTES WHICH WILL INFORM THE OWNER AND THE CONTRACTOR OF ANY ADDITIONAL REQUIREMENT OF CENTRAL BROWARD WATER CONTROL DISTRICT.
2. 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 %).
3. 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.
4. ANY REVISIONS TO THESE PLANS MUST BE APPROVED BY CENTRAL BROWARD WATER CONTROL DISTRICT PRIOR TO CONSTRUCTION.
5. BONDS AND INSPECTIONS:
   1.UPON DISTRICT BOARD OF COMMISSIONERS APPROVAL OF PLANS, BUT BEFORE CONSTRUCTION CAN COMMENCE, THE FOLLOWING ITEMS MUST BE COMPLIED WITH:

      A. BOND (CASH OR SURETY), IN THE DISTRICT'S FAVOR, MUST BE POSTED IN THE AMOUNT OF 110 PERCENT OF THE DEVELOPER'S ENGINEER'S (ENGINEER OF RECORD) ESTIMATE OF COST OF CONSTRUCTION OF THE PAVING AND DRAINAGE WORKS. (SUBJECT TO APPROVAL OF THE COST ESTIMATE BY THE DISTRICT ENGINEERS.)

      B. ALL EASEMENTS, DEED RESTRICTIONS, MAINTENANCE AGREEMENTS, AND DEEDS AS REQUIRED BY THE BOARD SHALL BE PRESENTED TO THE DISTRICT MANAGER AND ATTORNEY FOR APPROVAL BEFORE RECORDATION. ALL COSTS OF RECORDING THE APPLICABLE INSTRUMENT WILL BE BORNE BY THE DEVELOPER.

      C. UPON COMPLIANCE WITH THE CONDITIONS REQUIRED BY THE BOARD FOR APPROVAL, AND RECEIPT OF APPROVED PLANS FROM THE DISTRICT ENGINEER, THE DISTRICT SECRETARY WILL MARK THE PLANS "APPROVED", SIGN SAME, AND DISTRIBUTE THE APPROVED PLANS TO THE GOVERNMENTAL AGENCY INVOLVED, THE DEVELOPER, AND THE DISTRICT FILES.

      D. THE DISTRICT'S BOND FORM IS THE ONLY FORM APPROVED FOR USE, AND IT SHALL BE A RECORDED INSTRUMENT. RELEASE OR REDUCTION FROM THE RECORDED INSTRUMENT SHALL BE THE RESPONSIBILITY OF THE APPLICANT.

      E. BONDS SHALL BE PROVIDED BY THE PRINCIPALS OF DEVELOPMENT ONLY. CONTRACTOR OR SUB-CONTRACTOR BONDS ARE NOT ACCEPTABLE.

   2. WHEN CONSTRUCTION IS IN PROGRESS, THE DISTRICT'S INSPECTOR WILL INSPECT THE INSTALLATION OF DRAINAGE WORKS, ACCORDING TO AN INSPECTION SCHEDULE ESTABLISHED BY THE BOARD OF COMMISSIONERS. INSPECTION MUST BE MADE BY DISTRICT PERSONNEL OF ALL UNDERGROUND STORM DRAIN FACILITIES BEFORE BACKFILLING; CALL (954) 432-5110 FOR AN INSPECTION APPOINTMENT A MINIMUM OF TWENTY-FOUR (24) HOURS IN ADVANCE. ALL COSTS OF PERIODIC INSPECTIONS OF CONSTRUCTION BY THE DISTRICT SHALL BE BORNE BY THE DEVELOPER.

   3. SWALES, LAKE BANKS, SLOPES, CANALS, AND OTHER EXCAVATIONS SHALL BE BONDED SEPARATELY FROM OTHER DRAINAGE IMPROVEMENTS, AND WILL BE HELD BY THE DISTRICT UNTIL SUCCESSFUL COMPLETION. THE AMOUNT OF THIS SEPARATE BOND WILL BE DETERMINED BY THE DISTRICT BOARD OF COMMISSIONERS AND BY RECOMMENDATION OF THE DISTRICT SECRETARY.

   4. CERTIFIED "AS-BUILT" PLANS FROM THE ENGINEER OF RECORD WILL BE REQUIRED BEFORE RELEASE OF PERFORMANCE BONDS. AS-BUILTS SHALL BE PROVIDED AS AN OVERLAY ON THE APPROVED CONSTRUCTION DRAWINGS AT THE SAME SCALE FOR COMPARISON PURPOSES. AS-BUILT SUBMITTALS SHALL FOLLOW THE SAME FORMAT OF GENERAL REVIEW AS OUTLINED IN SECTION 3.2 (2) OF CENTRAL BROWARD WATER CONTROL DISTRICT'S CRITERIA.
6. LAKE AND CANAL AS-BUILTS WILL BE CROSS SECTIONED SHOWING THE DESIGNED SECTION AS DASHED, AS-BUILT SECTION AS SOLID, AND HAVE THE TOP OF BANK REFERENCE TO THE LAKE/CANAL MAINTENANCE EASEMENT. SPACING BETWEEN EACH CROSS-SECTION SHALL BE SUCH AS TO PROVIDE ENOUGH DATA TO DETERMINE IF THE LAKE/CANAL WAS CONSTRUCTED AS DESIGNED.
7. 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

LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING SIDEWALK CONCRETE
- (6.12) PROPOSED SPOT ELEVATIONS
- (5.61 M.E.) MATCH EXISTING GRADES
- (4.65) CALCULATED EXISTING GRADES
- (X-5.47) EXISTING GRADES REPORTED BY SURVEYOR
- (5.61 T.O.C M.E.) MATCH EXISTING GRADE AT TOP OF CURB.

STORMWATER MANAGEMENT DESIGN DATA TABLE		
ITEM	ELEVATION IN FEET	
	REQUIRED	PROVIDED
ELEVATION IN THESE DRAWING ARE BASED ON:	NAVD88	
NGVD29 TO NAVD88 CONVERSION FACTOR	NAVD88=NGVD29-1.59'	
MINIMUM FINISHED FLOOR ELEVATION		
FEMA MIN. BASE FLOODPLAIN ELEVATION WITH ASCE 24 MODIFIER	N/A	N/A
BROWARD COUNTY 100-YEAR FLOOD ELEVATION	6.50'	6.50'
100-YEAR 3-DAY ZERO DISCHARGE PEAK STAGE	6.30'	6.50'
18" ABOVE NEAREST ROAD CROWN ELEVATION - RESIDENTIAL STRUCTURES	N/A	N/A
6" ABOVE NEAREST ROAD CROWN ELEVATION - NONRESIDENTIAL STRUCTURES	N/A	N/A
MINIMUM CROWN OF ROAD ELEVATION		
BROWARD COUNTY 10-YEAR FLOOD ELEVATION	4.91'	N/A
10-YEAR 1-DAY PEAK STAGE	5.18'	N/A
MINIMUM PERIMETER BERM ELEVATION		
25-YEAR 3-DAY PEAK STAGE	5.75'	N/A

PEAK STAGES	
10 YEAR, 1 DAY	5.18' NAVD
25 YEAR, 3 DAY	5.75' NAVD
100 YEAR, 3 DAY	6.30' NAVD
NOTE: VALUES IN THIS TABLE WERE CALCULATED USING EXHIBIT A IN DRAINAGE NARRATIVE.	

MINIMUM ELEVATIONS	
ROADWAY	4.50' NAVD
PERIMETER BERM	6.0' NAVD
FINISHED FLOOR	6.50' NAVD
NOTE: THESE VALUES WERE TAKEN FROM THE APPROVED PERMIT PLANS PERMIT NO. 06-00881-S-12.	

N
W E
S
GRAPHIC SCALE
0 15 30 60
(IN FEET)

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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP | DESIGNED BY: JCP | CHECKED BY: MDM | CHECKED BY: AP

PROJECT: **FR FLORIDA INC. D/B/A FRIT FLORIDA INC.**
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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TITLE: **PAVING, GRADING & DRAINAGE PLAN**

SCALE: (H) AS (V) NOTED | DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: **C3.00** | Rev. #: **2**

Plotted: 06/05/20 – 3:42 PM, By: jonkinson
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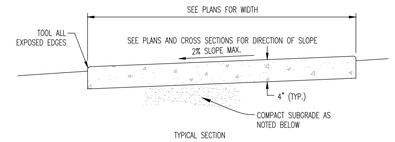


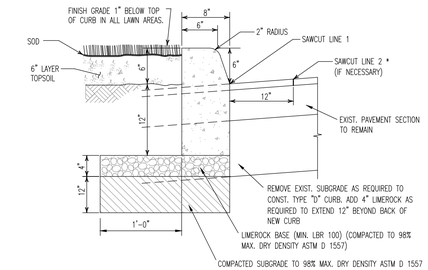
TYPICAL SECTION

NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB OR AT ANY OTHER RIGID STRUCTURE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
3. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS FOR SIDEWALKS.
4. MINIMUM THICKNESS OF SIDEWALK SHALL BE 4" THICK CONCRETE. 6" THICK WHEN SUBJECT TO VEHICULAR TRAFFIC.
5. FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W., COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.

CONCRETE SIDEWALK DETAIL

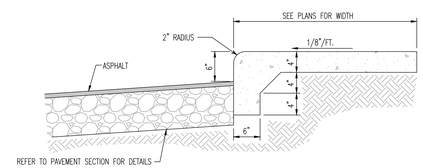
NOT TO SCALE



* SHOULD THE EXISTING EDGE OF PAVEMENT BECOME DAMAGED DURING PAVEMENT REMOVAL OPERATIONS, A CLEAN EDGE SHALL BE SAWCUT 12" OFFSET FROM THE FACE OF THE NEW CURB. IF DAMAGE TO THE EXISTING PAVEMENT IS GREATER THAN 12", A CLEAN LINE AS REQUIRED TO REMOVE ALL DAMAGED AREAS, NO CHECKER BOARD, SHALL BE REQUIRED. DIMENSION WILL BE DETERMINED BY THE E.O.R. OR HIS/HER REPRESENTATIVE.

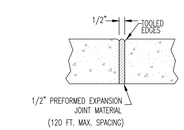
TYPE "D" CURB ALONG EXISTING PAVEMENT DETAIL

NOT TO SCALE



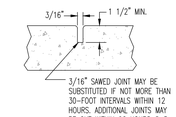
RAISED CONCRETE SIDEWALK DETAIL

NOT TO SCALE



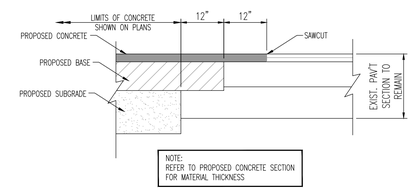
EXPANSION JOINT DETAIL

NOT TO SCALE



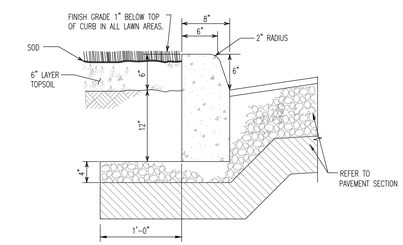
CONTRACTION JOINT DETAIL

NOT TO SCALE



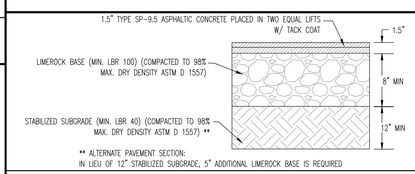
SAWCUT/PAVEMENT MATCHING DETAIL

NOT TO SCALE



TYPE "D" CURB DETAIL

NOT TO SCALE



** ALTERNATE PAVEMENT SECTION:
IN LIEU OF 12" STABILIZED SUBGRADE, 5" ADDITIONAL LIMEROCK BASE IS REQUIRED

TYPICAL ASPHALTIC CONCRETE PAVEMENT SECTION

NOT TO SCALE

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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: JUN. 05, 2020

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TITLE:
PAVING, GRADING & DRAINAGE DETAILS

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C3.01
Rev. #: 2

Plotted: 06/05/20 – 3:42 PM By: jpenkinsen
File: P:\DEPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Sheet Set DST\295199002SP2D.dwg, ---> Right Click Here...

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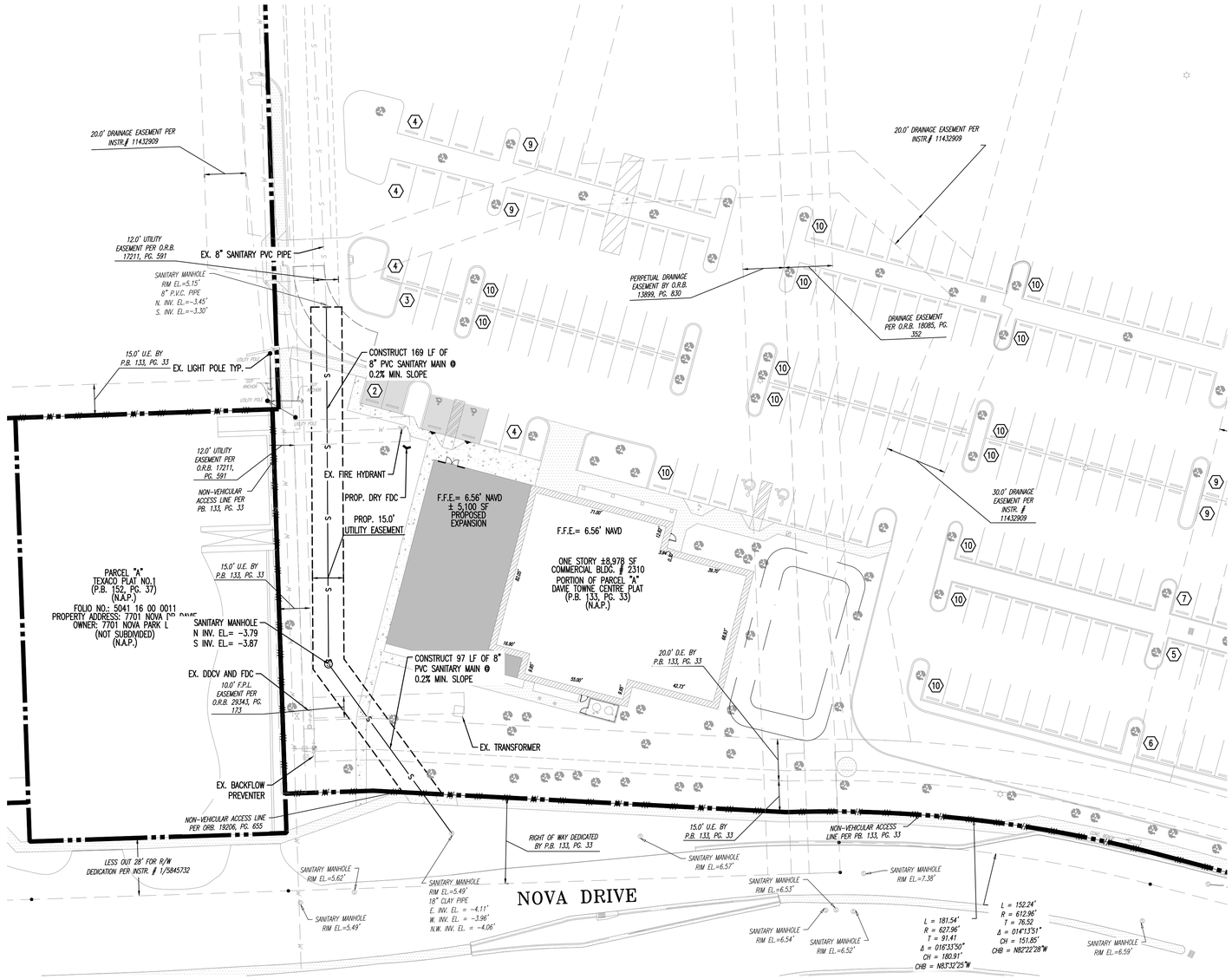

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE TOWN OF DAVIE AND/OR BROWARD COUNTY STANDARD DETAILS. THE MORE STRINGENT RESTRICTIONS SHALL APPLY.
4. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE TOWN OF DAVIE CHIEF ENGINEER.
5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE TOWN OF DAVIE CHIEF ENGINEER.
6. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
7. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH PROVIDER FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
9. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY TOWN OF DAVIE UTILITIES DIVISION.
10. THE TOWN OF DAVIE UTILITIES DIVISION MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (954) 797-1065.
11. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
12. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE TOWN OF DAVIE UTILITIES DIVISION.
13. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET TOWN OF DAVIE HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY.
14. TOWN MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

N
W D E
S

GRAPHIC SCALE
0 15 30 60
(IN FEET)

LEGEND:

—— S —— S ——	EX. 8" SANITARY MAIN
—— W —— W ——	EX. 8" WATER MAIN
- - - - - - - -	EXISTING UTILITY EASEMENT
——— S ——— S ———	PROPOSED 8" PVC SANITARY MAIN

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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
CHECKED BY: MDM
CHECKED BY: AP

PROJECT: **FR FLORIDA INC. D/B/A FRIT FLORIDA INC.**
TOWER SHOPS – FITNESS CENTER
2310 S UNIVERSITY DR.
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: JUN. 05, 2020

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TITLE:
UTILITY PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: C4.00
Rev. #: 2

Plotted: 06/05/20 – 3:42 PM By: jpeterson
File: P:\DEPC PROJECTS\2951 Federal Realty Investment Trust\99-002 Tower Shops – Planet Fitness\Dwg\Plan Sheets\D295199002SU0.dwg, ---> D295199002SU0

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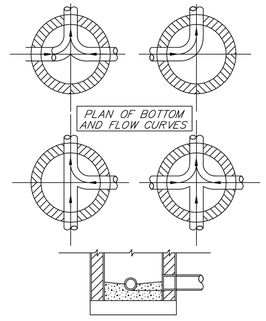


NOTES:

BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS.

2. SLOPE MANHOLE SHELF WITH 1" DROP/FT. FROM MANHOLE WALL TO CHANNEL.
3. INVERT CHANNEL TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
4. CHANNEL FOR FUTURE CONNECTIONS SHALL BE FILLED WITH SAND AND WITH 1" OF MORTAR.
5. ALL CONCRETE SHALL BE TYPE II ONLY.
6. PIPE MUST BE FLUSH WITH MANHOLE WALL.

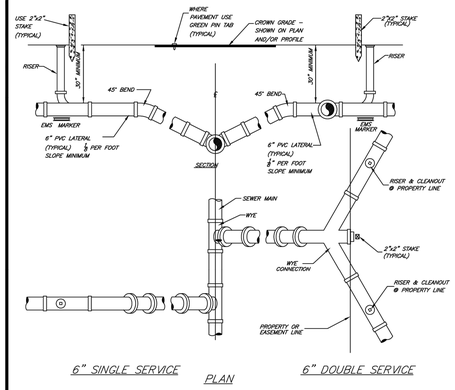
Town of Davie
Standard Details and Specifications

INVERT CHANNEL FLOW DIRECTIONS

SCALE: N.T.S.

REVISED: MAY 2007

S2



6" SINGLE SERVICE PLAN 6" DOUBLE SERVICE

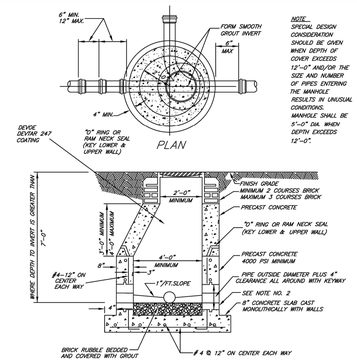
Town of Davie
Standard Details and Specifications

TYPICAL SERVICE CONNECTION

SCALE: N.T.S.

REVISED: MAY 2007

S8



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".

NOTES:

1. BRICK MASONRY CONSTRUCTION TO BE STUCCOED WITH 1/2" MORTAR INSIDE AND OUTSIDE (TYPE II CEMENT)
2. MANHOLE ADAPTOR COUPLING OR APPROVED EQUAL ARE REQUIRED FOR ALL PIPE MATERIAL OR AS APPROVED BY ENGINEER.
3. MANHOLE WALLS TO BE SEAL COATED INSIDE & OUTSIDE WITH 16 MIL. THICKNESS OF APPROVED COATING.
4. LIFT HOLES THROUGH PRECAST SECTIONS PERMITTED PER OSHA REQUIREMENTS ONLY.
5. SEE TECHNICAL SPECIFICATIONS FOR PLACEMENT OF CONSTRUCTION JOINTS.
6. ALL OPENINGS SHALL BE SEALED WITH A WATERPROOF, EXPANDING GROUT.
7. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM.
8. 4– #8 PLACED DIAGONALLY AROUND OPENING & #6–5" ON CENTER EACH WAY.

Town of Davie
Standard Details and Specifications

PRECAST MANHOLE

SCALE: N.T.S.

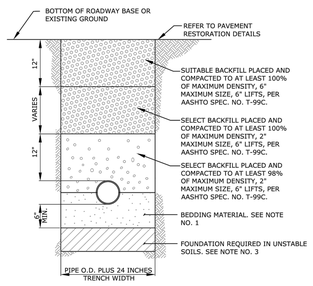
REVISED: MAY 2007

S4

BROWARD COUNTY
PUBLIC WORKS DEPARTMENT

WATER & WASTEWATER SERVICES
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FL 33069
PHONE NO. 954-831-0745
FAX: 954-831-0928

STANDARD DETAIL



1. UNLESS OTHERWISE SPECIFIED, BEDDING MATERIAL SHALL CONSIST OF SELECT BACKFILL MATERIAL 2" MAX. SIZE, COMPACTED TO AT LEAST 100% OF MAX. DENSITY, 6" LIFTS, PER AASHTO SPEC. NO. T-99C.
2. WHERE REQUIRED, SHEETING AND SHORING SHALL BE IN ACCORDANCE WITH OSHA REQUIREMENTS.
3. WHERE UNSTABLE SOILS ARE ENCOUNTERED, INCLUDING PEAT, MUCK OR OTHER ORGANIC SOILS, ELASTIC SILT AND CLAYS, A FOUNDATION IS REQUIRED AS DETERMINED BY THE ENGINEER OF RECORD.

REPLACES FORMER DWG NO.180
REVISED 2/23/2011

TYPICAL TRENCH BACKFILL

FIGURE 180

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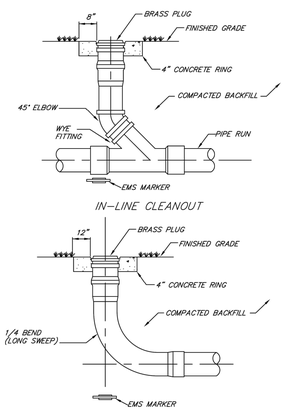


TERMINAL CLEANOUT

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

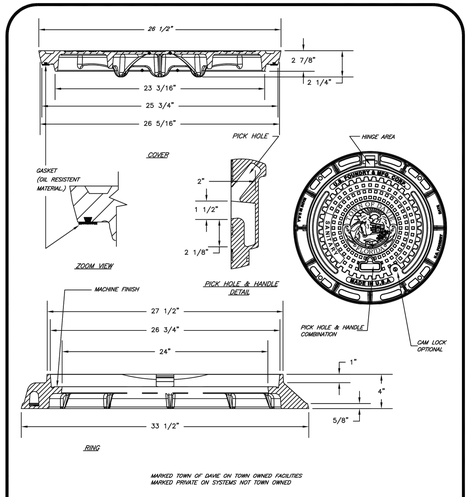
Town of Davie
Standard Details and Specifications

SANITARY CLEANOUT DETAIL

SCALE: N.T.S.

REVISED: MAY 2007

S7



Town of Davie
Standard Details and Specifications

MANHOLE FRAME AND COVER

SCALE: N.T.S.

REVISED: MAY 2007

S1

Plotted: 06/05/20 – 3:42 PM, By: jpardesen
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REV.	DATE	COMMENTS	BY
2	04/23/20	SITE PLAN COMMENTS	JCP
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	MDM

DRAWN BY: JCP
DESIGNED BY: JCP
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CHECKED BY: AP

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
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FLORIDA LICENSE No. 81313
DATE: JUN. 05, 2020

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TITLE: UTILITY DETAILS

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951–99–002

SHEET No: C4.01
Rev. #: 2

KEYNOTES

600	EXISTING PARKING LOT LIGHT POLE. NO NEW LIGHT POLES ARE REQUIRED.
601	NEW WALL LUMINAIRE, SHALL BE FULL CUT-OFF FIXTURES WITH THE LIGHT SOURCE FULLY-SHIELDED TO PREVENT GLARE TO COMPLY WITH TOWN'S NIGHT SKY REQUIREMENTS. REFER TO CODE OF ORDINANCES-TOWN OF DAVIE, FLORIDA-SECTION 12.262. REFER TO LUMINAIRE SCHEDULE ON THIS SHEET FOR FURTHER INFORMATION.

1 PHOTOMETRIC SITE PLAN

1" = 20'-0"

NORTH

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Fixture Lumens	LLF	Description	Lum. Watts
	6	SA-EXISTING	BACK-BACK	36,176	0.800	CREE ARE-EHO-4M-xx-12-E-UL-xx-700-50K or BXAKx412E-UD9 (700mA)	67.75
	7	SB-NEW	SINGLE	4,240	0.800	HUBBELL LNC2-18L-4K-070-2, 4000K Nominal	43.22

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST SURROUNDING AREA	Illuminance	Fc	3.89	7.1	0.0	N.A.	N.A.
OVERALL AREA	Illuminance	Fc	2.76	5.8	0.0	N.A.	N.A.
WALKWAYS	Illuminance	Fc	2.27	6.1	0.0	N.A.	N.A.

PROGRESS SET 04/30/2020

GENERAL DISCLAIMER:
ANY DESIGN CHANGES, TO THE SYSTEM COVERED BY THESE PLANS WITHOUT PRIOR APPROVAL OF THE ENGINEER WHO PREPARED THESE PLANS, WILL NULL AND VOID THESE PLANS AND THE REVISED INSTALLATION. IN ADDITION, ALL EXPENSES ASSOCIATED WITH RETURNING THE SYSTEM TO ITS ORIGINAL DESIGN WILL BE THE RESPONSIBILITY OF THE COMPANY WHICH APPROVED THESE CHANGES. FINAL BID TO INCLUDE PERMIT COMMENTS.

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Consulting Engineers
980 N. Federal Highway
Suite 110
Boca Raton, FL 33432
TEL: (561) 368-3611
License No. CA 8818
www.formicaengineering.com

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A PROFESSIONAL CORPORATION
240 NORTH 22ND STREET PHILADELPHIA, PA. 19103
P (215) 665-1080 F (215) 561-5064

P.A.:
P.M.:
DRAWN BY: JVS
PROJECT NO.: 220005

NO.	REVISION	DATE
1	TOWN OF DAVIE COMMENTS	04/23/2020

PHOTOMETRIC SITE PLAN

TOWER SHOPS BUILDING #67 RENOVATION / EXPANSION
1904 S. UNIVERSITY DR.
DAVIE, FL 33324

FEDERAL REALTY INVESTMENT TRUST

SCALE: AS NOTED
DATE: 04/30/2020

E4.02

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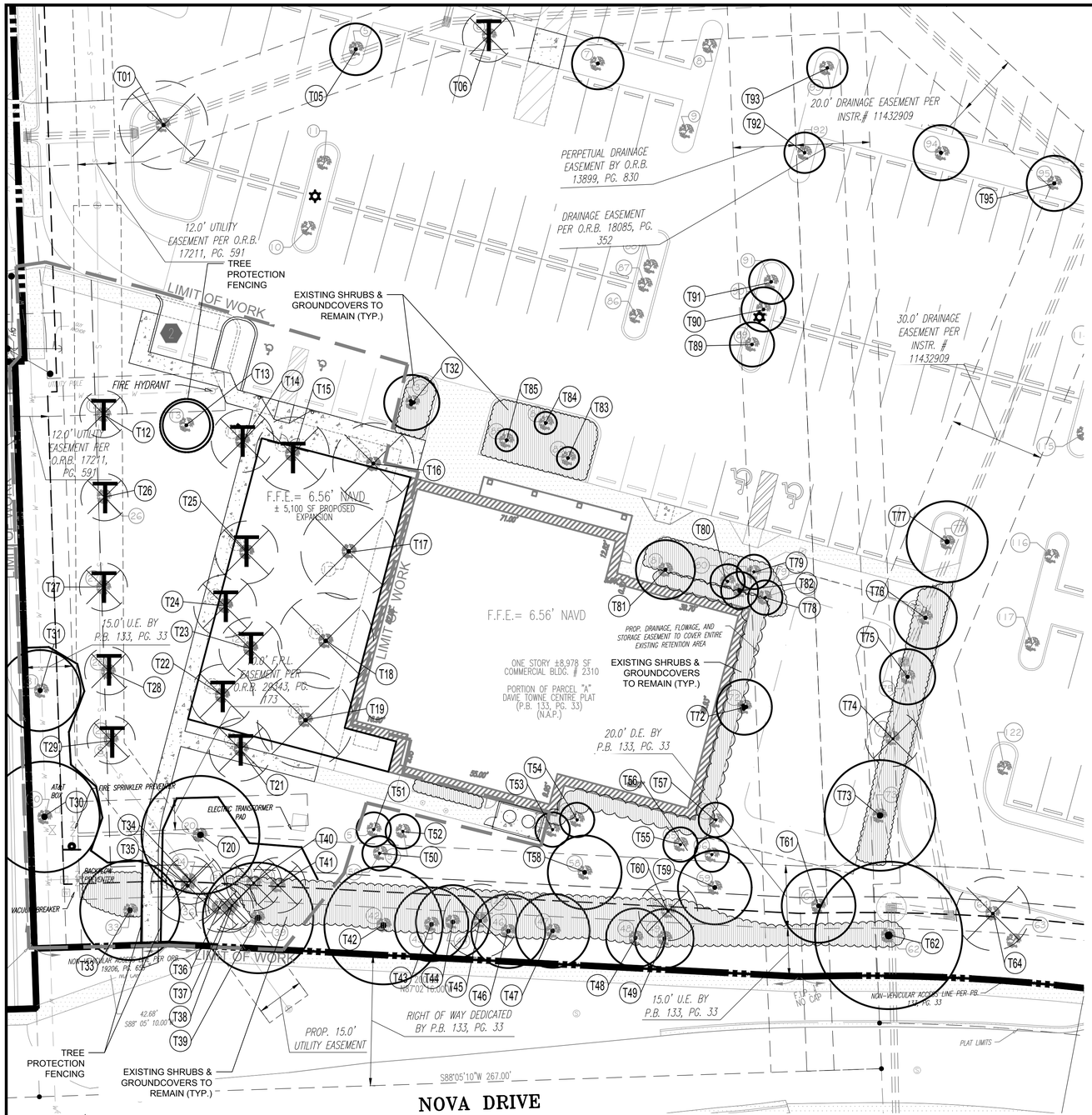
Printed: Tuesday February 11, 2020 - 3:51pm



TREE INVENTORY

TREE NO.	BOTANICAL NAME	COMMON NAME	HEIGHT (ft of GW)	DBH (in inches)	CONDITION	DISPOSITION	REASON	REPLACEMENT REQ'D (inches)
1	Cupaniopsis anacardioides	Carrotwood		17		REMOVE	INVASIVE SPECIES	0
5	Conocarpus erectus	Green Buttonwood		5	80	REMAIN-OUTSIDE L.O.W.		0
6	Acer rubrum	Red Maple		4.25	80	RELOCATE ON SITE	In Drainage Easement	0
12	Quercus virginiana	Live Oak		8.25	70	RELOCATE ON SITE	New Sewer Easement	0
13	Quercus virginiana	Live Oak		9.5	50	REMAIN		0
14	Quercus virginiana	Live Oak		8	70	RELOCATE ON SITE	New Sidewalk	0
15	Quercus virginiana	Live Oak		7.5	60	RELOCATE ON SITE	New Building	0
16	Conocarpus erectus	Green Buttonwood		15	50	REMOVE	New Building	15
17	Conocarpus erectus	Green Buttonwood		15.25	50	REMOVE	New Building	15.25
18	Conocarpus erectus	Green Buttonwood		19	40	REMOVE	New Building	19
19	Conocarpus erectus	Green Buttonwood		12.75	40	REMOVE	New Building	12.75
20	Quercus virginiana	Live Oak		18.5	60	REMAIN		0
21	Bursera simaruba	Gumbo Limbo		7.5	60	RELOCATE ON SITE	New Sidewalk	0
22	Bursera simaruba	Gumbo Limbo		8.5	60	RELOCATE ON SITE	New Sidewalk	0
23	Bursera simaruba	Gumbo Limbo		6.75	40	RELOCATE ON SITE	New Building	0
24	Bursera simaruba	Gumbo Limbo		8.25	50	RELOCATE ON SITE	New Building	0
25	Bursera simaruba	Gumbo Limbo		8	40	RELOCATE ON SITE	New Building	0
26	Quercus virginiana	Live Oak		9.25	70	RELOCATE ON SITE	New Sewer Easement	0
27	Quercus virginiana	Live Oak		8.25	50	RELOCATE ON SITE	New Sewer Easement	0
28	Quercus virginiana	Live Oak		7	60	RELOCATE ON SITE	New Sewer Easement	0
29	Quercus virginiana	Live Oak		7.25	70	RELOCATE ON SITE	New Sewer Easement	0
30	Eucalyptus grandis	Eucalyptus		17.25	50	REMAIN		0
31	Eucalyptus grandis	Eucalyptus		11.25	50	REMAIN		0
32	Archontophoenix alexandrae	Alexander Palm (Trp)	19-25		70	REMAIN-OUTSIDE L.O.W.		0
33	Quercus virginiana	Live Oak		16	50	REMAIN		0
34	Bursera simaruba	Gumbo Limbo		4.75	10	REMOVE	New Sewer Easement	4.75
35	Eucalyptus grandis	Eucalyptus		11.25	60	REMOVE	New Sewer Easement	11.25
36	Bursera simaruba	Gumbo Limbo		8	30	REMOVE	New Sewer Easement	8
37	Bursera simaruba	Gumbo Limbo		6	30	REMOVE	New Sewer Easement	6
38	Bursera simaruba	Gumbo Limbo		4.25	20	REMOVE	New Sewer Easement	4.25
39	Quercus virginiana	Live Oak		16	60	REMAIN		0
40	Schinus terebinthifolia	Brazilian Pepper		14.4		REMOVE	INVASIVE SPECIES	0
41	Cupaniopsis anacardioides	Carrotwood		4		REMOVE	INVASIVE SPECIES	0
42	Quercus virginiana	Live Oak		23.25	70	REMAIN-OUTSIDE L.O.W.		0
43	Bursera simaruba	Gumbo Limbo		9	30	REMAIN-OUTSIDE L.O.W.		0
44	Bursera simaruba	Gumbo Limbo		7	30	REMAIN-OUTSIDE L.O.W.		0
45	Cupaniopsis anacardioides	Carrotwood		3.6		REMOVE	INVASIVE SPECIES	0
46	Quercus virginiana	Live Oak		19.5	70	REMAIN-OUTSIDE L.O.W.		0
47	Bursera simaruba	Gumbo Limbo		4.75	40	REMAIN-OUTSIDE L.O.W.		0
48	Quercus virginiana	Live Oak		11.75	60	REMAIN-OUTSIDE L.O.W.		0
49	Bursera simaruba	Gumbo Limbo		8.75	60	REMAIN-OUTSIDE L.O.W.		0
50	Sabal palmetto	Cabbage Palm	21		70	REMAIN-OUTSIDE L.O.W.		0
51	Sabal palmetto	Cabbage Palm	20		70	REMAIN-OUTSIDE L.O.W.		0
52	Sabal palmetto	Cabbage Palm	17		70	REMAIN-OUTSIDE L.O.W.		0
53	Sabal palmetto	Cabbage Palm	17		70	REMAIN-OUTSIDE L.O.W.		0
54	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
55	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
56	Sabal palmetto	Cabbage Palm	14		70	REMAIN-OUTSIDE L.O.W.		0
57	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
58	Quercus virginiana	Live Oak		12.5	60	REMAIN-OUTSIDE L.O.W.		0
59	Quercus virginiana	Live Oak		11.5	50	REMAIN-OUTSIDE L.O.W.		0
60	Schinus terebinthifolia	Brazilian Pepper		18		REMOVE	INVASIVE SPECIES	0
61	Quercus virginiana	Live Oak		6.75	30	REMAIN-OUTSIDE L.O.W.		0
62	Quercus virginiana	Live Oak		28.5	70	REMAIN-OUTSIDE L.O.W.		0
64	Bauhinia blakeana	Hong Kong Orchid		10.8		REMOVE	INVASIVE SPECIES	10.8
72	Archontophoenix alexandrae	Alexander Palm (Trp)	25		70	REMAIN-OUTSIDE L.O.W.		0
73	Conocarpus erectus	Green Buttonwood		17	10	REMAIN-OUTSIDE L.O.W.		0
74	Acer rubrum	Red Maple		3.5	10	REMOVE	In Drainage Easement	3.5
75	Conocarpus erectus	Green Buttonwood		8.5	50	REMAIN-OUTSIDE L.O.W.		0
76	Conocarpus erectus	Green Buttonwood		14	50	REMAIN-OUTSIDE L.O.W.		0
77	Quercus virginiana	Live Oak		12.5		REMAIN-OUTSIDE L.O.W.		0
78	Sabal palmetto	Cabbage Palm	20		70	REMAIN-OUTSIDE L.O.W.		0
79	Sabal palmetto	Cabbage Palm	12		70	REMAIN-OUTSIDE L.O.W.		0
80	Sabal palmetto	Cabbage Palm	15		70	REMAIN-OUTSIDE L.O.W.		0
81	Archontophoenix alexandrae	Alexander Palm (Trp)	19		70	REMAIN-OUTSIDE L.O.W.		0
82	Yucca elephantipes	Yucca				REMAIN-OUTSIDE L.O.W.	NOT A TREE	0
83	Phoenix roebelenii (3)	Pygmy Date Palm		4	60	REMAIN-OUTSIDE L.O.W.		0
84	Phoenix roebelenii (3)	Pygmy Date Palm		4	40	REMAIN-OUTSIDE L.O.W.		0
85	Phoenix roebelenii (3)	Pygmy Date Palm		5	70	REMAIN-OUTSIDE L.O.W.		0
89	Conocarpus erectus sericeus	Silver Buttonwood		6	40	REMAIN-OUTSIDE L.O.W.		0
90	Conocarpus erectus sericeus	Silver Buttonwood		4.25	20	REMAIN-OUTSIDE L.O.W.		0
91	Conocarpus erectus sericeus	Silver Buttonwood		4	20	REMAIN-OUTSIDE L.O.W.		0
92	Bulnesia arborea	Verawood		4.5	70	REMAIN-OUTSIDE L.O.W.		0
93	Bulnesia arborea	Verawood		2.5	70	REMAIN-OUTSIDE L.O.W.		0
95	Bursera simaruba	Gumbo Limbo		8.25	70	REMAIN-OUTSIDE L.O.W.		0
							TOTAL REPLACEMENT INCHES:	110.55

LEGEND

- Txx — INDICATES TREE OR PALM NUMBER
- EXISTING TREES OR PALMS TO BE PROTECTED IN PLACE
- TREE PROTECTION FENCE
- TREE OR PALM TO BE TRANSPLANTED
- Txx — INDICATES TREE OR PALM NUMBER
- EXISTING TREES OR PALMS TO BE REMOVED

0' 10' 20' 40'

Scale 1" = 20'

TREE RELOCATION GUIDELINES

1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CANOPY PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN, RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.

NOTE: A TREE REMOVAL PERMIT MUST BE APPLIED FOR AND OBTAINED FROM TOWN OF DAVIE PRIOR TO REMOVING ANY EXISTING TREES ON SITE. REMOVING EXISTING TREES WITHOUT A VALID PERMIT SHALL BE A VIOLATION OF TOWN OF DAVIE TREE PROTECTION CODE.

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REV.	DATE	COMMENTS	BY
2	05/19/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG

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CHECKED BY: KB/RM
CHECKED BY: _

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SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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KEITH DALE RAMPY
No. LA6666710
STATE OF FLORIDA
DATE:

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TITLE: TREE DISPOSITION PLAN

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: L0.00
Rev. #:

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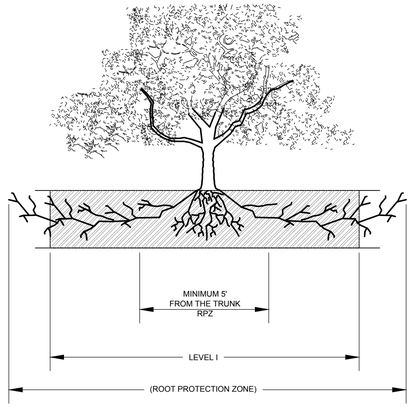
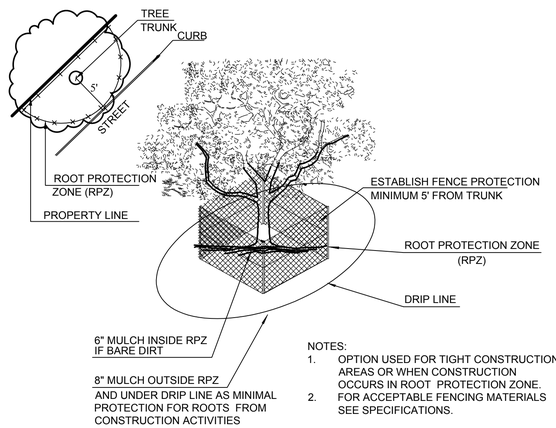
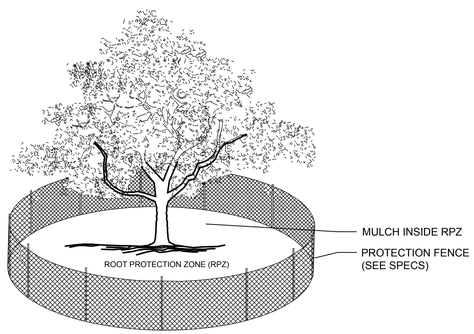


A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

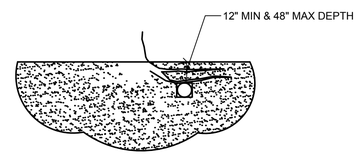


NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

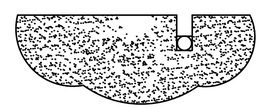
B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

NOTE: TREE PROTECTION FOR ANY PROPOSED PRESERVED OR RELOCATED TREES MUST BE PROVIDED, INCLUDING BUT NOT LIMITED TO TREE PROTECTION BARRICADES, WHICH MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT THE PROJECT.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE TOWN, PRIOR TO COMMENCEMENT OF TREE TRIMMING. ALL TREE TRIMMING MUST BE DONE BY AN ARBORIST IN ACCORDANCE TO THE TOWN OF DAVIE TREE PRESERVATION ORDINANCE.

TREE PROTECTION SPECIFICATIONS

MATERIALS
1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS
1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALLREQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

(a) Prior to the land clearing stage of development, the contractor shall clearly mark all protected trees for which a tree removal permit has not been issued and shall erect barriers for the protection of the trees according to the following:
   (1) Around an area at or greater than a six-foot radius of all species of mangroves and protected cabbage palms;
   (2) Around an area at or greater than the full dripline of all protected native pines;
   (3) Around an area at or greater than two-thirds of the dripline of all other protected species.
(b) No person shall attach any sign, notice or other object to any protected tree or fasten any wires, cables, nails or screws to any protected tree in any manner that could prove harmful to the protected tree, except as necessary in conjunction with activities in the public interest.
(c) During the construction stage of development, the contractor shall not cause or permit the cleaning of equipment or material within the outside perimeter of the crown (dripline) or on the nearby ground of any tree or group of trees which is to be preserved. Within the outside perimeter of the crown (dripline) of any tree or on nearby ground, the contractor shall not cause or permit storage of building material and/or equipment, or disposal of waste material such as paints, oil, solvents, asphalt, concrete, mortar or any other material harmful to the life of the tree.
(d) No person shall permit any unnecessary fire or burning within 30 feet of the dripline of a protected tree.
(e) Any landscaping activities within the barrier area shall be accomplished with hand labor.
(f) Prior to the county administrator issuing a certificate of occupancy or compliance for any development, building or structure, all trees designated to be preserved that were destroyed during construction shall be replaced by the contractor with trees of equivalent diameter at breast height tree caliper and of the same species as specified by the county administrator, before occupancy or use, unless approval for their removal has been granted under permit.
(g) The county administrator may conduct periodic inspections of the site during land clearance and construction.
(h) If, in the opinion of the county administrator, development activities will so severely stress slash pines or any other protected tree such that they are made susceptible to insect attack, preventative spraying of these trees by the contractor may be required.

NOTE: A TREE REMOVAL PERMIT MUST BE APPLIED FOR AND OBTAINED FROM TOWN OF DAVIE PRIOR TO REMOVING ANY EXISTING TREES ON SITE. REMOVING EXISTING TREES WITHOUT A VALID PERMIT SHALL BE A VIOLATION OF TOWN OF DAVIE TREE PROTECTION CODE.

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1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG

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TREE PROTECTION NOTES & DETAILS

SCALE: (H) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951-99-002

SHEET No: L0.01
Rev. #:

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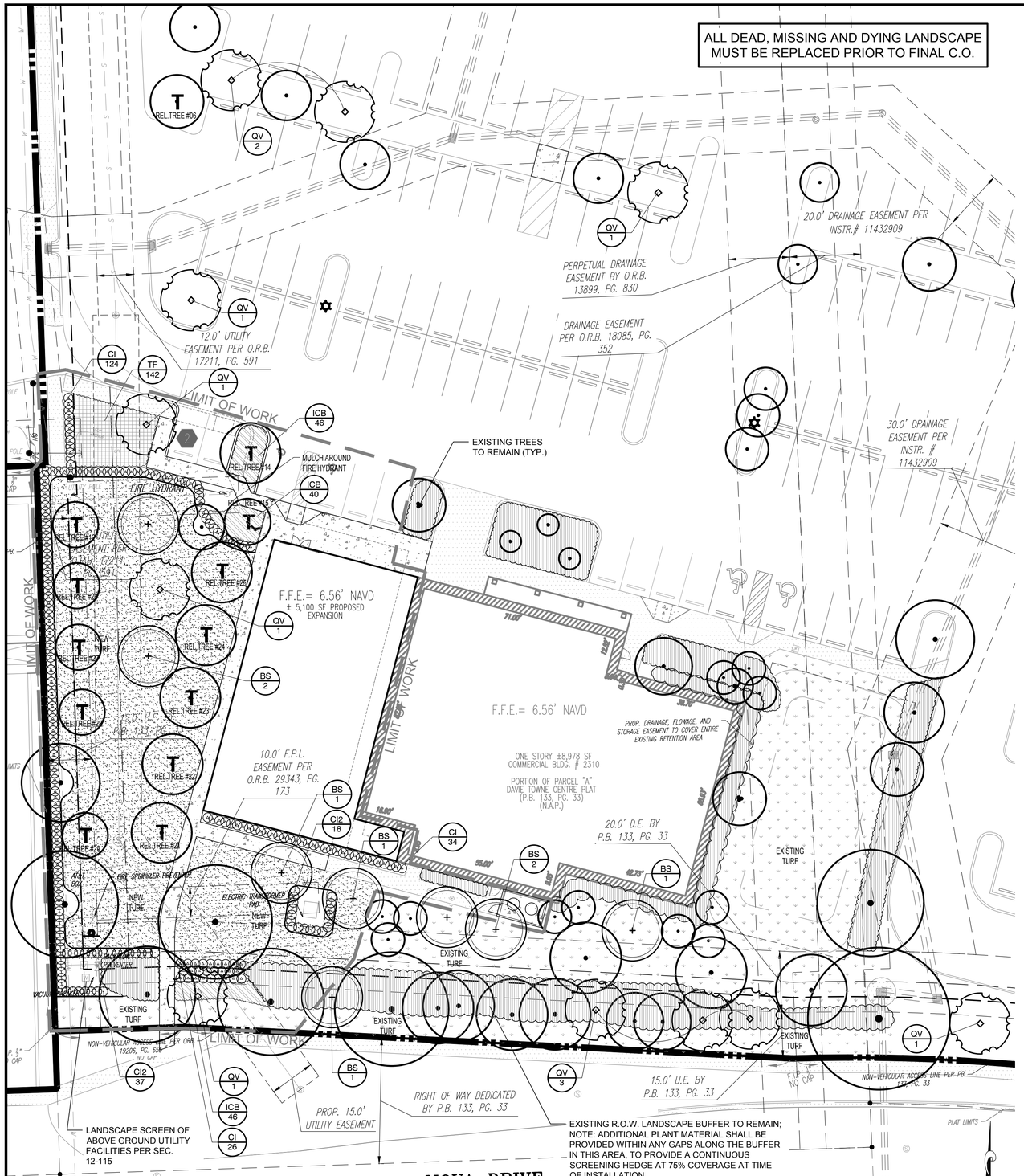

LANDSCAPE SCREEN OF ABOVE GROUND UTILITY FACILITIES PER SEC. 12-115

EXISTING R.O.W. LANDSCAPE BUFFER TO REMAIN; NOTE: ADDITIONAL PLANT MATERIAL SHALL BE PROVIDED WITHIN ANY GAPS ALONG THE BUFFER IN THIS AREA, TO PROVIDE A CONTINUOUS SCREENING HEDGE AT 75% COVERAGE AT TIME OF INSTALLATION.

CONTRACTOR SHALL FIELD VERIFY AND ADJUST EXISTING IRRIGATION TO PROVIDE AN OPERATIONAL SYSTEM WITH 100% COVERAGE OF ALL LANDSCAPE AREAS.

TREES INDICATED FOR RELOCATION ON SITE SHALL BE TRANSPLANTED TO FINAL LOCATIONS IN ONE MOVEMENT.

Scale 1" = 20'

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	NATIVE	DROUGHT TOLERANT
TREES							
BS	Bursera simaruba	Gumbo Limbo	6" DBH & 20'-22' ht. minimum	per plan	8	YES	HIGH
QV	Quercus virginiana	Live Oak	6" DBH & 20'-22' ht. minimum	per plan	11	YES	HIGH

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

SHRUBS / GROUNDCOVERS							
CI	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	3 gal., 24" ht. x 24" sprd. min., Full	24" o.c.	184	YES	MEDIUM
CI2	Chrysobalanus icaco	Cocoplum	7 gal., 36" ht. x 24" sprd. min., Full	24" o.c.	55	YES	MEDIUM
ICB	Ilex cornuta 'nana'	Dwarf Burford Holly	3 gal., 18" ht. x 18" sprd.	24" o.c.	132	NO	MEDIUM
TF	Tripsacum floridanum	Florida Gamagrass	3 gal., 24" ht. x 20" sprd.	24" o.c.	142	YES	HIGH
TURF							
	Paspalum notatum Flugge 'Argentine'	Argentine Bahiagrass	Solid Sod	- - -	- - -	- - -	- - -

RELOCATED TREE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	DBH	SPREAD
REL.TREE 06	Acer rubrum	Red Maple	4.25	16'
REL.TREE 12	Quercus virginiana	Live Oak	8.25	16'
REL.TREE 14	Quercus virginiana	Live Oak	8	18'
REL.TREE 15	Quercus virginiana	Live Oak	7.5	16'
REL.TREE 21	Bursera simaruba	Gumbo Limbo	7.5	18'
REL.TREE 22	Bursera simaruba	Gumbo Limbo	8.5	20'
REL.TREE 23	Bursera simaruba	Gumbo Limbo	6.75	18'
REL.TREE 24	Bursera simaruba	Gumbo Limbo	8.25	18'
REL.TREE 25	Bursera simaruba	Gumbo Limbo	8	16'
REL.TREE 26	Quercus virginiana	Live Oak	9.25	16'
REL.TREE 27	Quercus virginiana	Live Oak	8.25	15'
REL.TREE 28	Quercus virginiana	Live Oak	7	14'
REL.TREE 29	Quercus virginiana	Live Oak	7.25	14'

LANDSCAPE CALCULATIONS

GROSS SITE AREA (WITHIN LIMITS OF WORK): ±21,525 SF

NATIVE / DROUGHT TOLERANT SPECIES REQUIRED: 50% MINIMUM
NATIVE / DROUGHT TOLERANT SPECIES PROVIDED: 77%

TREES REQUIRED: 6 (1.5 TREES / 5,000 GSF OF SITE AREA)
TREES PROVIDED: 6 EXISTING TO REMAIN
+ 13 EXISTING TO BE RELOCATED ON SITE

SHRUBS REQUIRED: 43 (10 SHRUBS / 5,000 GSF OF SITE AREA)
SHRUBS PROVIDED: 371
GROUND COVERS REQUIRED: 43 (10 SHRUBS / 5,000 GSF OF SITE AREA)
GROUND COVERS PROVIDED: 142

REPLACEMENT TREES
REPLACEMENT INCHES REQUIRED: 110.55 (SEE SHEET L0,00 FOR CALCULATION)
REPLACEMENT INCHES PROVIDED: 114 (19 NEW TREES @ 6" DBH)

INTERIOR PARKING LANDSCAPING
TREES REQUIRED & PROVIDED: 1 TREE / PLANTING ISLAND

LANDSCAPING ADJACENT TO ABUTTING PROPERTIES
PERIMETER BUFFER LANDSCAPING PROVIDED BY TOWN CENTER PLANTINGS SHALL REMAIN.
- 10 FT WIDE LANDSCAPE BUFFER REQUIRED & PROVIDED.
- 6 TREES REQUIRED (1 / 40 LF; 215 LF / 40); 2 EXISTING TREES + 5 RELOCATED TREES
- CONTINUOUS HEDGE REQUIRED; NEW CONTINUOUS HEDGE PROVIDED

LANDSCAPING ADJACENT TO PUBLIC R.O.W.
20 FT WIDE MINIMUM PERIMETER BUFFER LANDSCAPING PROVIDED BY TOWN CENTER PLANTINGS SHALL REMAIN.
- EXISTING TREES TO REMAIN; NEW PROVIDED TO FILL IN GAPS & FOR MITIGATION
- CONTINUOUS HEDGE REQUIRED; NEW HEDGE PROVIDED WHERE NEEDED TO FILL IN GAPS

TOWN OF DAVIE PLANTING NOTES

1. ALL LANDSCAPING SHALL BE FLORIDA GRADE #1 OR BETTER.
2. ALL TREE REMOVAL AND RELOCATED TREES WILL REQUIRE A TREE PERMIT AND BONDING FROM THE TOWN OF DAVIE PRIOR TO THE COMMENCEMENT OF WORK.
3. ALL PRINCIPALS OF FLORIDA-FRIENDLY LANDSCAPING AND DESIGN STANDINGS SHALL BE UTILIZED.
4. ALL LANDSCAPING SHALL MEET OR EXCEED TOWN OF DAVIE CODE SPECIFICATION REQUIREMENTS.
5. CALL SUNSHINE ONE CALL SERVICE AT 811 BEFORE YOU DIG.
6. ALL LANDSCAPING SHALL BE WARRANTED FOR 1 YEAR AFTER FINAL ACCEPTANCE.
7. ALL GROUNDCOVER SHALL BE INSTALLED AT 75% COVERAGE AND 100% WITHIN 6 MONTHS AFTER FINAL ACCEPTANCE.
8. 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.
9. NO LANDSCAPE SUBSTITUTIONS SHALL BE MADE WITHOUT THE TOWN OF DAVIE APPROVAL.
10. 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.
11. ALL PVC RISERS MUST BE PAINED FLAT BLACK AND IRRIGATION SYSTEM SHALL HAVE NO OVERSPRAY ONTO IMPERVIOUS AREAS
12. LALL TREES AND PALMS SHALL BE BRACED OR GUYED, AND ALL NYLON STRAPS OR WOOD BRACING SHALL BE REMOVED WITHIN ONE YEAR OF FINAL INSPECTION.
13. 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.
14. 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.
15. ALL PLANTS TO BE TOP DRESSED IN 3" DEEP LAYER OF ARSENIC FREE ORGANIC MULCH.
16. 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.
17. ALL ABOVE GROUND ELEMENTS, INCLUDING BUT NOT LIMITED TO A/C UNITS, TRANSFORMERS, AND IRRIGATION PUMPS SHALL BE SCREENED WITH LANDSCAPING TO 36" AT INSTALLATION.
18. ALL SOD TO BE HEALTHY, WEED/PEST FREE (INCLUDING FUNGUS AND DISEASE) ST. AUGUSTINE; LAID SMOOTH WITH TIGHT ALTERNATING/ABUTTING JOINTS OVER 2" TOPSOIL AND CONFORM TO CURBS AND PLANTERS.
19. ALL PLANT ROOT BALLS SHALL BE 10% ABOVE GRADE AND THE WIRE BASKETS, BURLAP, STRING AND ROPE MUST BE REMOVED.
20. 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.
21. 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.
22. 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.
23. REMOVE ALL INVASIVE EXOTIC PLANTS FROM THE SITE.
24. ALL OWNERS OF THE LAND OR THEIR AGENTS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING.
25. ALL SHRUBS AND GROUNDCOVERS OF DIFFERENT SPECIES PANTED ADJACENT TO EACH OTHER SHALL BE SEPARATED BY A MINIMUM OF 18".
26. ALL PLANTING TO BE DONE IN ACCORDANCE TO PROPER HORTICULTURAL PRACTICES.
27. CALL THE CITY OF TOWN OF DAVIE LANDSCAPE INSPECTOR TO SCHEDULE A PRE-CONSTRUCTION LANDSCAPE MEETING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL GRADING AND PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 OR BETTER ACCORDING TO GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION AT TIME OF INSTALLATION.
2. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
4. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED OR TRANSPLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PUBLIC PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

SEE DETAIL 'E' ON SHEET L1.01 FOR ADDITIONAL INFORMATION.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

CYPRESS MULCH SHALL NOT BE USED.

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REV.	DATE	COMMENTS	BY
2	05/19/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG
1	02/12/20	TOWN OF DAVIE SITE PLAN COMMENTS	EDG

DRAWN BY: KB
DESIGNED BY: KB
CHECKED BY: KB/RM
CHECKED BY: –

PROJECT: FR FLORIDA INC. D/B/A FRIT FLORIDA INC.
TOWER SHOPS – FITNESS CENTER
DAVIE, FL 33324
SECTION 16, TOWNSHIP 50 S, RANGE 41 E

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REGISTERED LANDSCAPE ARCHITECT
NAME: DALE BRYAN
LICENSE NO. 666671
STATE OF FLORIDA
DATE:

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TITLE: LANDSCAPE PLAN

SCALE: (W) AS (V) NOTED
DATE: 01/20/2020
PROJECT No: 2951–99–002

SHEET No: L1.00
Rev. #:

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PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
H. TREE STAKING AND GUYING:
1. STAKES: 6" LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
iv. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

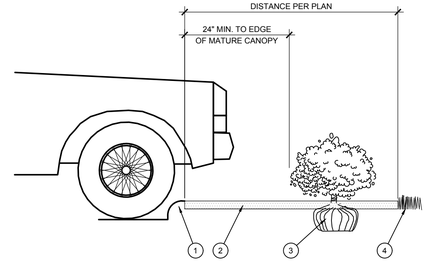
G. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE, AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

I. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
c. SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

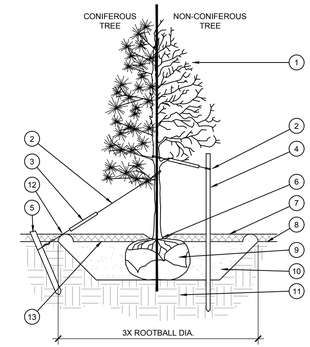
J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

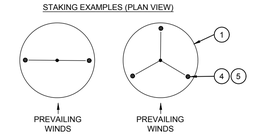


1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



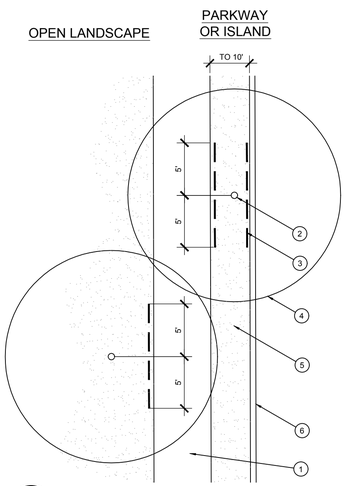
STAKING EXAMPLES (PLAN VIEW)



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2" ± 4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

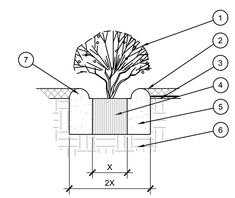
A TREE PLANTING
SCALE: NOT TO SCALE



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

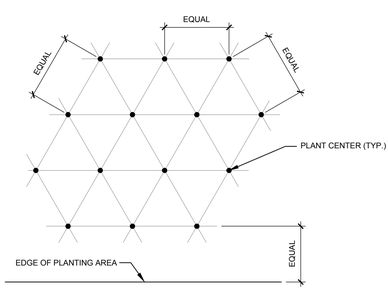
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

E ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

C PLANT SPACING
SCALE: NTS

EVERGREEN DESIGN GROUP
(800) 680-6630
2255 Glades Road, Suite 324A
Boca Raton

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

PLANNING REPORT

Project Type Number and Name
Site Plan SP20-117 Public Storage

Application	
Petitioner/Representative	Jose Herrero, Public Storage
Owner	PS Davie University 2013, LLC
Project Planner	Sylvia Myint
Date of Report	September 4, 2020
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	September 15, 2020
Date of Town Council Review	N/A

Location/Site	
Folio/Identification Number	504121130011
Address (General Location)	3700 South University Drive
Nearest North/South Road	South University Drive
Nearest East/West Road	Nova Drive
Size (Approx. Acres)	+/- 2.7
Existing Use	Mini Warehouse/Self Storage
Future Land Use	Regional Activity Center
Zoning	B-3
Council District	1
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	99
Planning Area	8
Right-of-way Acquisition	N/A
Utilities Provider	N/A
Drainage District	N/A
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points

- This is an after-the-fact request to change the exterior paint colors to an existing self-storage facility.
- This site was previously approved by the Town with exterior paint colors for what was originally a Stor-all mini storage facility.
- The site is generally located on the east side of South University Drive approximately 300 feet north of Southwest 39th Street.

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

History

1. Related Zoning Information:
   - Rezoning (ZB10-03-97) Stor-all: A rezoning application to change zoning to B-3 was approved by Town Council on March 4, 1998.
2. Previous Request(s):
   - Site Plan (SP05-02-99) Stor-all: A plan to construct a new self-storage facility consisting of 1 two-story and 2 one-story buildings was approved by Town Council on June 2, 1999.
   - Site Plan (SP11-04-97) Stor-all: A plan to construct a new self-storage facility consisting of 1 two-story and 2 one-story buildings was approved by Town Council on July 15, 1998. This site plan expired.

Analysis

1. Architecture: The existing facade paint colors are neutral beige with purple, yellow, and orange accent bands (the originally approved colors were green and purple but appear to have changed over time). The plan proposes to widen and change the color of the accent bands to orange. It also proposes this orange on the corner of the two-story building, on the roll up storage unit doors and to outline the display windows.

2. Compatibility: The plan is consistent with the surrounding architecture of the adjacent commercial properties.

Recommendations

Staff finds the application complete and suitable for further review.

Attachments

1. Petitioner Documentation
2. Related Maps
3. Staff Photo

Wednesday, June 17th, 2020.

Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

Re: Scope of Work Letter, 3700 S University Drive.

To Whom It May Concern.

Scope of work performed at a Public Storage property located at 3700 S University Drive, Davie, FL.

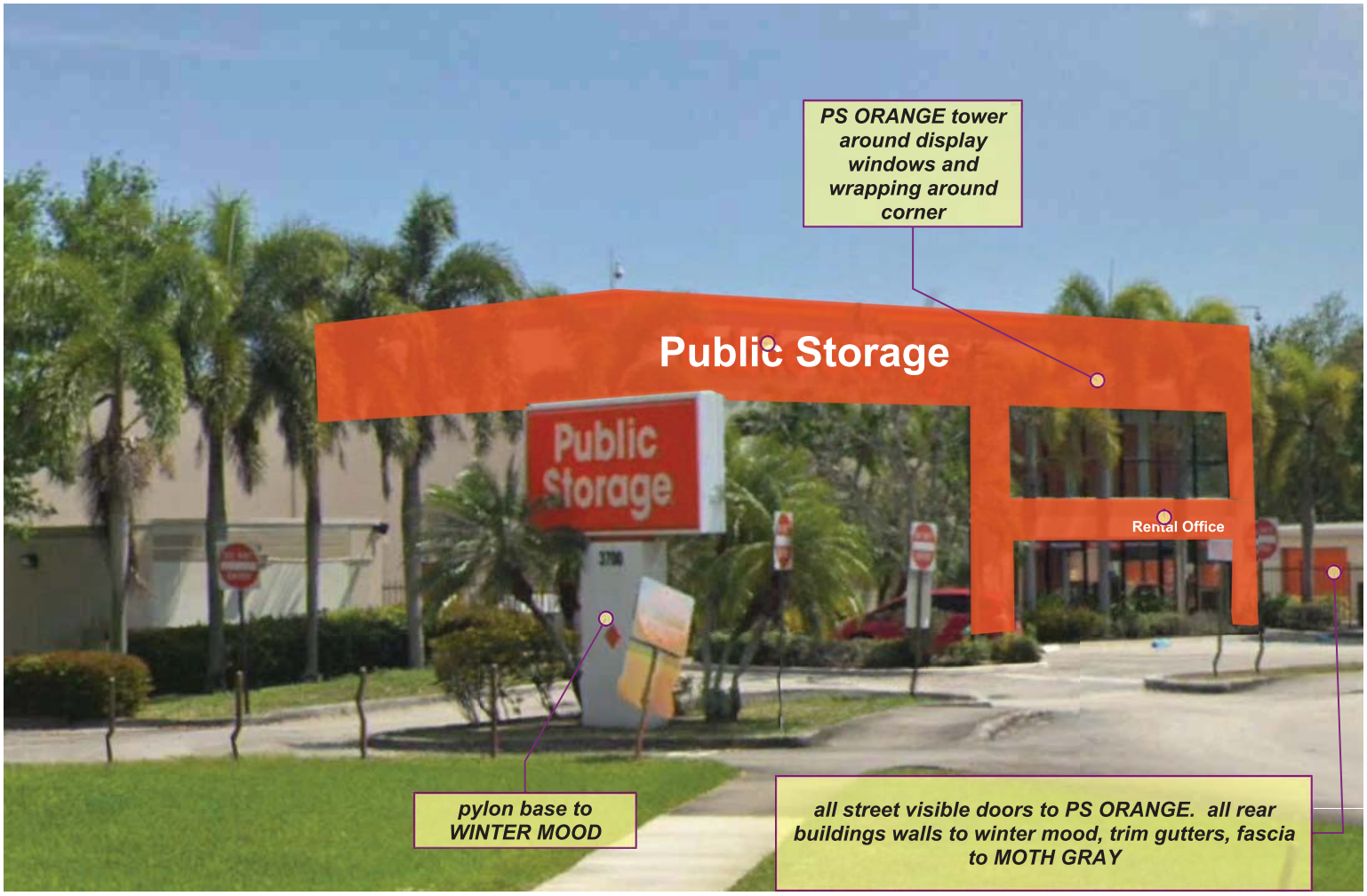
1. Pressure cleaned all walls, trim, downspouts, gates, and walkways.
2. Cleaned all storage doors.
3. Covered all windows, landscape, floors, lights, and other surfaces not being painted.
4. Sealed and primed all masonry surfaces, doors and metal being painted.
5. Patched holes, cracks, and peeling paint.
6. Caulked window frames, horizontal and vertical band edges.
7. Painted walls, trim, storage doors, metal gates, and fencing.
8. Cleaned up all tape, paper, trash, and work equipment on the job site.

If you require any additional information, please do not hesitate to contact me via email at jherrero@publicstorage.com or at (954) 793-4970.

Sincerely

Jose Herrero
Facilities Manager
Public Storage, South Florida.

Public Storage
Public Storage


PS ORANGE tower around display windows and wrapping around corner
Public Storage
Public Storage
Rental Office
pylon base to WINTER MOOD
all street visible doors to PS ORANGE. all rear buildings walls to winter mood, trim gutters, fascia to MOTH GRAY

RENTAL OFFICE
3700

WINTER MOOD
MOTH GRAY
RENTAL OFFICE
3700
FENCE TO BLACK MAGIC

PRINCIPAL COLOR SELECTIONS

WARM PALETTE

Public Storage

PUBLIC STORAGE ORANGE

ROLLER COASTER - PPG1008-5

WINTER MOOD - PPG14-16

STEPPING STONE - PPG1010-4

MOTH GRAY - PPG14-29

BLACK MAGIC - PPG1001-7

COMMERCIAL WHITE - PPG1025-1

GRAY STONE - PPG1009-4

OFF WHITE - PPG1024-1

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PRINCIPAL COLOR LIST AND PLACEMENT

WARM PALETTE

Public Storage

PUBLIC STORAGE ORANGE

FINISH STYLE:
GLOSS

PLACEMENT:
MASONRY
GRAPHIC STRIPPING
EXTERIOR DOORS AND BOLLARDS

WINTER MOOD - PPG14-16

FINISH STYLE:
SATIN

PLACEMENT:
EXTERIOR BODY

ROLLER COASTER - PPG1008-5

FINISH STYLE:
SATIN AND SEMI-GLOSS

PLACEMENT:
EXTERIOR BASE (SATIN)
EXTERIOR DOORS AND TRIM (SEMI-GLOSS)

BLACK MAGIC - PPG1001-7

FINISH STYLE:
FLAT AND GLOSS

PLACEMENT:
IRON FENCE AND GATES (GLOSS)
IRON GRILLS (GLOSS)
ALUMINUM FENCES AND GATES (GLOSS)
INTERIOR HAND RAILS (GLOSS)
INTERIOR IRON GRILLS (GLOSS)

COMMERCIAL WHITE - PPG1025-1

FINISH STYLE:
EGGSHELL AND SEMI-GLOSS

PLACEMENT:
INTERIOR OFFICE WALLS AND SOFFIT (EGGSHELL)
INTERIOR HALLWAY WALLS AND CEILINGS (EGGSHELL)
INTERIOR DOORS AND CASINGS (SEMI-GLOSS)

STEPPING STONE - PPG1010-4

FINISH STYLE:
FLAT

PLACEMENT:
EXPOSED INTERIOR OFFICE CEILING

MOTH GRAY - PPG14-29

FINISH STYLE:
SATIN

PLACEMENT:
EXTERIOR TRIM AND ACCENT

GRAY STONE - PPG1009-4

FINISH STYLE:
GLOSS

PLACEMENT:
ELEVATOR DOORS AND CASING
ELECTRICAL SWITCH GEAR BOX

OFF WHITE - PPG1024-1

FINISH STYLE:
GLOSS

PLACEMENT:
STREET SIGN POLES

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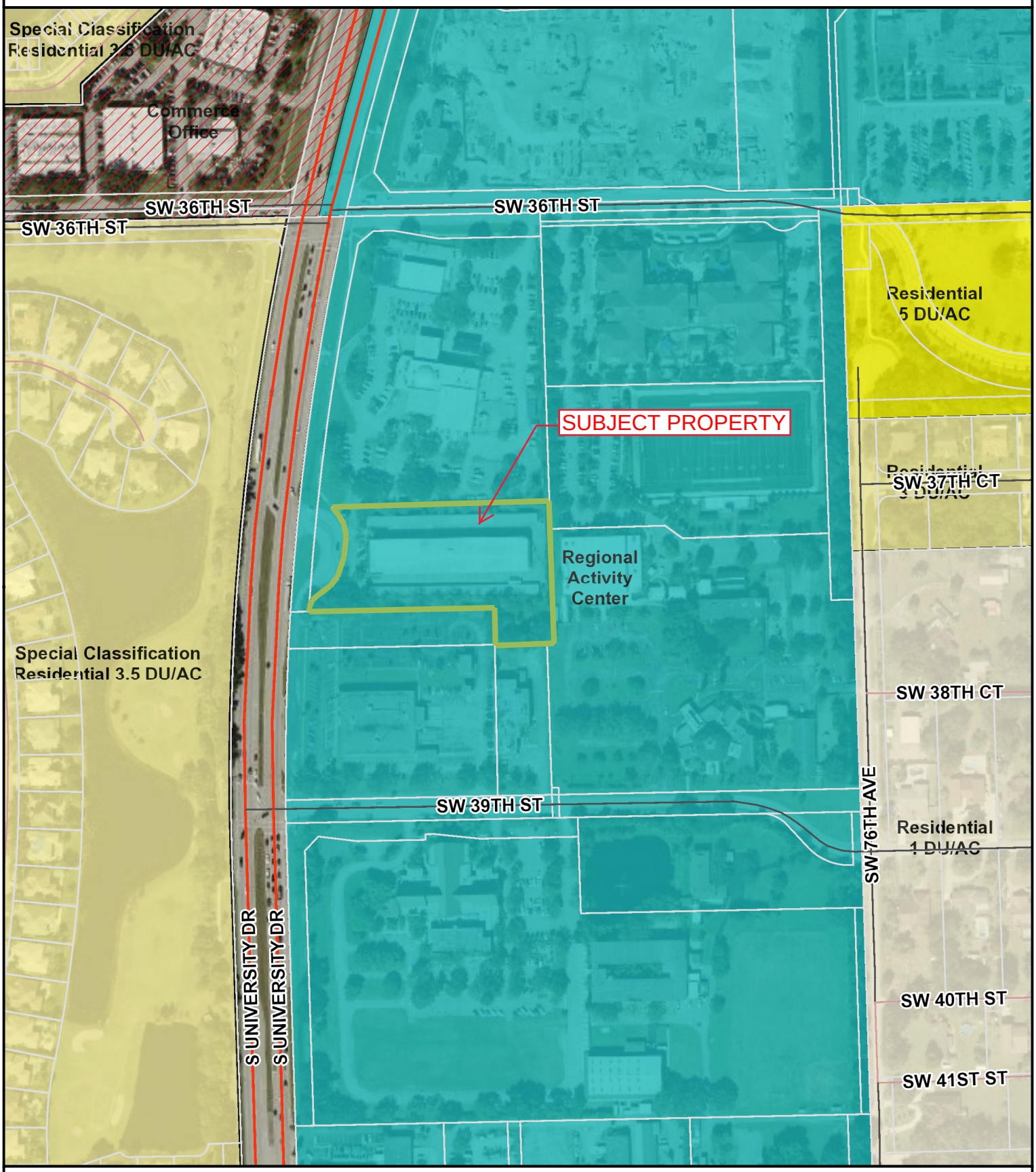
Future Land Use Map -- 3700 S University Dr



7/17/2020 9:07:40 AM

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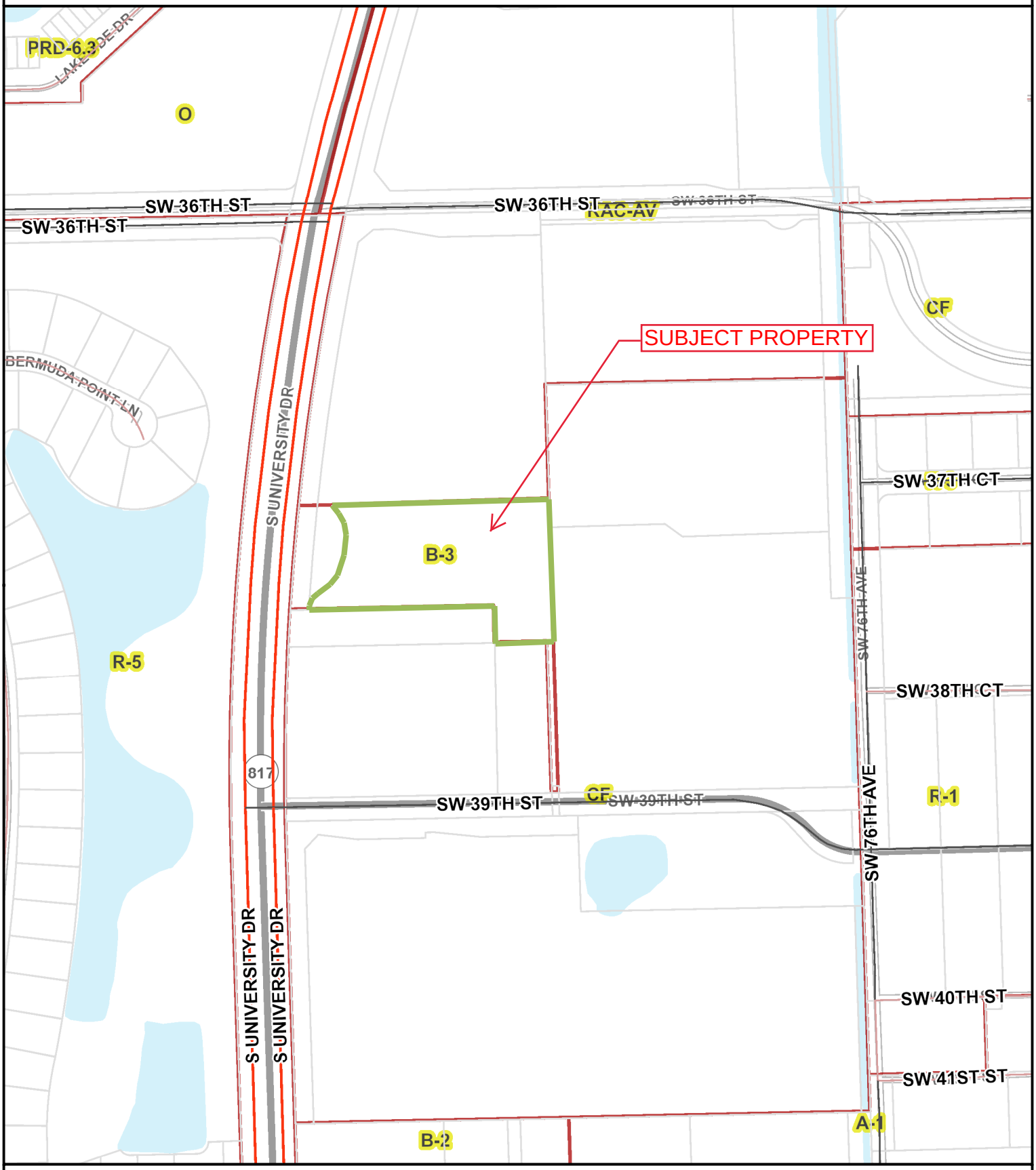
0 175 350 700 ft
0 50 100 200 m

Zoning Map – 3700 S University Dr



7/17/2020 9:06:25 AM

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0 175 350 700 ft
0 50 100 200 m

Staff Photo
3700 S University Dr
West Facade
"After"

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

PLANNING REPORT

Project Type Number and Name
Site Plan SP20-118 Public Storage

Application	
Petitioner/Representative	Jose Herrero, Public Storage
Owner	PS Davie University 2013, LLC
Project Planner	Sylvia Myint
Date of Report	September 4, 2020
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	September 15, 2020
Date of Town Council Review	N/A

Location/Site	
Folio/Identification Number	504133200030
Address (General Location)	5408 South University Drive
Nearest North/South Road	South University Drive
Nearest East/West Road	Stirling Road
Size (Approx. Acres)	+/- 4.6
Existing Use	Mini Warehouse/Self Storage
Future Land Use	Commerce Office
Zoning	CC
Council District	2
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	102
Planning Area	10
Right-of-way Acquisition	N/A
Utilities Provider	N/A
Drainage District	N/A
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points

- This is an after-the-fact request to change the exterior paint colors of an existing self-storage facility and to remove the canopies on the west side façade of the northern building.
- An application to remove the canopies was denied by the Site Plan Committee on November 10, 1998.
- The site is generally located on the east side of South University Drive approximately

2,300 feet north of Stirling Road.

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

History

1. Previous Request(s):
   - Site Plan (SP06-02-97) University Office Park II. A plan for a multi-building office use, a day care facility, and 109,900 square feet of self-storage was approved by Town Council on September 17, 1997.
   - Site Plan (SP11-10-98) University Office Park II/Storage Trust. A plan to modify the western elevation of the self-storage facility to remove canopies was denied by Site Plan Committee on November 10, 1998.

Analysis

1. Architecture: The existing facade paint color is a grayish white and photos show an orange canopy over the entrances. The plan proposes to provide an orange accent band. It also proposes orange for the northwest corner of the southern building and the corner of the northern building at the office entrance and on the roll up storage unit doors. "After" photos show that the entryway canopies have been removed and that the corner of the northern building at the office entrance was not painted orange as planned.
2. Compatibility: The plan is consistent with the surrounding architecture of the adjacent commercial properties.

Recommendations

Staff finds the application complete and suitable for further review.

Attachments

1. Petitioner Documentation
2. Related Maps
3. Staff Photos

Wednesday, June 17th, 2020.

Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

Re: Scope of Work Letter, 5408 S University Drive.

To Whom It May Concern.

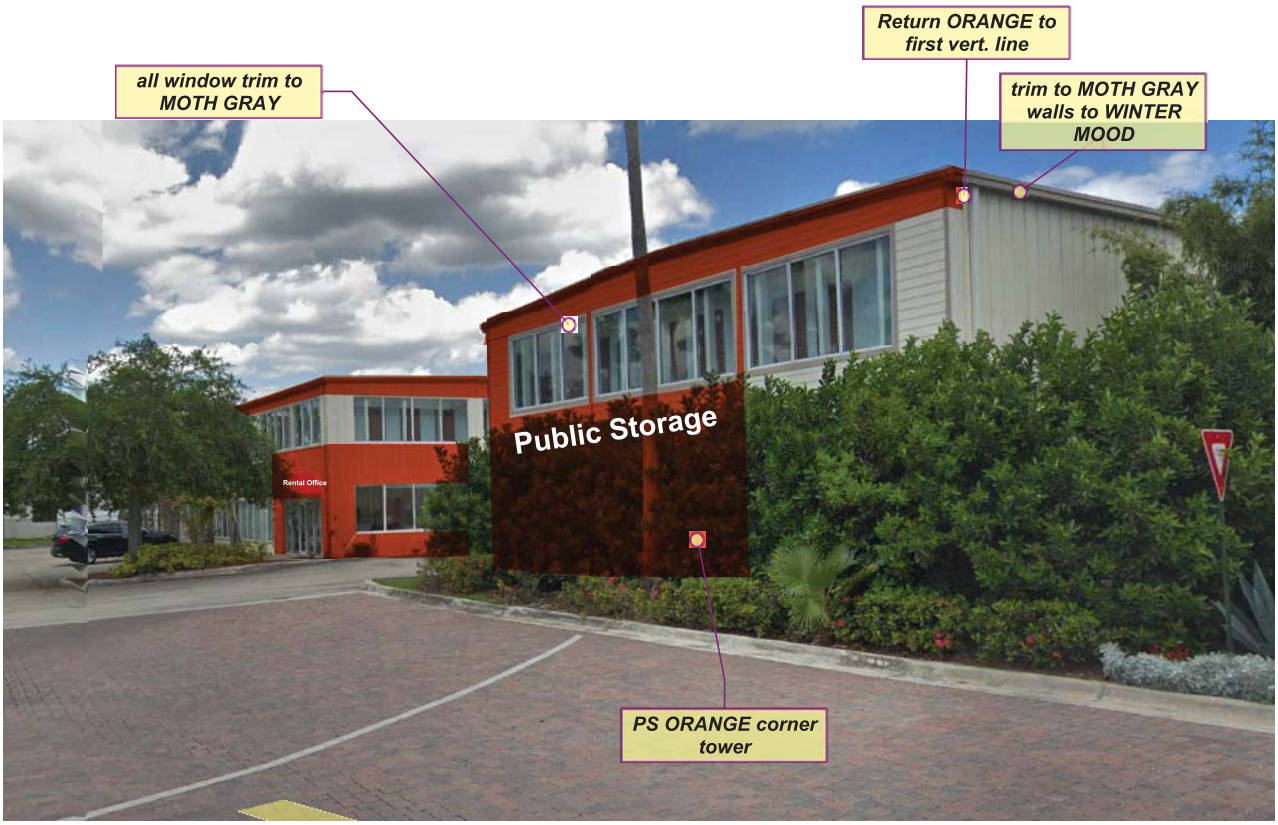
Scope of work performed at a Public Storage property located at 5408 S University Drive, Davie, FL.

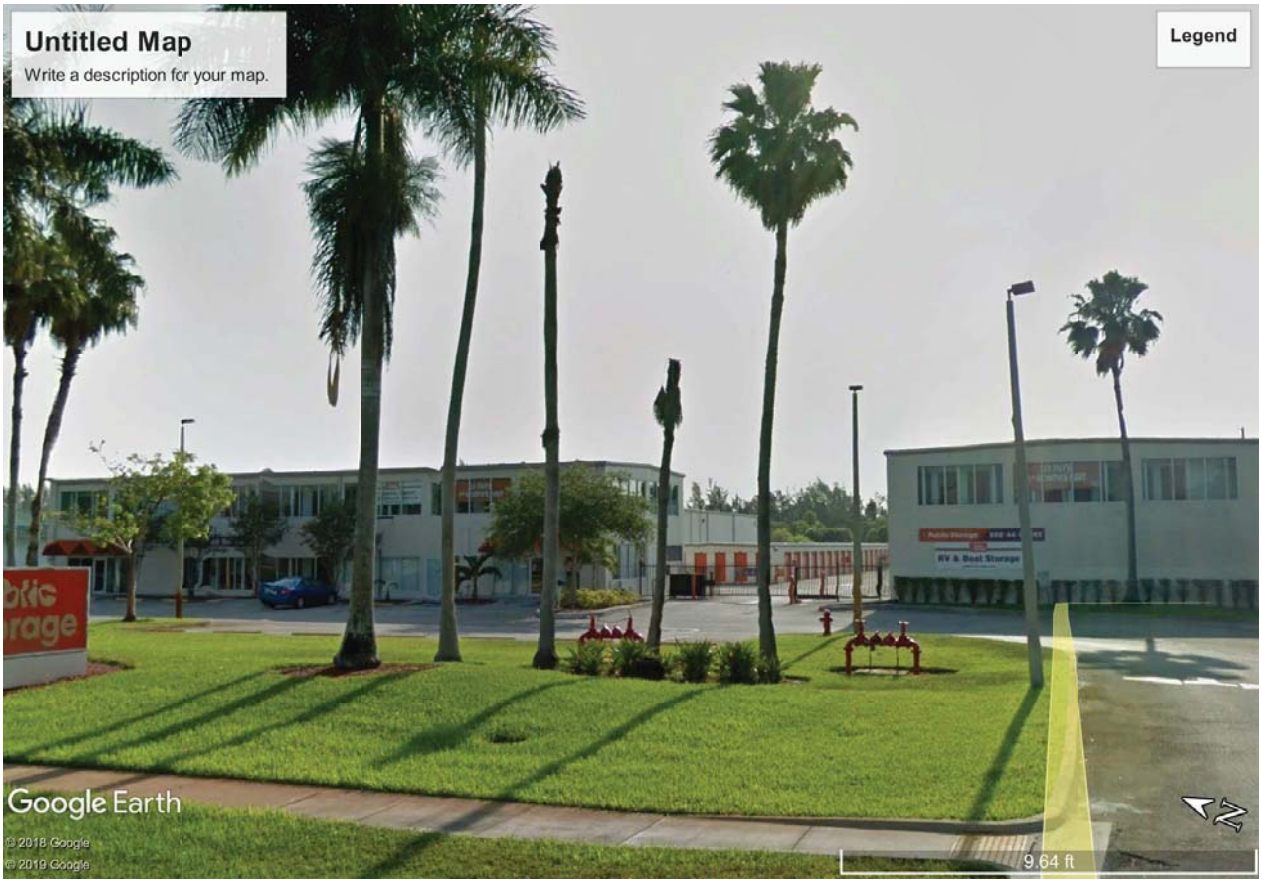
1. Pressure cleaned all walls, trim, downspouts, gates, and walkways.
2. Cleaned all storage doors.
3. Covered all windows, landscape, floors, lights, and other surfaces not being painted.
4. Sealed and primed all masonry surfaces, doors and metal being painted.
5. Patched holes, cracks, and peeling paint.
6. Caulked window frames, horizontal and vertical band edges.
7. Painted walls, trim, storage doors, metal gates, and fencing.
8. Cleaned up all tape, paper, trash, and work equipment on the job site.

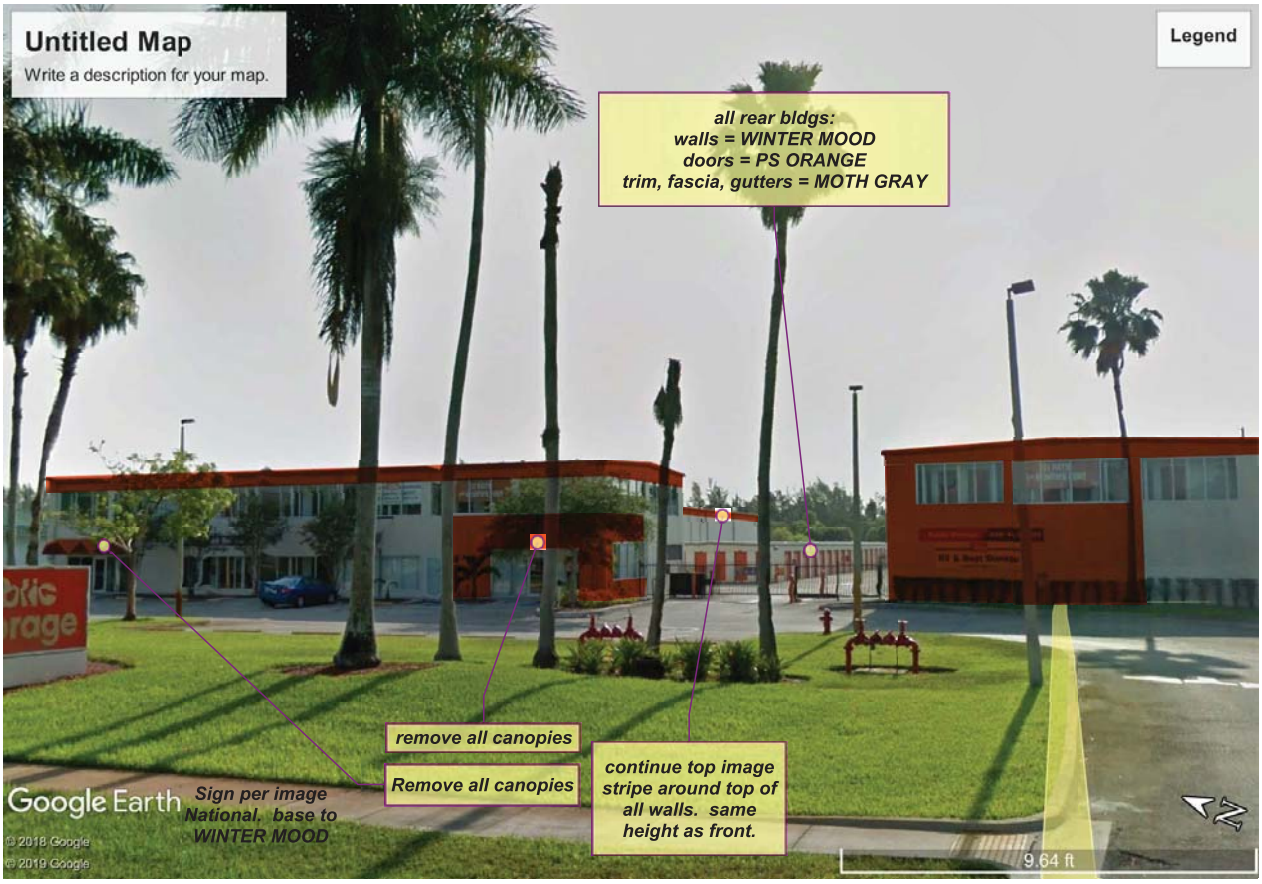
If you require any additional information, please do not hesitate to contact me via email at jherrero@publicstorage.com or at (954) 793-4970.

Sincerely

Jose Herrero
Facilities Manager
Public Storage, South Florida.


Return ORANGE to first vert. line
all window trim to MOTH GRAY
trim to MOTH GRAY walls to WINTER MOOD
Public Storage
Rental Office
PS ORANGE corner tower


Untitled Map
Write a description for your map.
Legend
Google Earth
© 2018 Google
© 2019 Google
9.64 ft


Untitled Map
Write a description for your map.
Legend
all rear bldgs:
walls = WINTER MOOD
doors = PS ORANGE
trim, fascia, gutters = MOTH GRAY
remove all canopies
Remove all canopies
Sign per image
National, base to
WINTER MOOD
continue top image
stripe around top of
all walls. same
height as front.
Google Earth
© 2018 Google
© 2019 Google
9.64 ft

Public Storage
800-44-STORE

NGE band same height as front
Return ORANGE to 1sdt vert line
Walls to WINTER MOOD
Solid doors to COBBLESTONE
Fence and gates to black magic
Public Storage

PRINCIPAL COLOR SELECTIONS

WARM PALETTE

Public Storage

PUBLIC STORAGE ORANGE

ROLLER COASTER - PPG1008-5

WINTER MOOD - PPG14-16

STEPPING STONE - PPG1010-4

MOTH GRAY - PPG14-29

BLACK MAGIC - PPG1001-7

COMMERCIAL WHITE - PPG1025-1

GRAY STONE - PPG1009-4

OFF WHITE - PPG1024-1

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PRINCIPAL COLOR LIST AND PLACEMENT

WARM PALETTE

Public Storage

PUBLIC STORAGE ORANGE

FINISH STYLE:
GLOSS

PLACEMENT:
MASONRY
GRAPHIC STRIPPING
EXTERIOR DOORS AND BOLLARDS

WINTER MOOD - PPG14-16

FINISH STYLE:
SATIN

PLACEMENT:
EXTERIOR BODY

ROLLER COASTER - PPG1008-5

FINISH STYLE:
SATIN AND SEMI-GLOSS

PLACEMENT:
EXTERIOR BASE (SATIN)
EXTERIOR DOORS AND TRIM (SEMI-GLOSS)

BLACK MAGIC - PPG1001-7

FINISH STYLE:
FLAT AND GLOSS

PLACEMENT:
IRON FENCE AND GATES (GLOSS)
IRON GRILLS (GLOSS)
ALUMINUM FENCES AND GATES (GLOSS)
INTERIOR HAND RAILS (GLOSS)
INTERIOR IRON GRILLS (GLOSS)

COMMERCIAL WHITE - PPG1025-1

FINISH STYLE:
EGGSHELL AND SEMI-GLOSS

PLACEMENT:
INTERIOR OFFICE WALLS AND SOFFIT (EGGSHELL)
INTERIOR HALLWAY WALLS AND CEILINGS (EGGSHELL)
INTERIOR DOORS AND CASINGS (SEMI-GLOSS)

STEPPING STONE - PPG1010-4

FINISH STYLE:
FLAT

PLACEMENT:
EXPOSED INTERIOR OFFICE CEILING

MOTH GRAY - PPG14-29

FINISH STYLE:
SATIN

PLACEMENT:
EXTERIOR TRIM AND ACCENT

GRAY STONE - PPG1009-4

FINISH STYLE:
GLOSS

PLACEMENT:
ELEVATOR DOORS AND CASING
ELECTRICAL SWITCH GEAR BOX

OFF WHITE - PPG1024-1

FINISH STYLE:
GLOSS

PLACEMENT:
STREET SIGN POLES

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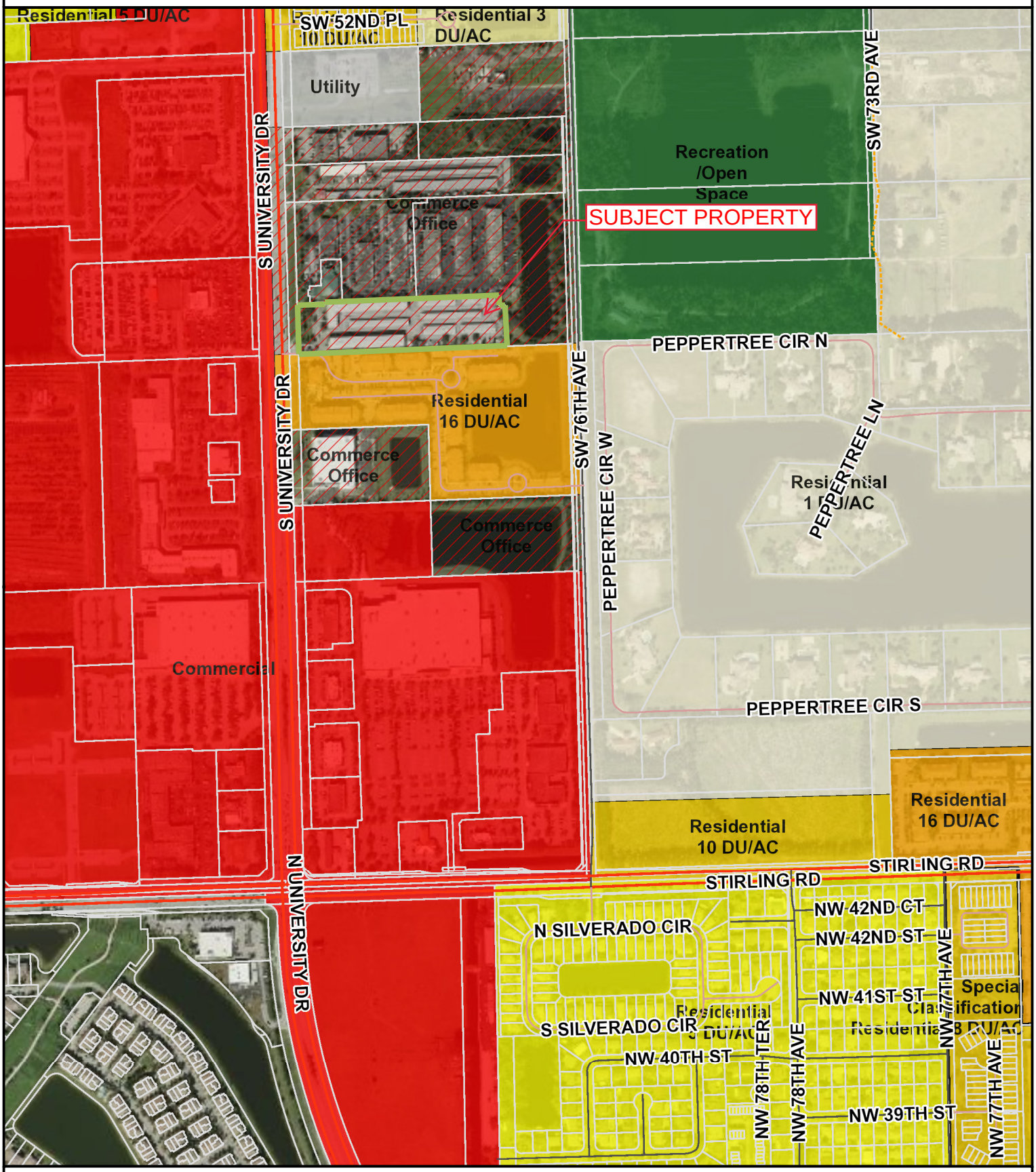
Future Land Use Map – 5408 S University Dr



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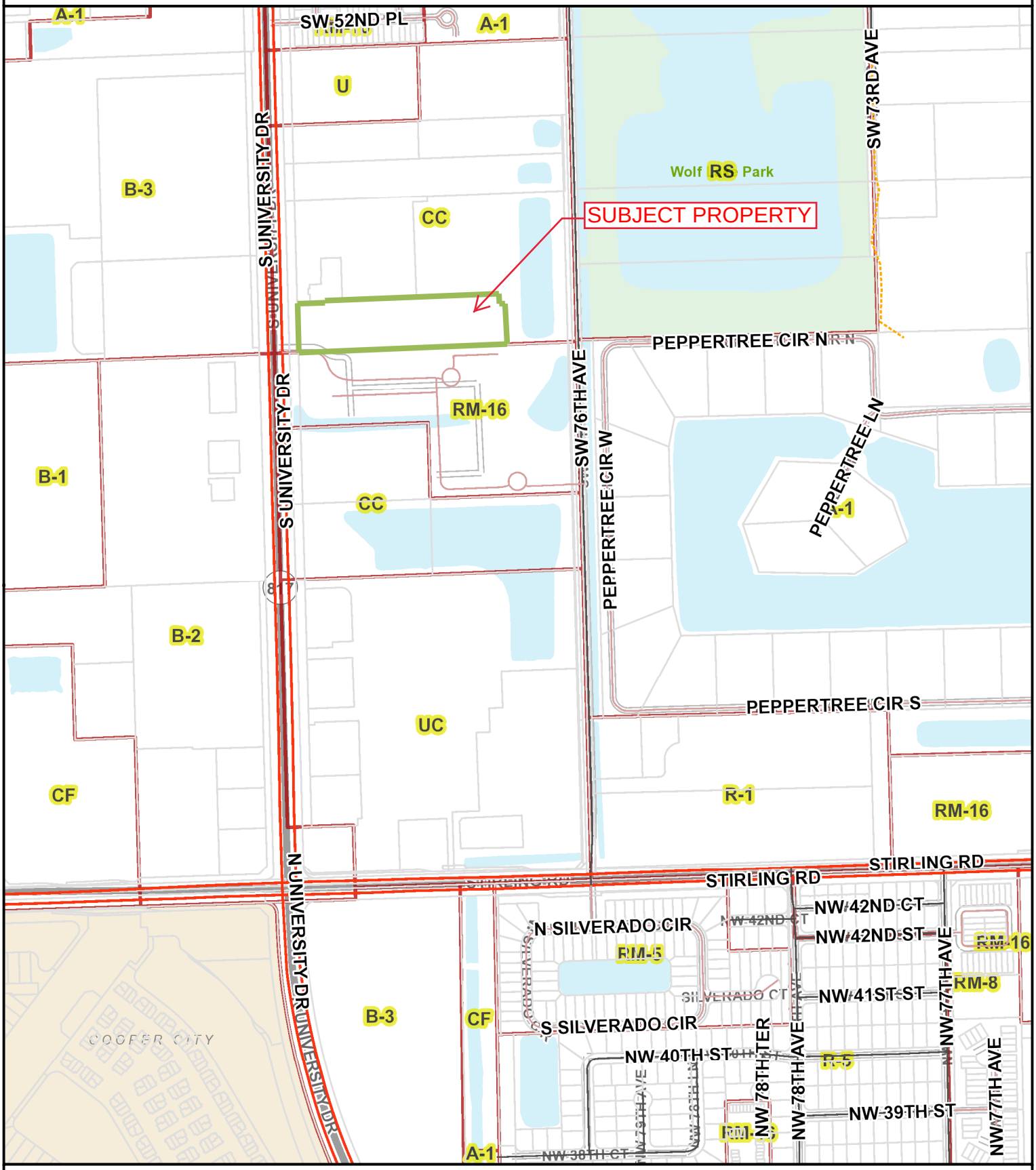
0 350 700 1,400 ft
0 105 210 420 m

Zoning Map – 5408 S University Dr



7/17/2020 9:20:41 AM

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0 350 700 1,400 ft
0 105 210 420 m

Staff Photo
5408 S University Dr
West Facade
"After"

Staff Photo
5408 S University Dr
West Facade
"After"

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

PLANNING REPORT

Project Type Number and Name
Site Plan SP20-119 Public Storage

Application	
Petitioner/Representative	Jose Herrero, Public Storage
Owner	BMS Davie Ltd.
Project Planner	Sylvia Myint
Date of Report	September 4, 2020
Date of Public Participation	N/A
Date of Public Notification	N/A
Date of Board Review	September 15, 2020
Date of Town Council Review	N/A

Location/Site	
Folio/Identification Number	504028050061
Address (General Location)	15701 SW 41st Street
Nearest North/South Road	Interstate 75
Nearest East/West Road	Griffin Road
Size (Approx. Acres)	+/- 5.1
Existing Use	Mini Warehouse/Self Storage
Future Land Use	Commercial
Zoning	BP
Council District	4
Redevelopment Area	N/A
Overlay District	N/A
Design Regulation	N/A
Flexibility Zone	113
Planning Area	1
Right-of-way Acquisition	N/A
Utilities Provider	N/A
Drainage District	N/A
Nearby Equestrian Trail	N/A
Nearby Recreational Trail	N/A
Nearby Park	N/A
Nearby Bus Route	N/A

Key Points

- This is an after-the-fact request to change the exterior paint colors to an existing self-storage facility.
- Photographs of the site after the work was done show that the canopies on the building were removed.
- This site was previously approved by the Town with paint colors for what was originally a Budget Mini-Storage facility.

- The site is generally located off a local road on the east side of Weston Road approximately 2,000 feet north of Griffin Road.
- The Development Review Committee (DRC) has reviewed the request and has no objections.

History

1. Previous Request(s):
   - Site Plan (SP12-06-97) Budget Mini-Storage: A plan to construct a new self-storage facility consisting of four one-story buildings was approved by Town Council on April 15, 1998.

Analysis

1. Architecture: The existing paint colors are neutral off-white with purple, yellow, and orange roofline accent bands on all but the front sides of the L-shaped perimeter building. They are not the colors approved with the original site plan. The plan proposes to widen and change the color of the roofline accent bands to orange and proposes orange on the majority of the front of the above-mentioned building and on the roll up storage unit doors. "After" photos show that the canopies on the front have been removed.

2. Compatibility: The plan is consistent with the surrounding architecture of the adjacent commercial properties.

Recommendations

Staff finds the application complete and suitable for further review.

Attachments

1. Petitioner Documentation
2. Related Maps
3. Staff Photos

Wednesday, June 17th, 2020.

Town of Davie
Planning and Zoning Division
6591 Orange Drive
Davie, FL 33314

Re: Scope of Work Letter, 15701 SW 41st Street.

To Whom It May Concern.

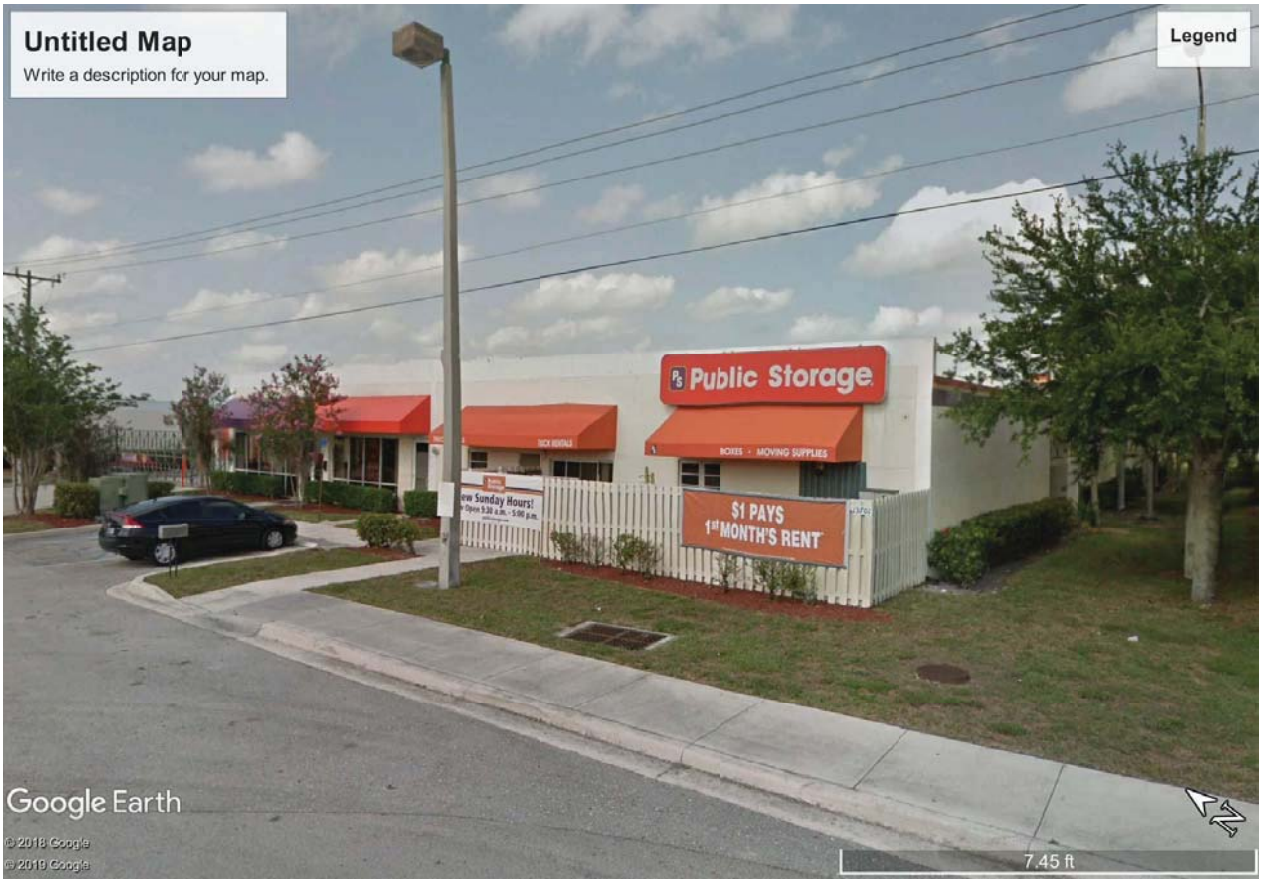
Scope of work performed at a Public Storage property located at 15701 SW 41st Street, Davie, FL.

1. Pressure cleaned all walls, trim, downspouts, gates, and walkways.
2. Cleaned all storage doors.
3. Covered all windows, landscape, floors, lights, and other surfaces not being painted.
4. Sealed and primed all masonry surfaces, doors and metal being painted.
5. Patched holes, cracks, and peeling paint.
6. Caulked window frames, horizontal and vertical band edges.
7. Painted walls, trim, storage doors, metal gates, and fencing.
8. Cleaned up all tape, paper, trash, and work equipment on the job site.

If you require any additional information, please do not hesitate to contact me via email at jherrero@publicstorage.com or at (954) 793-4970.

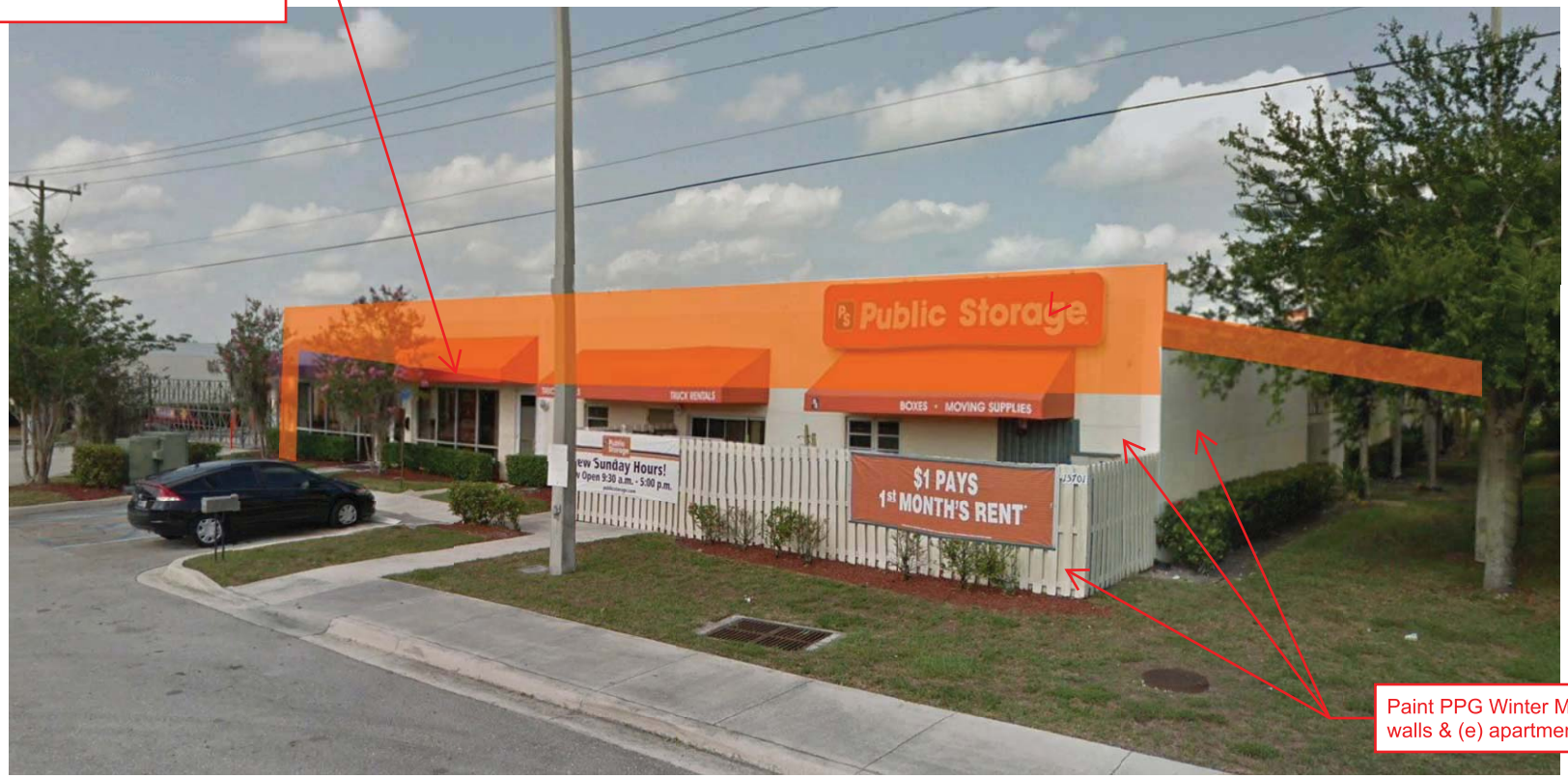
Sincerely

Jose Herrero
Facilities Manager
Public Storage, South Florida.


Untitled Map
Write a description for your map.
Legend
Public Storage
BOXES · MOVING SUPPLIES
$1 PAYS
1st MONTH'S RENT
Google Earth
© 2018 Google
© 2019 Google
7.45 ft

Untitled Map
Write a description for your map.
Legend
Public Storage
Google Earth
© 2018 Google
© 2019 Google
8.30 ft

Paint PS Orange "tower" around office windows to (e) door jambs as shown.



Paint PPG Winter Mood at main walls & (e) apartment fencing

Public Storage
SPEED
LIMIT
5

Paint PS Orange "tower" around office windows to (e) door jambs as shown.
Paint PS Orange at roofline where visible to the street as shown.
Paint walls as follows (TYP):
- Main walls: PPG Winter Mood
- Trim, gutter and accents: PPG Moth Gray
Public Storage
SPEED LIMIT 5

Public Storage

Paint PS Orange at rooflines where visible to the freeway (TYP both bldgs)

PRINCIPAL COLOR SELECTIONS

WARM PALETTE

Public Storage

PUBLIC STORAGE ORANGE

ROLLER COASTER - PPG1008-5

WINTER MOOD - PPG14-16

STEPPING STONE - PPG1010-4

MOTH GRAY - PPG14-29

BLACK MAGIC - PPG1001-7

COMMERCIAL WHITE - PPG1025-1

GRAY STONE - PPG1009-4

OFF WHITE - PPG1024-1

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PRINCIPAL COLOR LIST AND PLACEMENT

WARM PALETTE

Public Storage

PUBLIC STORAGE ORANGE

FINISH STYLE:
GLOSS

PLACEMENT:
MASONRY
GRAPHIC STRIPPING
EXTERIOR DOORS AND BOLLARDS

WINTER MOOD - PPG14-16

FINISH STYLE:
SATIN

PLACEMENT:
EXTERIOR BODY

ROLLER COASTER - PPG1008-5

FINISH STYLE:
SATIN AND SEMI-GLOSS

PLACEMENT:
EXTERIOR BASE (SATIN)
EXTERIOR DOORS AND TRIM (SEMI-GLOSS)

BLACK MAGIC - PPG1001-7

FINISH STYLE:
FLAT AND GLOSS

PLACEMENT:
IRON FENCE AND GATES (GLOSS)
IRON GRILLS (GLOSS)
ALUMINUM FENCES AND GATES (GLOSS)
INTERIOR HAND RAILS (GLOSS)
INTERIOR IRON GRILLS (GLOSS)

COMMERCIAL WHITE - PPG1025-1

FINISH STYLE:
EGGSHELL AND SEMI-GLOSS

PLACEMENT:
INTERIOR OFFICE WALLS AND SOFFIT (EGGSHELL)
INTERIOR HALLWAY WALLS AND CEILINGS (EGGSHELL)
INTERIOR DOORS AND CASINGS (SEMI-GLOSS)

STEPPING STONE - PPG1010-4

FINISH STYLE:
FLAT

PLACEMENT:
EXPOSED INTERIOR OFFICE CEILING

MOTH GRAY - PPG14-29

FINISH STYLE:
SATIN

PLACEMENT:
EXTERIOR TRIM AND ACCENT

GRAY STONE - PPG1009-4

FINISH STYLE:
GLOSS

PLACEMENT:
ELEVATOR DOORS AND CASING
ELECTRICAL SWITCH GEAR BOX

OFF WHITE - PPG1024-1

FINISH STYLE:
GLOSS

PLACEMENT:
STREET SIGN POLES

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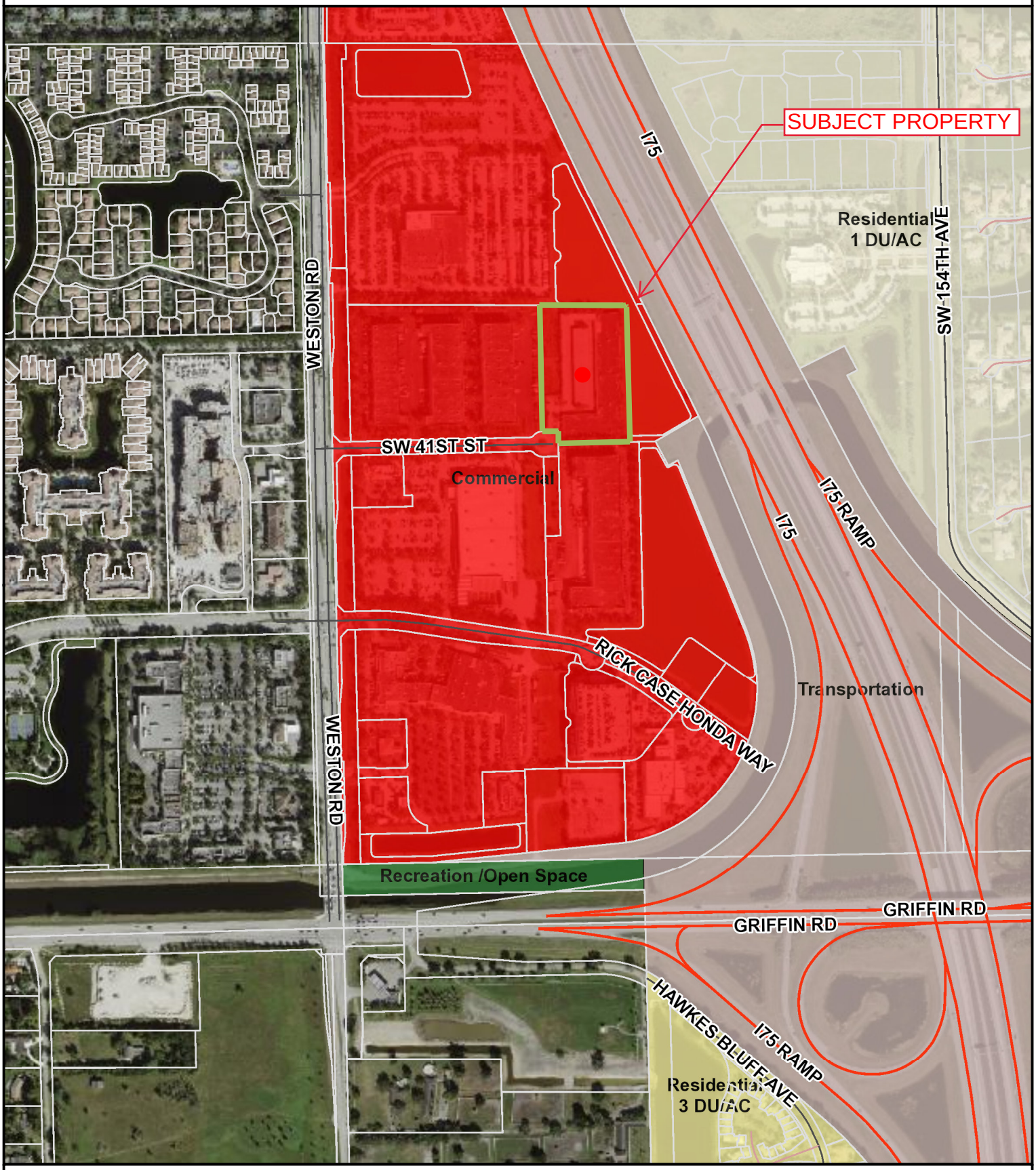
Future Land Use Map – 15701 SW 41 St



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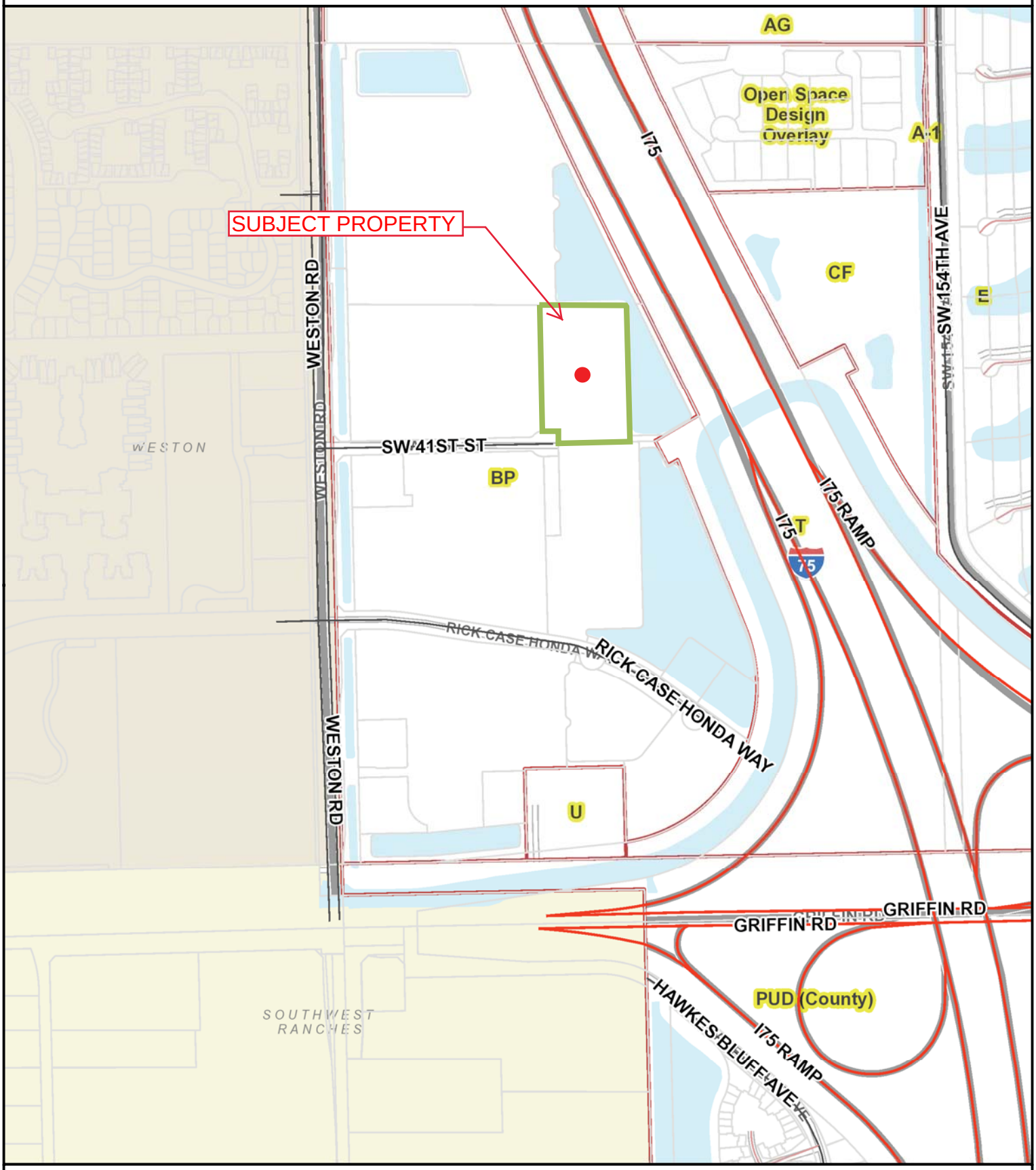
0 350 700 1,400 ft
0 105 210 420 m

Zoning Map – 15701 SW 41 St



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0 350 700 1,400 ft
0 105 210 420 m

Staff Photo
15701 SW 41 St
North & West
"After"

Staff Photo
15701 SW 41 St
West
"After"

Staff Photo
15701 SW 41 St
West
"After"