ATLANTIC VILLAGE III

601 N. FEDERAL HIGHWAY
HALLANDALE BEACH, FL.

LOCATION MAP
N.T.S.

ARCHITECT

SYNALOVSKI ROMANIK SAYE, LLC.

1800 ELLER DRIVE. SUITE 500
FORT LAUDERDALE, FL 33316
PH: 954-961-6806 FAX: 954-961-6807

LANDSCAPE ARCHITECT

BARRANCO, RLA INC.

888 S ANDREWS AVENUE. SUITE 300
FORT LAUDERDALE, FL 33316
PH:954-667-7814

CIVIL ENGINEER

FLYNN ENGINEERING SERVICES

241 COMMERCIAL BLVD
LAUDERDALE BY THE SEA, FL.33308
PH:954-522-1004 FAX:954-522-7630

OWNER / DEVELOPER

ATLANTIC VILLAGE 3, LLC.

801 N. FEDERAL HIGHWAY. SUITE 221
HALLANDALE BEACH, FL 33009
PH: 954-374-9225

TRAFFIC ENGINEER

KIMLEY-HORN

1920 WEKIVA WAY, SUITE 200.
WEST PALM BEACH, FL 33411
PH: 561-845-0665

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Manuel Synalovski, AIA
AR 0011628
SEAL

LICENSE NO. AA26001863

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REV	DATE	DESCRIPTION
1	10.01.2019	DRC COMMENTS

DESIGN DELIVERABLE:

ISSUE DATE: 05/20/19

PROJECT NUMBER: 1546-180926

DRAWN BY: JS

CHECKED BY: JS

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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T-001

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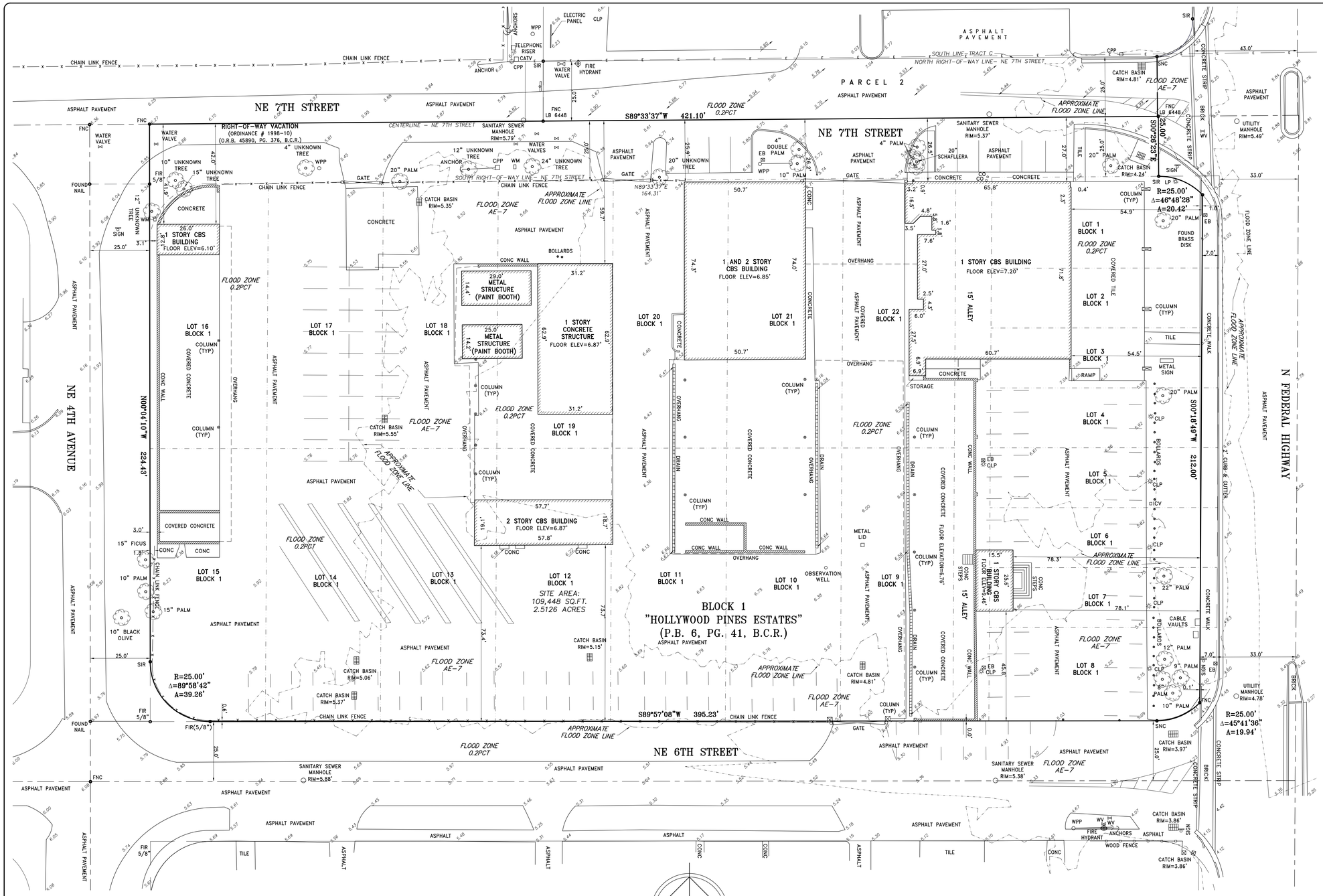


LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8"IRON ROD & CAP #6448
SNC	SET NAIL & CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL & CAP
FND	FOUND NAIL & DISK
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
FPL	FLORIDA POWER & LIGHT
-X-	CHAIN LINK FENCE
-E-	OVERHEAD UTILITY LINES
WM	WATER METER
WV	WATER VALVE
EB	ELECTRIC BOX
WPP	WOOD POWER POLE
MLP	METAL LIGHT POLE
CLP	CONCRETE LIGHT POLE
0.00	ELEVATIONS
GV	GAS VALVE
R	RADIUS
Δ	DELTA ANGLE
A	ARC DISTANCEEVATION

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK DESCRIPTION : BROWARD COUNTY BENCHMARK #1080 ELEVATION = 7.62' (NAVD88)
8. BEARINGS SHOWN HEREON ARE ASSUMED.

LAND DESCRIPTION:

ALL OF BLOCK 1 OF "HOLLYWOOD PINES ESTATES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, AT PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE EAST 7 FEET THEREOF, TOGETHER WITH A PORTION OF VACATED NE 7TH STREET AS VACATED BY ORDINANCE RECORDED IN O.R. BOOK 45890, PAGE 376 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SKETCH OF SURVEY

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125110
PANEL NUMBER	0732 H
ZONE	AH / X
BASE FLOOD ELEVATION	7 /N/A
EFFECTIVE DATE	08/18/14

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN OCTOBER, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

SURVEY DATE : 10/15/18

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

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

CLIENT :

SYNALOVSKI ROMANIK SAYE

601 N FEDERAL HIGHWAY
HALLANDALE BEACH, FLORIDA 33009

REVISIONS	DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY	10/15/18	SKETCH	JD	REC

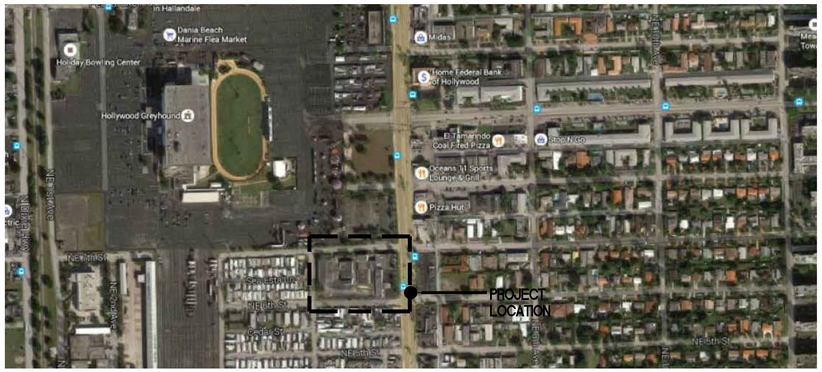
REVISIONS	DATE	FB/PG	DWN	CKD

PROJECT NUMBER: 8815-18

SCALE : 1" = 20'

SHEET 1 OF 1 SHEET

LOCATION MAP



LEGAL DESCRIPTION

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1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

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SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET NUMBER:
AS-101

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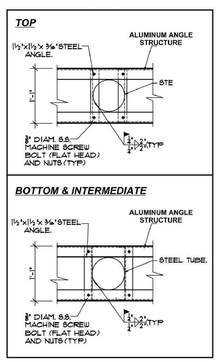
RAC CORRIDOR / DESIGN SUBDISTRICT REQUIREMENTS TABLE 32-195(a)		
	REQUIRED	PROVIDED
LOT WIDTH	50' MIN.	227'-4"
LOT AREA	5,000 S.F. MIN./ 100,000 S.F. MAX.	66,482 S.F.
LOT COVERAGE	95% MAX.	90.47 %
LANDSCAPE AREA	5% MIN.	9.53 %
FEDERAL HWY. SETBACK	15' MIN. / 20' MAX.	38'-8" (INCLUDES 30' MIN. CIVIC OPEN SPACE PER SEC. 32-202)
PRIMARY STREET SETBACK	10' MIN. / 15' MAX.	N/A
SECONDARY STREET SETBACK	10' MIN.	10'-1" (NE 6TH ST.) 13'-2" (NE 7TH ST.)
STREET SETBACK ABOVE THE 5TH STORY	20' MIN.	38'-8" (FEDERAL HWY.) 23'-5" (NE 6TH ST.) 137'-6" (NE 7TH ST.)
INTERIOR SIDE SETBACK	0' MIN.	N/A
SIDE SETBACK ABOVE THE 5TH STORY	30' MIN.	N/A
REAR SETBACK	10' MIN.	N/A (SEE TRANSIT CORE TABLE REQUIREMENTS)
REAR SETBACK ABOVE THE 5TH STORY	30' MIN.	212'-8" (NE 4TH AVE)
BUILDING FRONTAGE ON PRIMARY STREETS	75% MIN. / 100% MAX.	FEDERAL HWY.: 212'-8" = 93.55%
MIN. HEIGHT PRIMARY STREETS	2 STORIES, OR 1 STORY 20 FT. HIGH	6 STORY BLDG. = 11 STORIES PER FIGURE 32-194(a)
CIVIC OPEN SPACE: ALL SITES EXCEEDING BASE DENSITY OR BASE HEIGHT LIMIT	4,986.15 S.F. = 7.5%	7,205 S.F. = 10.84 %

TRANSIT CORE / DESIGN SUBDISTRICT REQUIREMENTS TABLE 32-196(a)		
	REQUIRED	PROVIDED
LOT WIDTH	50' MIN.	224'-4"
LOT AREA	5,000 S.F. MIN./ 100,000 S.F. MAX.	32,434 S.F.
LOT COVERAGE	95% MAX.	93.15 %
LANDSCAPE AREA	5% MIN.	6.85 %
PRIMARY STREET SETBACK	10' MIN. / 15' MAX.	N/A
SECONDARY STREET SETBACK	10' MIN.	13'-2" (NE 7TH ST.) 13'-8" (NE 4TH AVE.) 10'-8" (NE 6TH ST.)
STREET SETBACK ABOVE THE 5TH STORY	20' MIN.	N/A
INTERIOR SIDE SETBACK	0' MIN.	N/A
SIDE SETBACK ABOVE THE 5TH STORY	30' MIN.	N/A
REAR SETBACK	10' MIN.	13'-8"
REAR SETBACK ABOVE THE 5TH STORY	20' MIN.	N/A
BUILDING FRONTAGE ON PRIMARY STREETS	75% MIN.	N/A
MIN. HEIGHT PRIMARY STREETS	2 STORIES, OR 1 STORY 20 FT. HIGH	N/A
MAX. HEIGHT LIMIT	8 STORIES	3 STORIES
CIVIC OPEN SPACE: SITES 40,000 S.F. OR MORE	5%	N/A

BUILDING DATA

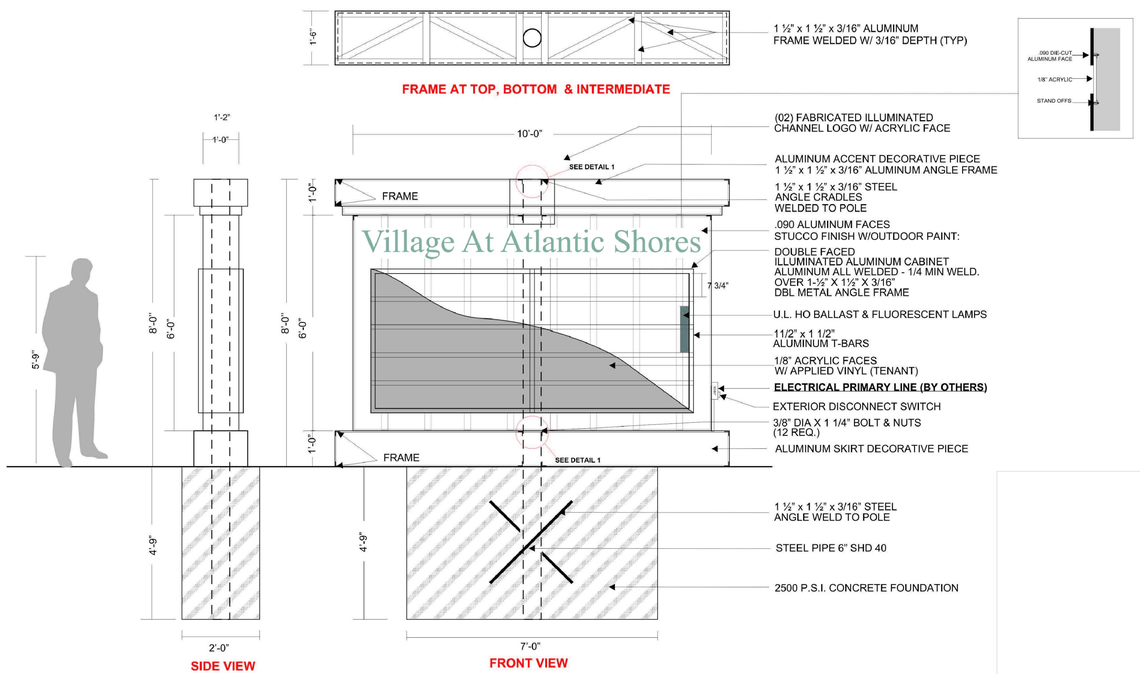
BUILDING / STORY	BUILDING USE	GROSS BUILDING AREA	COVERED EXTERIOR COMMON AREA	GARAGE PARKING AREA	NET AREA FOR PARKING CALCULATIONS	PARKING RATIO	OFF-STREET PARKING REQUIRED	OFF-STREET PARKING PROVIDED	ON-STREET PARKING PROVIDED	ADA PARKING REQUIRED	ADA PARKING PROVIDED
GROUND FLOOR	RET./ REST.	30,174 S.F.	13,146 S.F.	N/A	30,174 S.F. (GFA)	1/300 S.F	101 SPACES	N/A		FBC ACCESS. TABLE 208.2	
	OFFICE COMMON AREA	2,105 S.F.	N/A	N/A	N/A	N/A	N/A	N/A			
	GARAGE	N/A	N/A	29,880 S.F.	N/A	N/A	N/A	45 SPACES			
SECOND FLOOR	RET./ REST.	9,826 S.F.	9,188 S.F.	N/A	9,826 S.F. (GFA)	1/300 S.F	33 SPACES	N/A			
	OFFICE/ COMMON AREA	13,888 S.F.	N/A	N/A	11,814 S.F. (NFA)	1/300 S.F	39 SPACES	N/A			
	GARAGE	N/A	N/A	44,636 S.F.	N/A	N/A	N/A	108 SPACES			
THIRD FLOOR	OFFICE	20,048 S.F.	3,780 S.F.	N/A	16,134 S.F. (NFA)	1/300 S.F	54 SPACES	N/A			
	GARAGE	N/A	N/A	44,449 S.F.	N/A	N/A	N/A	108 SPACES			
FOURTH FLOOR	OFFICE	20,542 S.F.	N/A	N/A	16,629 S.F. (NFA)	1/300 S.F	56 SPACES	N/A			
	OPEN ROOF GARAGE	N/A	N/A	40,207 S.F.	N/A	N/A	N/A	105 SPACES			
FIFTH FLOOR	OFFICE	11,678 S.F.	1,277 S.F.	N/A	8,682 S.F. (NFA)	1/300 S.F	29 SPACES	N/A			
SIXTH FLOOR	OFFICE	12,040 S.F.	N/A	N/A	9,503 S.F. (NFA)	1/300 S.F	32 SPACES	N/A			
TOTAL		120,301 S.F.	27,391 S.F.	159,172 S.F.	76,126 S.F.		344 SPACES	366 SPACES	16 SPACES	8 SPACES	8 SPACES



STRUCTURAL NOTES

ALUMINUM TUBES & SHAPES TO BE ALLOY T 6061-T6 OR SIMILAR ALUMINUM PLATES AND SHAPES TO BE ALLOY 5052H32

PER FBC 2218.3 AND/OR 2003.8.1.4 WELDING IN THE SHOP OR FIELD MAY BE DONE ONLY BY AWS CERTIFIED WELDERS.



NOTE: CONTRACTOR SHALL SUBMIT MONUMENT SIGN UNDER SEPARATE PERMIT WITH REQUIRED SHOP DRAWINGS WITH ARCHITECT'S OR ENGINEER'S OF RECORD APPROVED STAMP TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION

AREA OF SIGN: 6'-0" (H) X 10'-0" (W) = 60 S.F.
MONUMENT SIGN - MAX. HEIGHT: 8'-0" (H)

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

DIMENSIONAL REQUIREMENTS FOR STOREFRONTS TABLE 32-201 (f)		
	REQUIRED	PROVIDED
BUILDING SETBACK	VARIES BY SUBDISTRICT	SEE ABOVE TABLE 32-195(a)
STOREFRONT WIDTH	70% MIN. / 100% MAX.	FEDERAL HWY. = 93.55 %
STOREFRONT BASE	1' MIN. / 3' MAX.	1'-0"
GLAZING HEIGHT	8' MIN.	13'-0"
GLAZING AREA	70% MIN. / 100% MAX.	FEDERAL HWY. = 76 %
AWNING PROJECTION	3' MIN. / 2' FROM CURB MAX.	N/A
PEDESTRIAN BLADE SIGN PROJECTION	4' MAX.	N/A

DIMENSIONAL REQUIREMENTS FOR ARCADE/ COLONNADES TABLE 32-201 (g)		
	REQUIRED	PROVIDED
BUILDING SETBACK	VARIES BY SUBDISTRICT	SEE ABOVE TABLE 32-195(a) & 32-196(a)
ARCADE/ COLONNADE DEPTH	10' MIN. / 20' MAX.	NE 4TH AVE. & NE 7TH ST. = 10'-0"
ARCADE/ COLONNADE HEIGHT	12' MIN.	15'-0"
COLUMN/ PILLAR TO FACE OF CURB	2' MIN. / 4' MAX.	N/A (REQUIRED SIDEWALK PROVIDED)
ARCADE/ COLONNADE SETBACK ENCROACHMENT	VARIES BY STREET	N/A
PEDESTRIAN BLADE SIGN PROJECTION	4' MAX.	N/A

SITE INFORMATION:

CURRENT ZONING: RAC CORRIDOR/ RAC NEIGHBORHOOD SUBDISTRICTS
(*) PROPOSED RE-ZONING: RAC NEIGHBORHOOD AREA TO TRANSIT CORE
PROPOSED USE: RETAIL / OFFICE / RESTAURANT
UTILITIES:
ELECTRIC - FP & L
WATER AND SEWER - CITY OF HALLANDALE BEACH

SITE CALCULATIONS:

TOTAL SITE AREA :	(2.51 ACRES)	109,446 SQ. FT.	
- 25' R.O.W. DEDICATION AREA :		-10,530 SQ. FT.	
TOTAL SITE AREA :	(2.27 ACRES)	98,916 SQ. FT.	100.00%
RAC CORRIDOR AREA :	(1.53 ACRES)	66,482 SQ. FT.	67.21%
TRANSIT CORE AREA (*):	(0.74 ACRES)	32,434 SQ. FT.	32.79%

SITE CALCULATIONS RAC CORRIDOR AREA:

TOTAL AREA:	66,482 SQ. FT.	100.00 %
TOTAL LANDSCAPE AREA :	6,338 SQ. FT.	9.53 %
TOTAL IMPERVIOUS AREA :	60,144 SQ. FT.	90.47 %

LANDSCAPE AREA:

TOTAL PROVIDED:	6,338 SQ. FT.	9.53 %

IMPERVIOUS AREA:

TOTAL PROVIDED:	60,144 SQ. FT.	90.47 %
BLDG. FOOTPRINT/ COVER WALK AREA:	33,478 SQ. FT.	50.36 %
WALKS:	14,476 SQ. FT.	21.77 %
VEHICULAR USE AREA (V. U. A.):	12,190 SQ. FT.	18.34 %

SITE CALCULATIONS TRANSIT CORE AREA:

TOTAL AREA:	32,434 SQ. FT.	100.00 %
TOTAL LANDSCAPE AREA :	2,221 SQ. FT.	6.85 %
TOTAL IMPERVIOUS AREA :	30,213 SQ. FT.	93.15 %

LANDSCAPE AREA:

TOTAL PROVIDED:	2,221 SQ. FT.	6.85 %

IMPERVIOUS AREA:

TOTAL PROVIDED:	30,213 SQ. FT.	93.15 %
BLDG. FOOTPRINT/ COVER WALK AREA:	14,465 SQ. FT.	44.60 %
WALKS:	311 SQ. FT.	0.96 %
VEHICULAR USE AREA / GARAGE:	15,437 SQ. FT.	47.59 %

TOTAL SITE CALCULATIONS RAC CORRIDOR + TRANSIT CORE):

TOTAL AREA:	98,916 SQ. FT.	100.00 %
TOTAL LANDSCAPE AREA :	8,559 SQ. FT.	8.65 %
TOTAL IMPERVIOUS AREA :	90,357 SQ. FT.	91.35 %

LANDSCAPE AREA:

TOTAL PROVIDED:	8,559 SQ. FT.	8.65 %

IMPERVIOUS AREA:

TOTAL PROVIDED:	90,357 SQ. FT.	91.35 %
BLDG. FOOTPRINT/ COVER WALK AREA:	47,943 SQ. FT.	48.47 %
WALKS:	14,787 SQ. FT.	14.95 %
VEHICULAR USE AREA / GARAGE:	27,627 SQ. FT.	47.59 %

1 SITE INFORMATION / CODE REQUIREMENTS

SYNALOVSKI ROMANIK SAYE
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CHECKED BY: JS

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SHEET TITLE:
ARCHITECTURAL FIRST FLOOR PLAN

SHEET NUMBER:
AS-102

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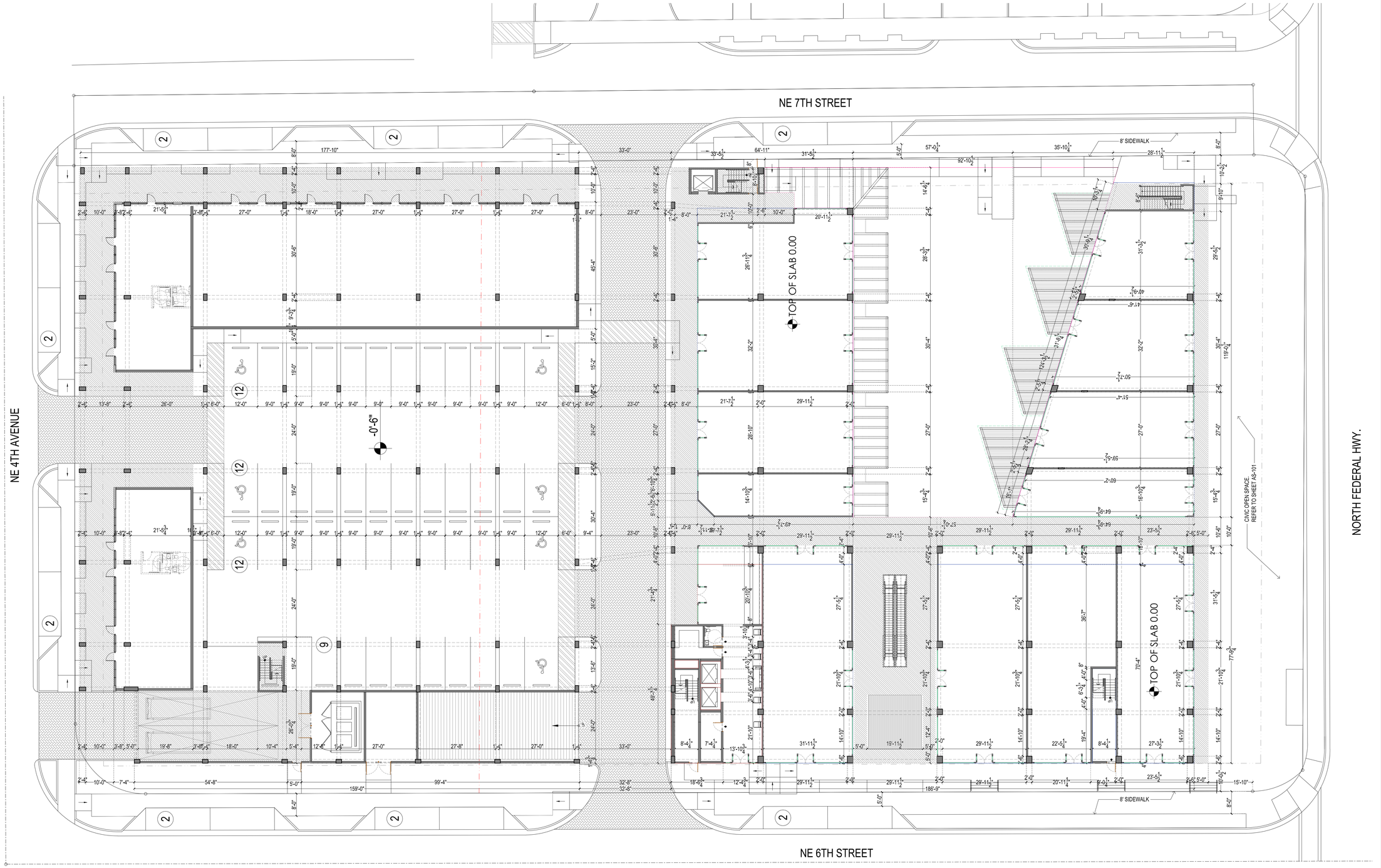

1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'

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SHEET TITLE:

ARCHITECTURAL FIRST FLOOR PLAN

SHEET NUMBER:

A-101

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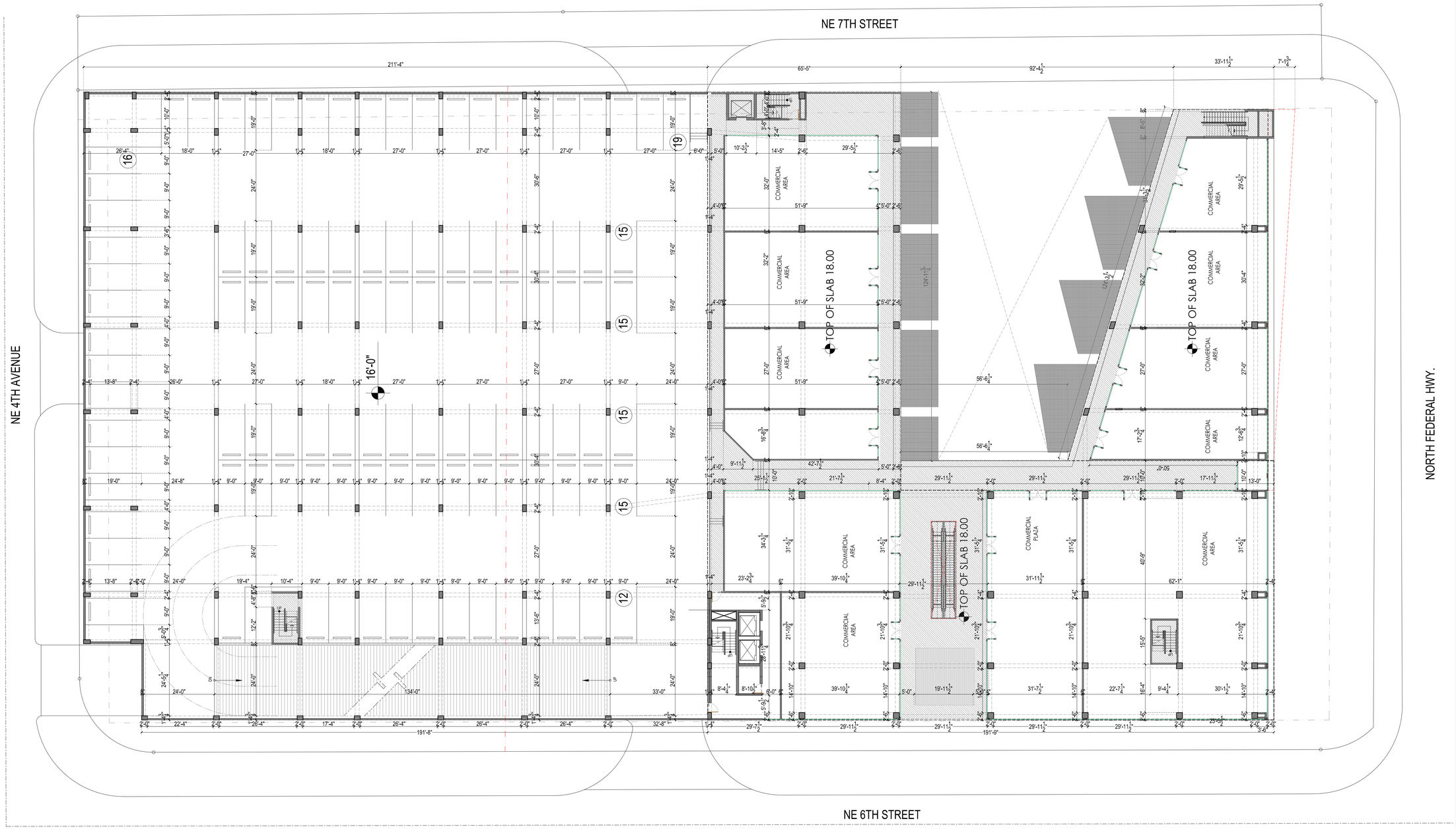

1 SECOND FLOOR PLAN
SCALE: 1/16" = 1'

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SHEET TITLE:

ARCHITECTURAL SECOND FLOOR PLAN

SHEET NUMBER:

A-102

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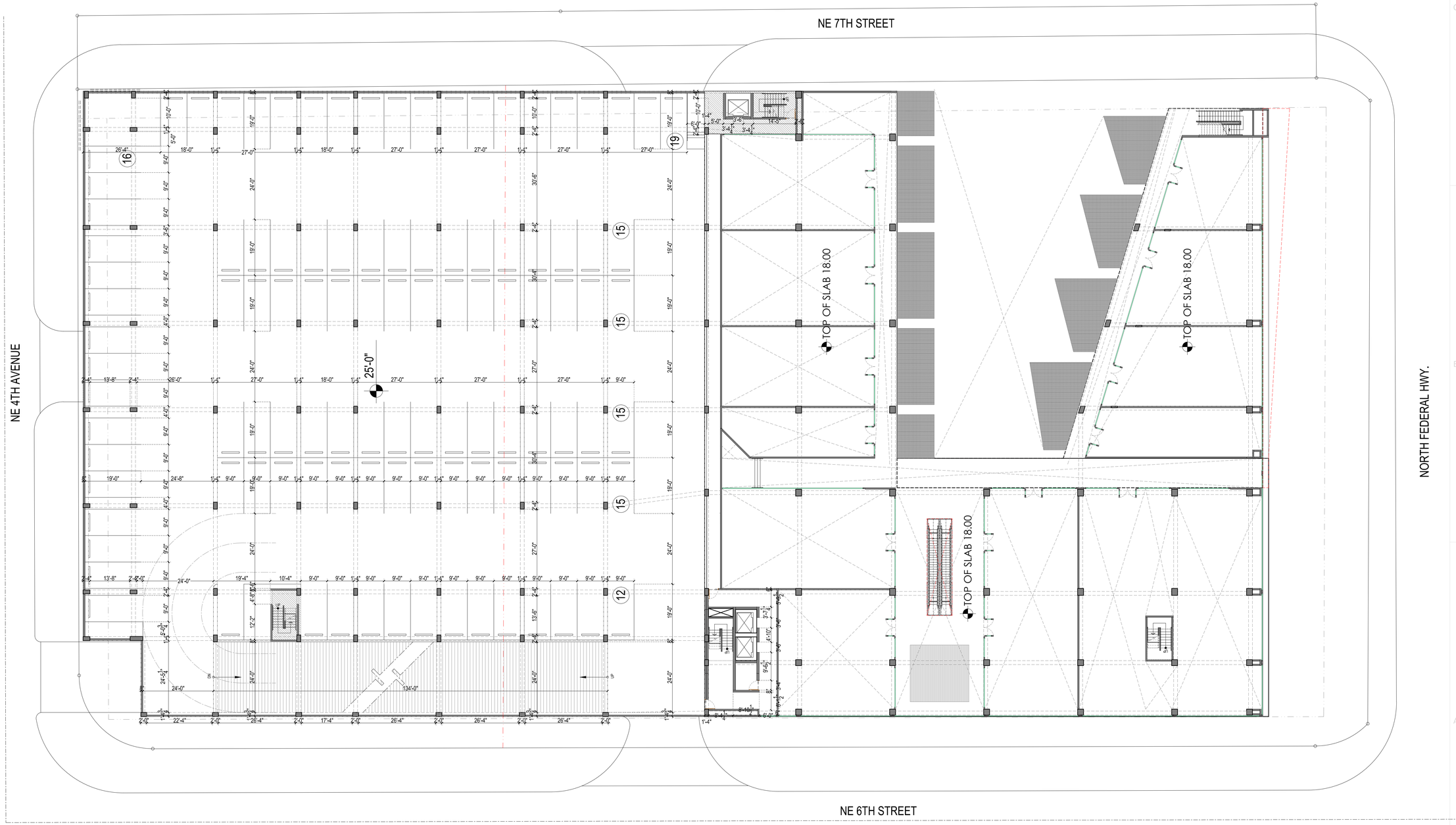

1 THIRD FLOOR GARAGE PLAN
SCALE: 1/16" = 1'

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601 N. FEDERAL HIGHWAY
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CLIENT: ATLANTIC VILLAGE 3, LLC.

REV	DATE	DESCRIPTION
1	10.01.2019	DRC COMMENTS

DESIGN DELIVERABLE:

ISSUE DATE: 05/20/19

PROJECT NUMBER: 1546-180926

DRAWN BY: JS

CHECKED BY: JS

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SHEET TITLE:

ARCHITECTURAL THIRD FLOOR GARAGE

SHEET NUMBER:

A-103

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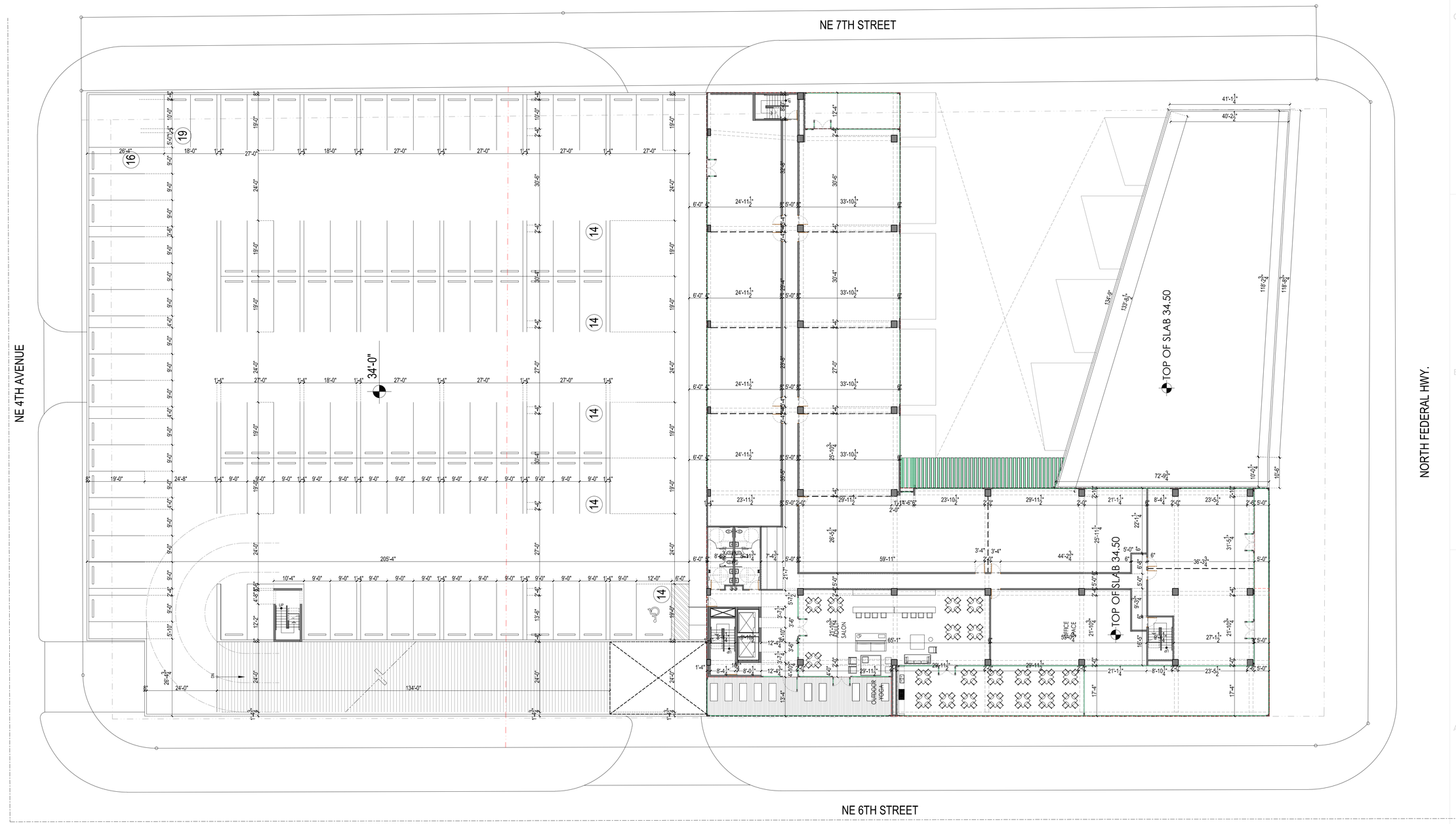

1 THIRD FLOOR PLAN
SCALE: 1/16" = 1'

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CLIENT: ATLANTIC VILLAGE 3, LLC.

REV	DATE	DESCRIPTION
1	10.01.2019	DRC COMMENTS
2	11.18.2019	DRC COMMENTS

DESIGN DELIVERABLE:
ISSUE DATE: 05/20/19

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SHEET TITLE:
ARCHITECTURAL THIRD FLOOR PLAN

SHEET NUMBER:
A-104

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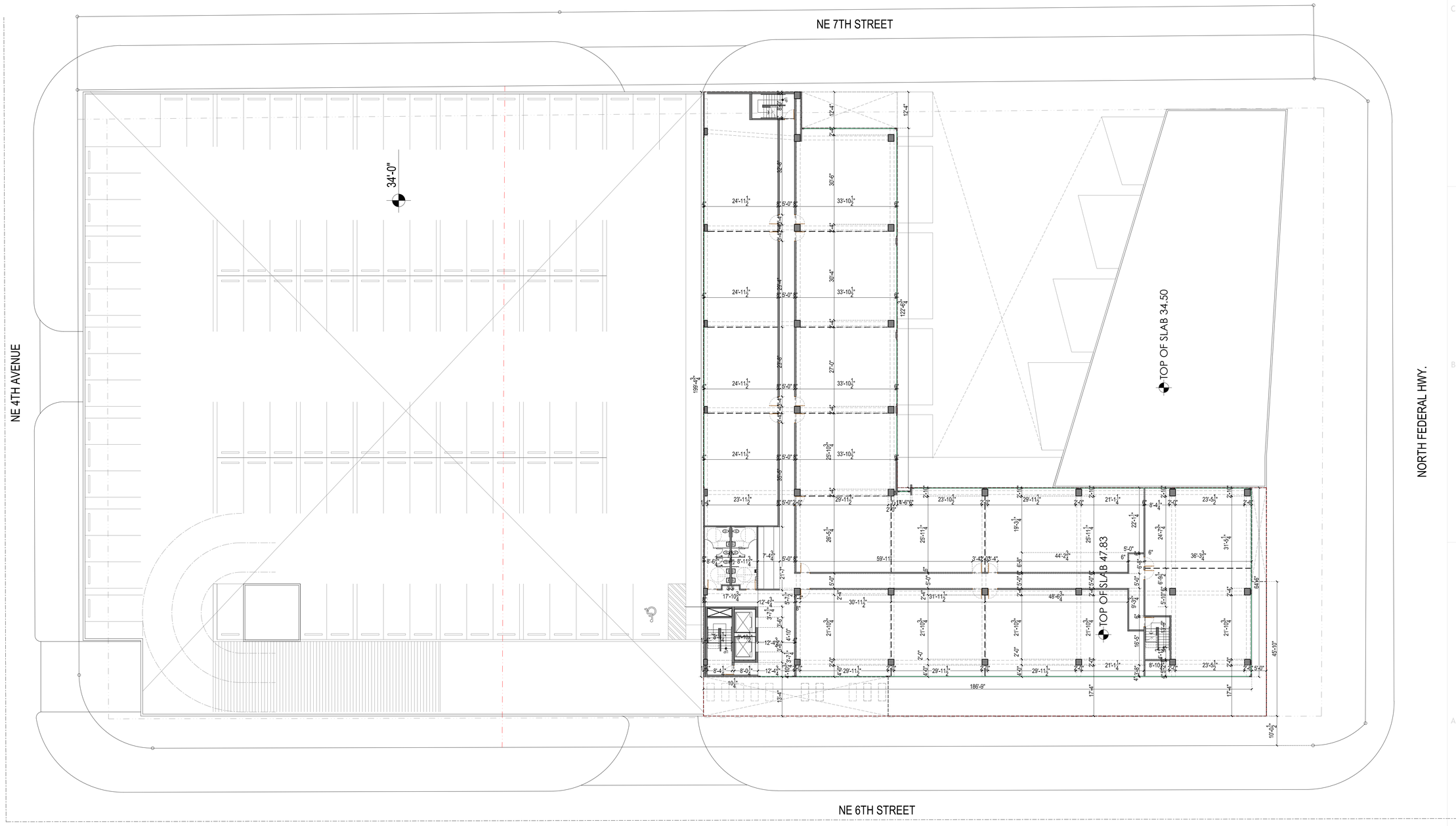

1 FOURTH FLOOR PLAN
SCALE: 1/16" = 1'

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SHEET TITLE:

ARCHITECTURAL FOURTH FLOOR PLAN

SHEET NUMBER:

A-105

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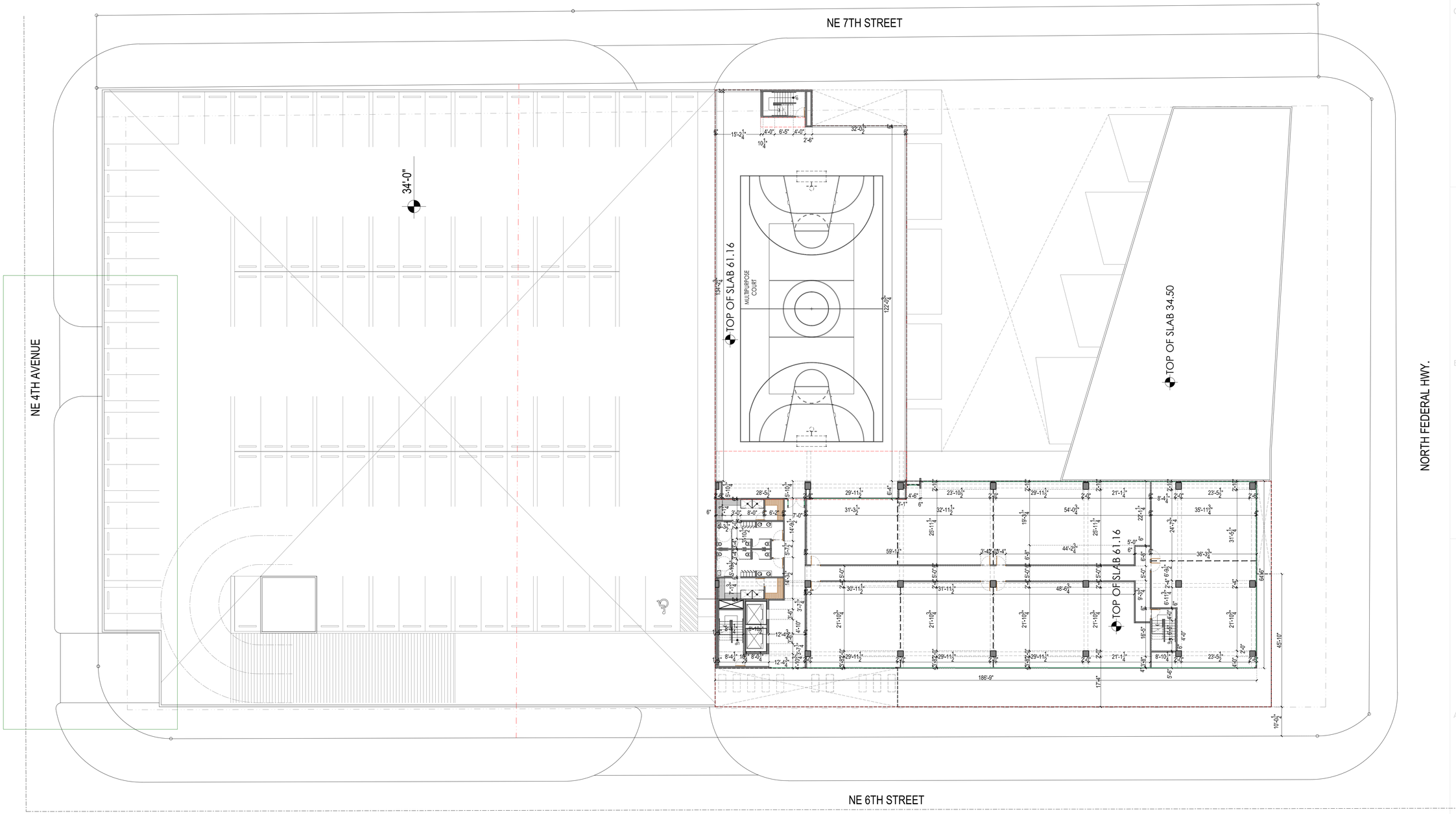

1 FIFTH FLOOR PLAN
SCALE: 1/16" = 1'

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SHEET TITLE:

ARCHITECTURAL FIFTH FLOOR PLAN

SHEET NUMBER:

A-106

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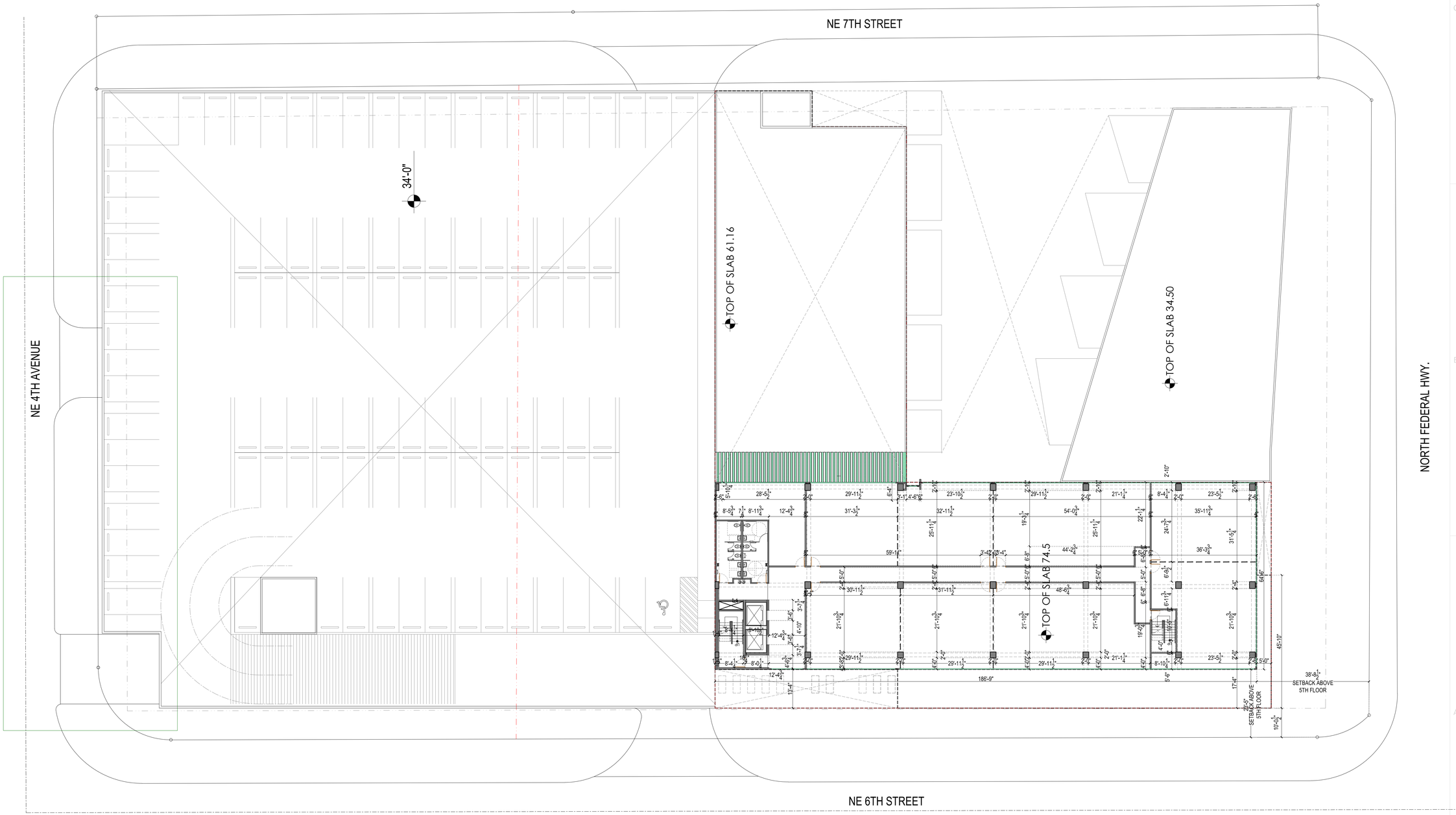

1 SIXTH FLOOR PLAN
SCALE: 1/16" = 1'

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SHEET TITLE:

ARCHITECTURAL SIXTH FLOOR PLAN

SHEET NUMBER:

A-107

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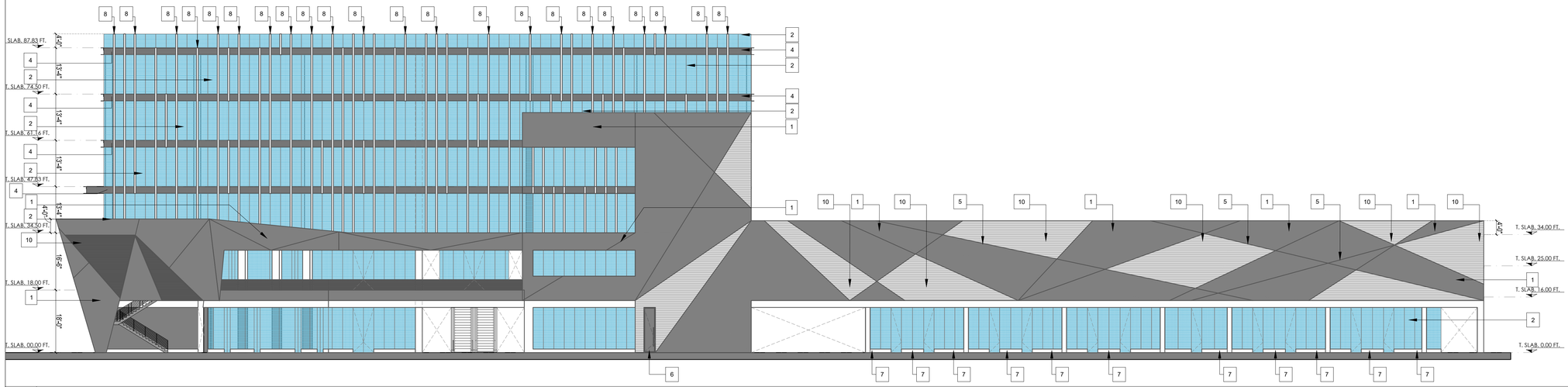
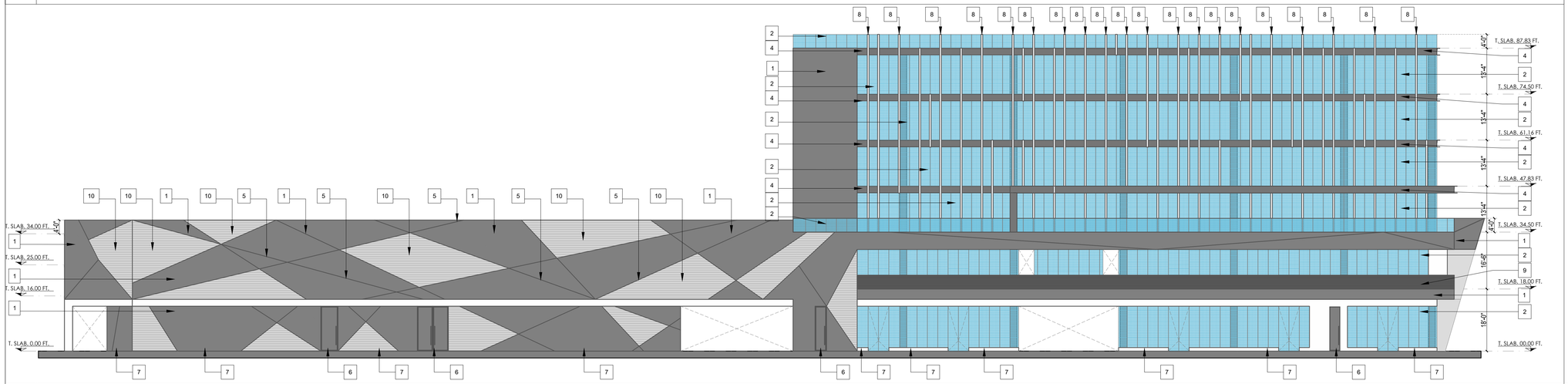
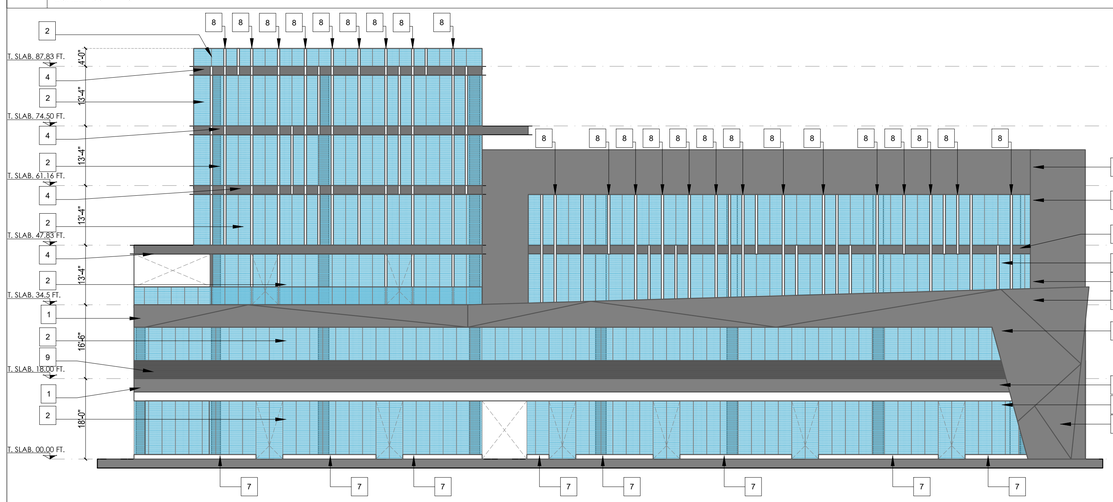


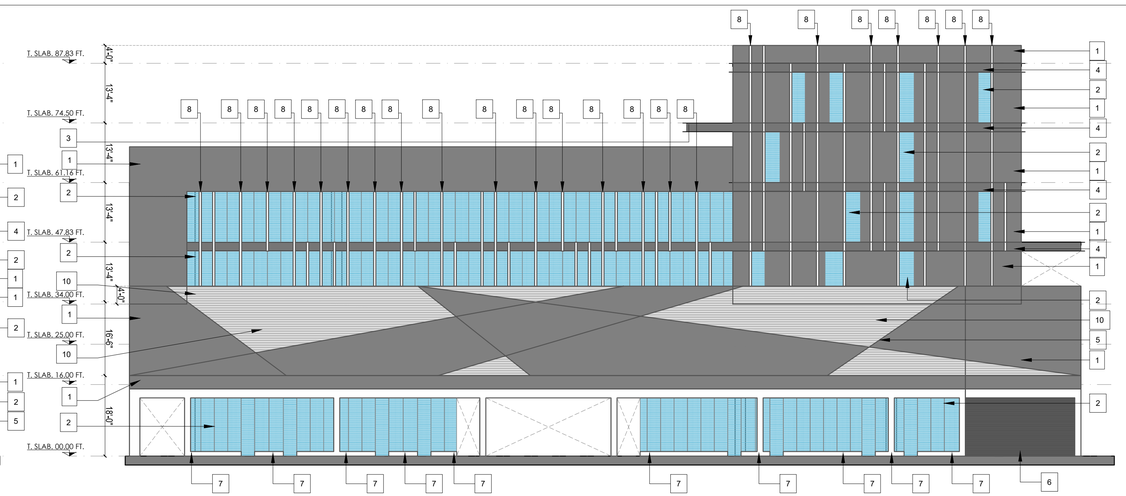
1 NE 7TH STREET FACADE
SCALE: 1/16" = 1'-0"



2 NE 6TH STREET FACADE
SCALE: 1/8" = 1'-0"



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



4 NE 4TH AVENUE FACADE
SCALE: 1/16" = 1'-0"

1. SMOOTH STUCCO FINISH
2. WINDOW WALL GLAZING SYSTEM
3. METAL CAP
4. DECORATIVE ALUMINUM CHANNEL
5. RECESSED STRIP LIGHT MOUNTED ON WALL
6. TYPICAL 12" HIGH FLOOD BARRIER PANEL SYSTEM TO BE PROVIDED AT ALL DOOR OPENINGS. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS WITH ARCHITECT'S OF RECORD APPROVED STAMP TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION
7. TYPICAL AT ALL PERIMETER EXTERIOR WALLS: 12" HIGH FLOOD PROOFED FROM FINISH FLOOR WITH DRYLOK OIL BASE MASONRY WATERPROOFER OR APPROVED EQUAL. GENERAL CONTRACTOR SHALL SUBMIT PRODUCT DATA SHEET WITH ARCHITECT'S OF RECORD APPROVED STAMP TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
8. EXTERIOR ALUMINUM DECORATIVE PROFILE
9. SIMULATED WOOD STUCCO FINISH
10. ALUMINIUM LOUVER

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SHEET TITLE:

ARCHITECTURAL ELEVATIONS

SHEET NUMBER:

A-201

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Luminaire Schedule

Project: VILLAGE ATLANTIC - SITE - REV1 --- JUN - 12 - 2019

Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	6	SA	SIGNIFY GARDCO PPT-140L-1675-NW-G2-5-UNV MOUNTED ATOP 10' POLE	0.900	75.81978	454.9187
	4	SB	LUMINIS CL620-L168W45-CLP669	0.900	44.1	176.4
	4	SC	LUMINIS CL613-L84W40	0.900	40	160
	38	SW	LUMINIS CL314-L56W10	0.900	10.9	414.2

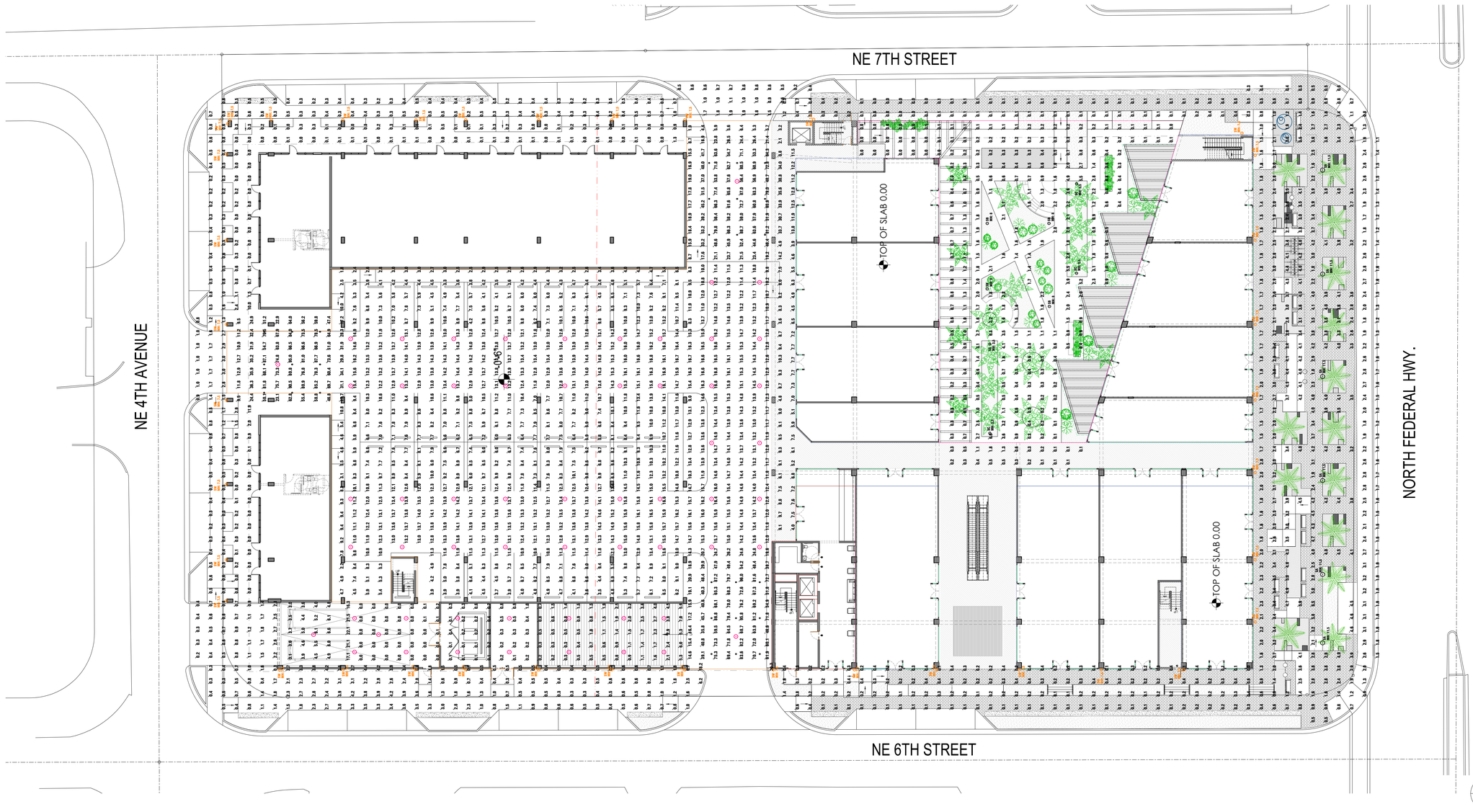
Calculation Summary

Project: VILLAGE ATLANTIC - SITE - REV1 --- JUN - 12 - 2019

Label	Avg	Max	Min	Avg/Min	Max/Min
COMMERCIAL BLDG PERIMETER	1.46	20.7	0.0	N.A.	N.A.
PARKING GARAGE PERIMETER	0.94	18.2	0.0	N.A.	N.A.

3 NOT USED

2 FIXTURE SCHEDULE / CALCULATIONS



1 PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'

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SHEET TITLE:

PHOTOMETRIC SITE PLAN

SHEET NUMBER:

PH-101

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Luminaire Schedule

Project: VILLAGE ATLANTIC - PARKING GARAGE & SITE --- JUN - 11 - 2019

Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	27	C	LITON LCALD6x11-XX-B40-T40	0.900	124.3	3356.1
	69	PG	SIGNIFY GARDCO SVPG-140L-1675-NW-G2-5-UNV	0.900	75.5	5209.5
	36	PG1	SIGNIFY GARDCO SVPG-140L-1675-NW-G2-CD-UNV	0.900	75.5	2718
	23	PG1E	SIGNIFY GARDCO SVPG-140L-1675-NW-G2-CD-EBPC-UNV	0.900	75.5	1736.5
	61	PGE	SIGNIFY GARDCO SVPG-140L-1675-NW-G2-5-EBPC-UNV	0.900	75.5	4605.5
	4	SD	VISIONAIRE VLX-1-T5W-128LC-7-4K-UNV POLE MOUNT 25' AFF	0.900	285	1140
	4	SDE	VISIONAIRE VLX-1-T5W-128LC-7-4K-UNV-EM CIRCUIT POLE MOUNT 25' AFF	0.900	285	1140

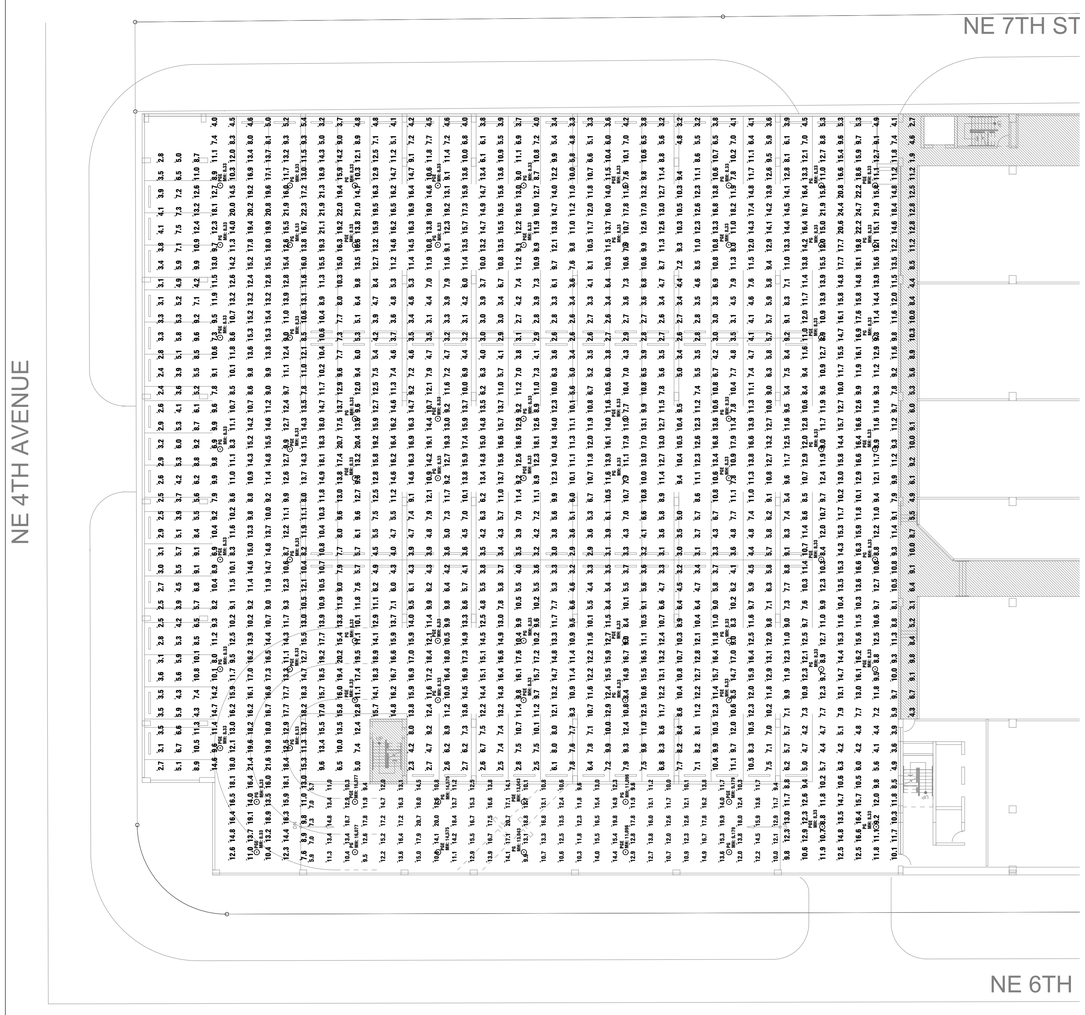
Calculation Summary

Project: VILLAGE ATLANTIC - PARKING GARAGE & SITE --- JUN - 11 - 2019

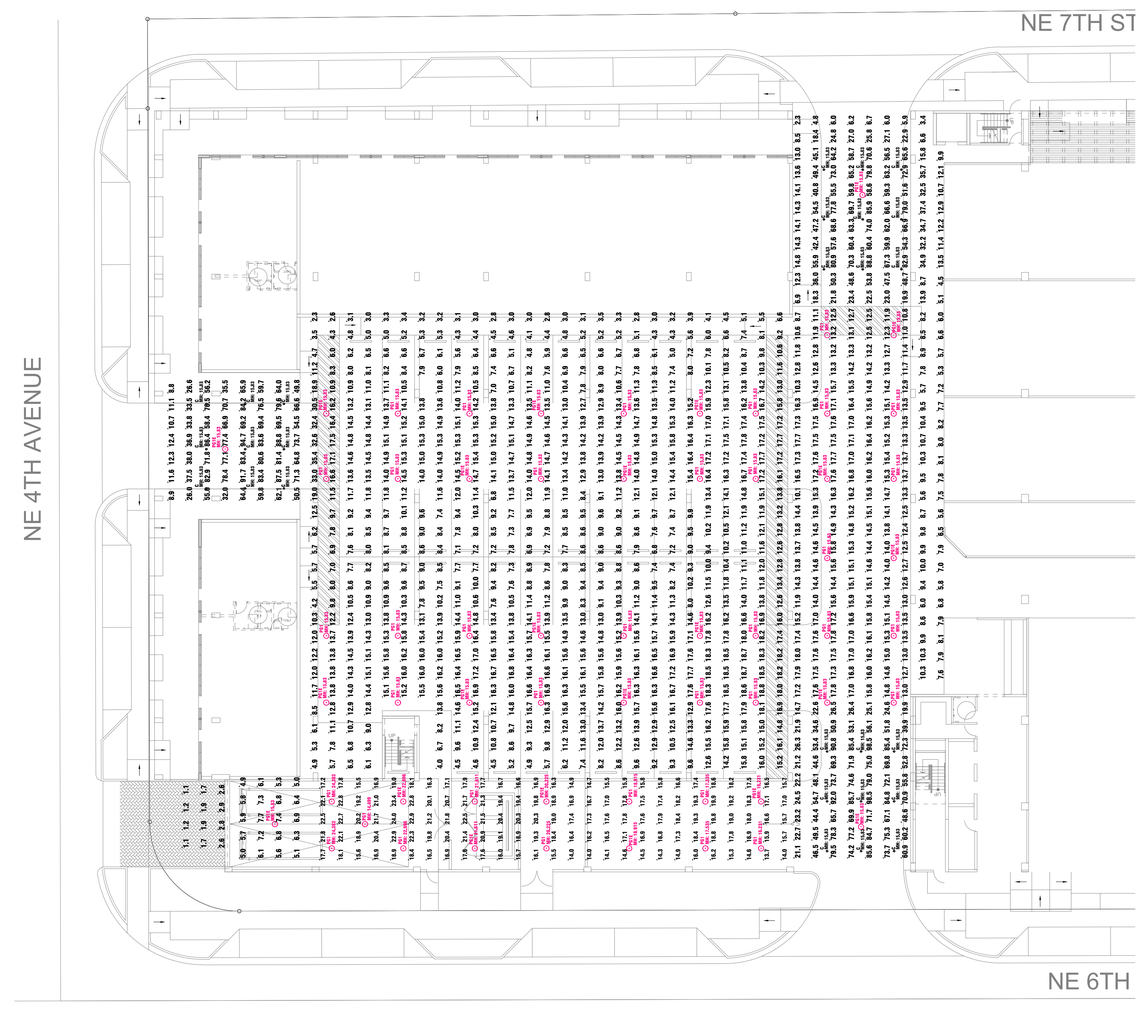
Label	Avg	Max	Min	Avg/Min	Max/Min
PG - 4TH LVL	4.77	8.6	1.1	4.34	7.82
2ND LVL STORAGE	7.03	18.9	2.5	2.81	7.56
2ND LVL TRAFFIC LANES	13.12	24.7	3.6	3.64	6.86
3RD LVL STORAGE	6.65	18.8	1.9	3.50	9.89
3RD LVL TRAFFIC LANES	13.17	24.8	3.4	3.87	7.29
GND LVL STORAGE	9.43	16.2	4.0	2.36	4.05
GND LVL TRAFFIC LANES	15.91	26.5	8.5	1.87	3.12
NE ENTRANCE	67.17	88.8	51.6	1.30	1.72
SE ENTRANCE	63.94	98.5	21.1	3.03	4.67
WEST ENTRANCE	63.71	94.7	16.2	3.93	5.85

4 NOT USED

3 FIXTURE SCHEDULE / CALCULATIONS



2 SECOND FLOOR PARKING PHOTOMETRIC PLAN
SCALE: 1" = 20'



1 GROUND FLOOR PARKING PHOTOMETRIC PLAN
SCALE: 1" = 20'

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CLIENT: ATLANTIC VILLAGE 3, LLC.

REV	DATE	DESCRIPTION
1	10.01.2019	DRC COMMENTS

DESIGN DELIVERABLE:

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PROJECT NUMBER: **1546-180926**

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SHEET TITLE:

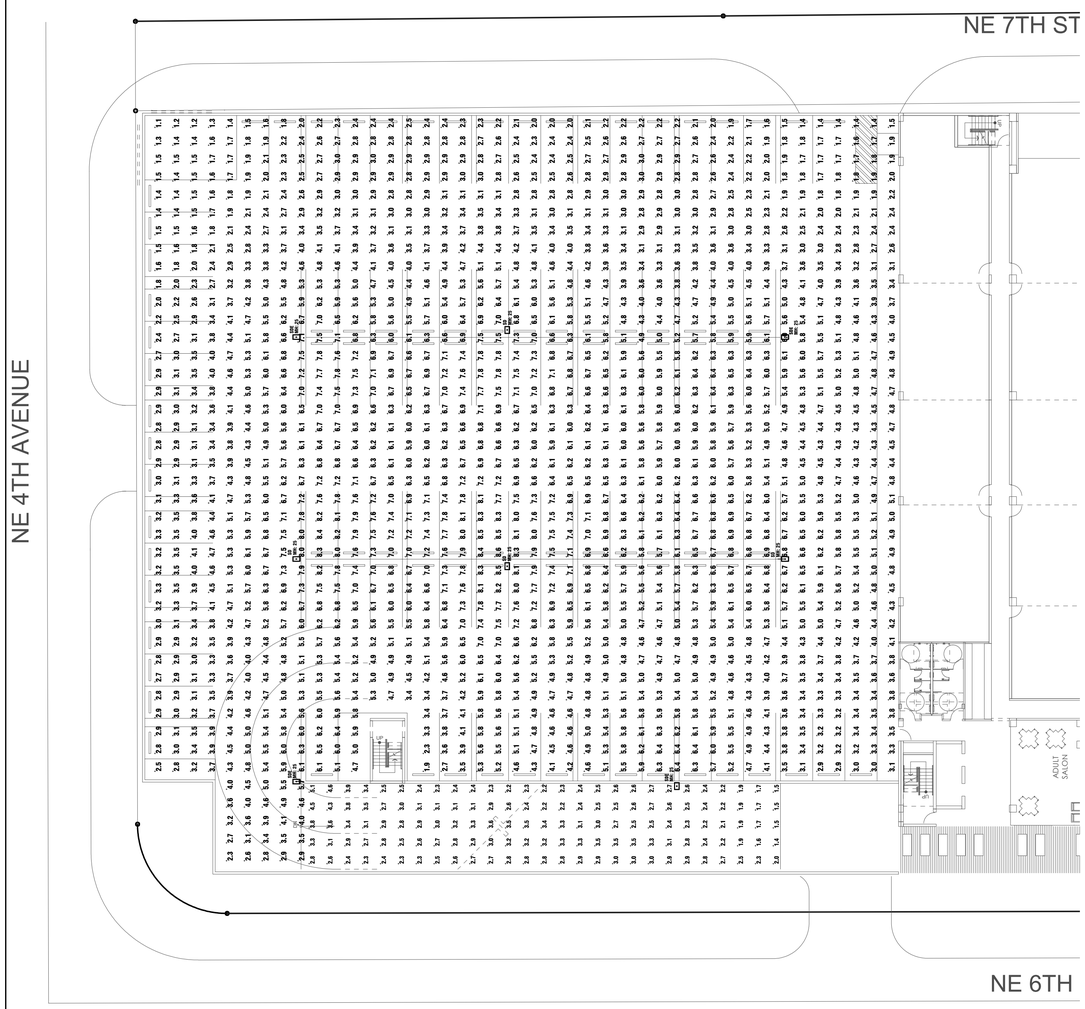
PHOTOMETRIC PLANS

SHEET NUMBER:

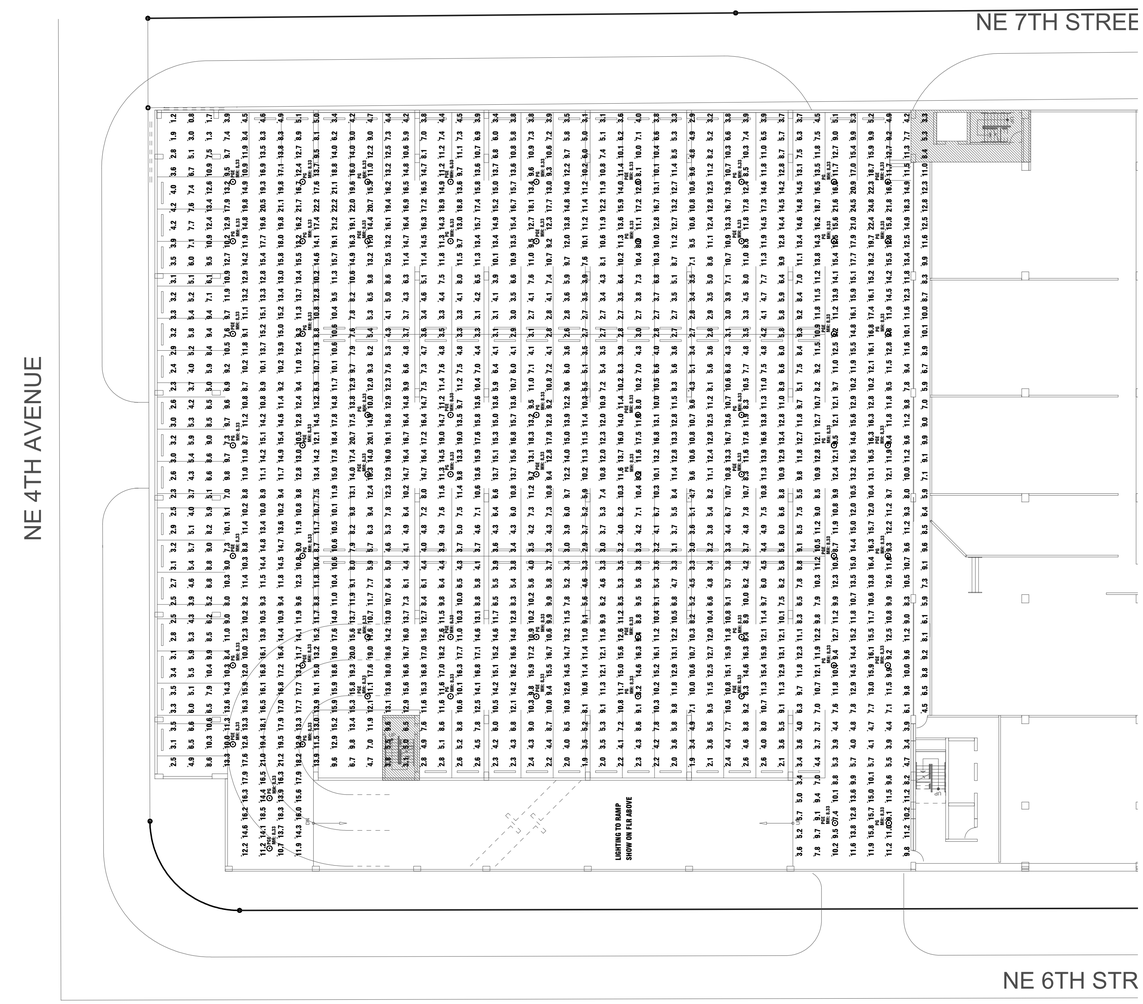
PH-102

4 NOT USED

3 NOT USED



2 ROOF FLOOR PARKING PHOTOMETRIC PLAN
SCALE: 1" = 20'



1 THIRD FLOOR PARKING PHOTOMETRIC PLAN
SCALE: 1" = 20'

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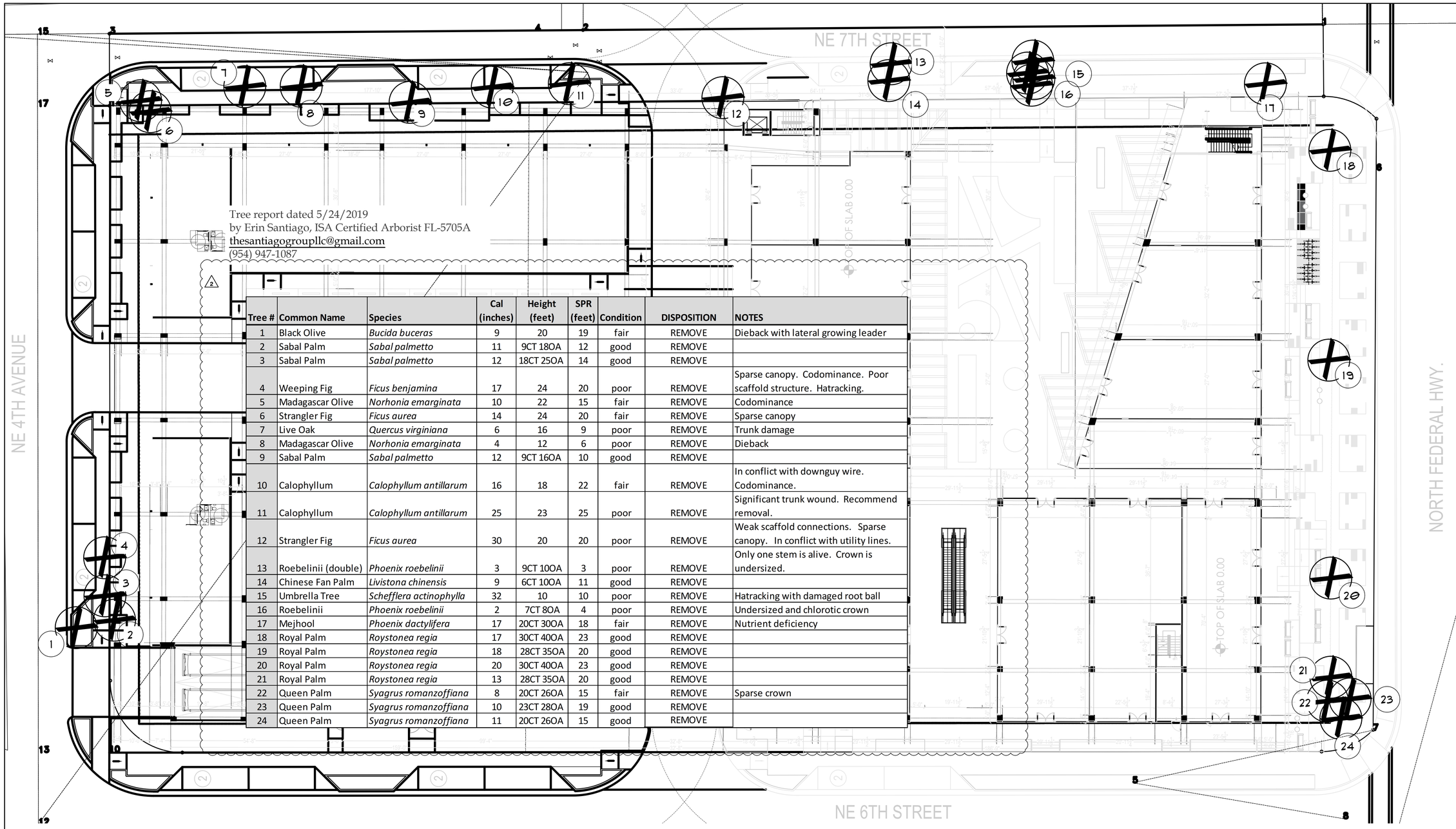
SHEET TITLE:
PHOTOMETRIC PLANS

SHEET NUMBER:
PH-103



Tree report dated 5/24/2019
by Erin Santiago, ISA Certified Arborist FL-5705A
thesantiagogroupllc@gmail.com
(954) 947-1087

Tree #	Common Name	Species	Cal (inches)	Height (feet)	SPR (feet)	Condition	DISPOSITION	NOTES
1	Black Olive	*Bucida buceras*	9	20	19	fair	REMOVE	Dieback with lateral growing leader
2	Sabal Palm	*Sabal palmetto*	11	9CT 18OA	12	good	REMOVE	
3	Sabal Palm	*Sabal palmetto*	12	18CT 25OA	14	good	REMOVE	
4	Weeping Fig	*Ficus benjamina*	17	24	20	poor	REMOVE	Sparse canopy. Codominance. Poor scaffold structure. Hatracking.
5	Madagascar Olive	*Norhonia emarginata*	10	22	15	fair	REMOVE	Codominance
6	Strangler Fig	*Ficus aurea*	14	24	20	fair	REMOVE	Sparse canopy
7	Live Oak	*Quercus virginiana*	6	16	9	poor	REMOVE	Trunk damage
8	Madagascar Olive	*Norhonia emarginata*	4	12	6	poor	REMOVE	Dieback
9	Sabal Palm	*Sabal palmetto*	12	9CT 16OA	10	good	REMOVE	
10	Calophyllum	*Calophyllum antillarum*	16	18	22	fair	REMOVE	In conflict with downguy wire. Codominance.
11	Calophyllum	*Calophyllum antillarum*	25	23	25	poor	REMOVE	Significant trunk wound. Recommend removal.
12	Strangler Fig	*Ficus aurea*	30	20	20	poor	REMOVE	Weak scaffold connections. Sparse canopy. In conflict with utility lines.
13	Roebelinii (double)	*Phoenix roebelinii*	3	9CT 10OA	3	poor	REMOVE	Only one stem is alive. Crown is undersized.
14	Chinese Fan Palm	*Livistona chinensis*	9	6CT 10OA	11	good	REMOVE	
15	Umbrella Tree	*Schefflera actinophylla*	32	10	10	poor	REMOVE	Hatracking with damaged root ball
16	Roebelinii	*Phoenix roebelinii*	2	7CT 8OA	4	poor	REMOVE	Undersized and chlorotic crown
17	Mejhool	*Phoenix dactylifera*	17	20CT 30OA	18	fair	REMOVE	Nutrient deficiency
18	Royal Palm	*Roystonea regia*	17	30CT 40OA	23	good	REMOVE	
19	Royal Palm	*Roystonea regia*	18	28CT 35OA	20	good	REMOVE	
20	Royal Palm	*Roystonea regia*	20	30CT 40OA	23	good	REMOVE	
21	Royal Palm	*Roystonea regia*	13	28CT 35OA	20	good	REMOVE	
22	Queen Palm	*Syagrus romanzoffiana*	8	20CT 26OA	15	fair	REMOVE	Sparse crown
23	Queen Palm	*Syagrus romanzoffiana*	10	23CT 28OA	19	good	REMOVE	
24	Queen Palm	*Syagrus romanzoffiana*	11	20CT 26OA	15	good	REMOVE	

△2 MITIGATION VALUE TO BE DETERMINE BY CHAPTER 29

1 EXISTING TREE LOCATION
SCALE: 1/16" = 1'

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B·RLA
888 s andrews avenue, suite 300
Fort Lauderdale FL. 33316
office: 954.667.7814
LA# 6666983

REGISTERED LANDSCAPE ARCHITECT
NATALIA B. BARNARD
LA 6666983
STATE OF FLORIDA

ATLANTIC VILLAGE III

601 N. FEDERAL HIGHWAY
HALLANDALE BEACH, FL.

CLIENT: ATLANTIC VILLAGE 3, LLC.

REV	DATE	DESCRIPTION
2	11/18/2019	DRC COMMENTS

DESIGN DELIVERABLE:
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CHECKED BY: nb

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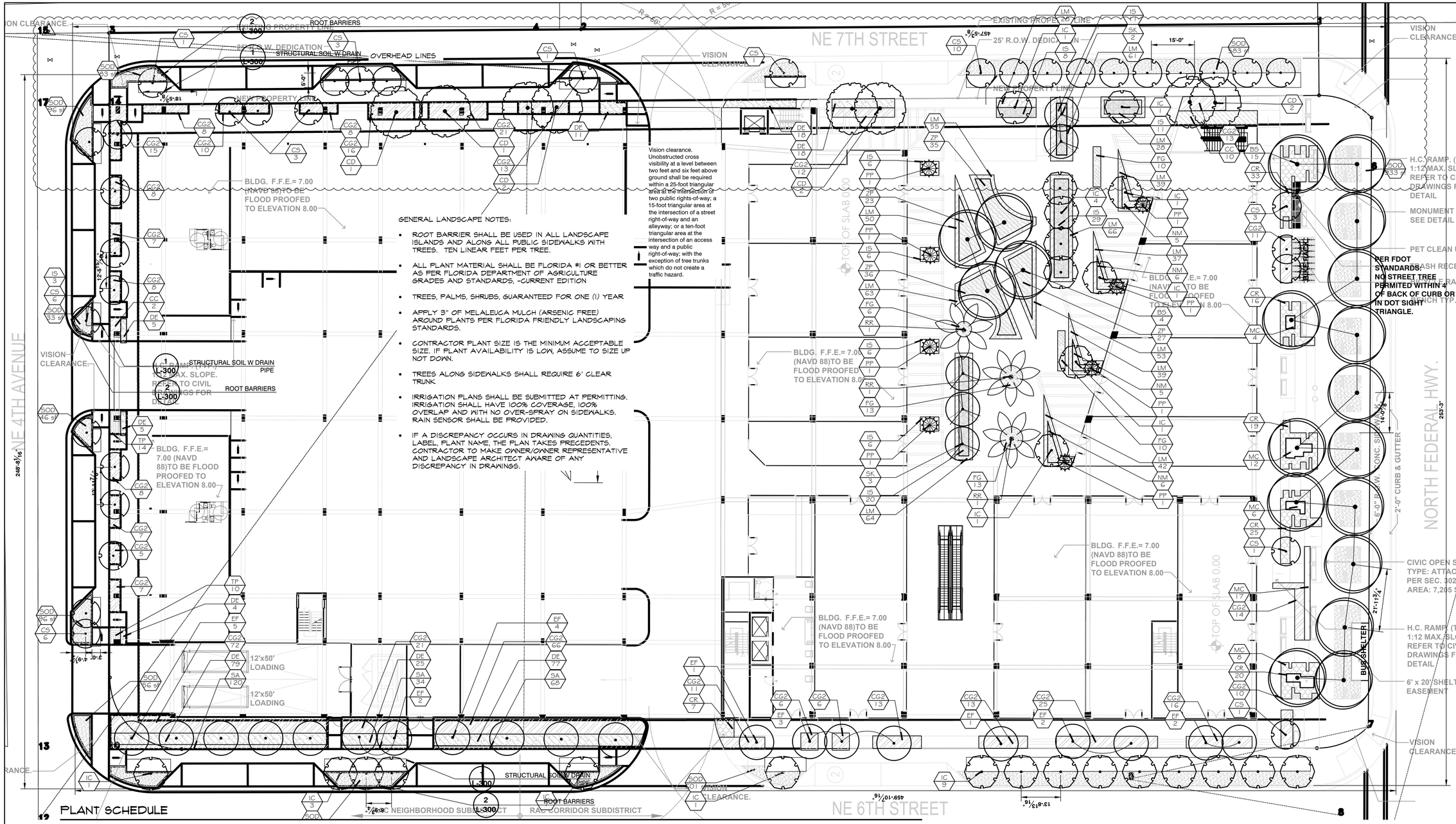
SHEET TITLE:
TREE DISPOSITION PLAN

SHEET NUMBER:
L-100



Vision clearance. Unobstructed cross visibility at a level between two feet and six feet above ground shall be required within a 25-foot triangular area at the intersection of two public rights-of-way; a 15-foot triangular area at the intersection of a street right-of-way and an alleyway; or a ten-foot triangular area at the intersection of an access way and a public right-of-way; with the exception of tree trunks which do not create a traffic hazard.

GENERAL LANDSCAPE NOTES:

- ROOT BARRIER SHALL BE USED IN ALL LANDSCAPE ISLANDS AND ALONG ALL PUBLIC SIDEWALKS WITH TREES. TEN LINEAR FEET PER TREE.
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER AS PER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS, -CURRENT EDITION
- TREES, PALMS, SHRUBS, GUARANTEED FOR ONE (1) YEAR
- APPLY 3" OF MELALEUCA MULCH (ARSENIC FREE) AROUND PLANTS PER FLORIDA FRIENDLY LANDSCAPING STANDARDS.
- CONTRACTOR PLANT SIZE IS THE MINIMUM ACCEPTABLE SIZE. IF PLANT AVAILABILITY IS LOW, ASSUME TO SIZE UP NOT DOWN.
- TREES ALONG SIDEWALKS SHALL REQUIRE 6' CLEAR TRUNK
- IRRIGATION PLANS SHALL BE SUBMITTED AT PERMITTING. IRRIGATION SHALL HAVE 100% COVERAGE, 100% OVERLAP AND WITH NO OVER-SPRAY ON SIDEWALKS. RAIN SENSOR SHALL BE PROVIDED.
- IF A DISCREPANCY OCCURS IN DRAWING QUANTITIES, LABEL, PLANT NAME, THE PLAN TAKES PRECEDENTS. CONTRACTOR TO MAKE OWNER/OWNER REPRESENTATIVE AND LANDSCAPE ARCHITECT AWARE OF ANY DISCREPANCY IN DRAWINGS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CAL	QUALITY	MIN PLANT SIZE	MATURE SIZE	DROUGHT	NATIVE
BS	19	Bursera simaruba	Gumbo Limbo	4" Cal.	FL #1 OR BETTER	15' STD	60' X 40'	HIGH	NATIVE
CD	8	Coccoloba diversifolia	Pigeon Plum	3" Cal.	FL #1 OR BETTER	15' STD	40' x 20'	HIGH	NATIVE
CS	36	Cordia sebestena	Orange Geiger Tree	3" Cal.	FL #1 OR BETTER	15' STD	20' X 15'	HIGH	NATIVE, FL-FRIEND, FPL
EF	20	Eugenia foetida	Spanish Stopper	3" Cal.	FL #1 OR BETTER	15' cone shape	20' X 15'	HIGH	NATIVE, FL-FRIEND, FPL
IC	25	Ilex cassine	Dahoon Holly	3" Cal.	FL #1 OR BETTER	15' STD	20' X 15'	HIGH	NATIVE
PP	8	Polyalthia longifolia pendula	Indian Mast Tree	4" Cal.	FG FL #1 or Better	15' STD	30' x 6'	HIGH	FL-FRIENDLY
RR	3	Roystonea regia	Royal Palm	FG	FL #1 OR BETTER	20' OA	80' x 25'	HIGH	NATIVE
SK	5	Senna surattensis	Glossy Shower	3" Cal.	FL #1 OR BETTER	15' STD	15' x 15'	HIGH	FDOT FRIENDLY

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTE	PLANTED SIZE	MATURE SIZE	DROUGHT	NATIVE	SPACING
CC	12	Chamaedorea cataractarum	Cat Palm	7 gal	4'x4'	FULL	6' x 6'	MED	FL-FRIENDLY	48" o.c.
CG2	450	Clusia guttifera	Clusia	3 gal	24"x24"	FULL	Maintained hedge 4'	HIGH	NATIVE	30" o.c.
CR	120	Clusia rosea nana	Dwarf Clusia	3 gal	24"x24"	FULL	Maintained hedge 4'	HIGH	NATIVE	30" o.c.
DE	242	Duranta erecta 'Gold Mound'	Duranta	3gal	16"x16"	FULL	Maintained 30"	HIGH	NATIVE	24" o.c.
FG	52	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal	14"x14"	FULL	Maintained 36" or less	HIGH	FL-FRIENDLY	24" o.c.
IS	106	Ilex vomitoria 'Stokes Dwarf'	Dwarf Ilex	3 gal	18" x 18" FULL	ROUND BUSH	Maintained Rounded	HIGH	NATIVE	30" o.c.
LM	625	Liriope muscari	Lilly Turf	3 gal	12" x 12"	FULL	18" x 18"	MED	FL-FRIENDLY	16" o.c.
MC	47	Muhlenbergia capillaris	Pink Muhly	3 gal	12" x 12"	FULL	2-4' H	HIGH	NATIVE	24" o.c.
NM	22	Nephrolepis biserrata	'Macho Fern'	3 gal	18" x 18" FULL	FULL	4'-6'	MED	FL-FRIENDLY	30" o.c.
SA	222	Sisyrinchium angustifolium	Narroleaf Blue-eyed Grass	1 gal.	6" x 6"	FULL	12" x 12"	MED	NATIVE, FL FRIEND	12" o.c.
TP	24	Tradescantia pallida	Purple Queen Spiderwort	1 gal	8" x 8"	FULL	12" Height	HIGH	FL-FRIENDLY	18" o.c.
ZP	121	Zamia pumila	Coontie	3 gal	16"x16"	FULL	4'x4'	HIGH	NATIVE	24" o.c.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
SOD	3,053 sf	Stenotaphrum secundatum	St. Augustine Grass

Landscape Area Requirements

Site 98,916 sqft

RAC Corridor SubDistrict	REQUIRED	PROVIDED
5% LANDSCAPE	4,949	8,559
1 TREE PER 1500 SQFT required	**66**	**67**
Street trees	**REQUIRED**	**PROVIDED**
US 1 (253')	6	6
NE 4th ave (248.8')	8	8
NE 6th street (459')	15	23
NE 7th Street 457.5'	15	23
TOTAL STREET TREES	**44**	**45**
TOTAL SITE TREES (site & street)	**110**	**115**
TREE DIVERSITY 51-more TREES	5	8
Drought tolerant trees	50%	100%
Native trees	50%	89%
Turf max 70% (8559sqft)	5991.3 max	4930 sqft
hedge- drought	30%	100%

1 PROPOSED LANDSCAPE PLAN
SCALE: 1/16" = 1'

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REGISTERED LANDSCAPE ARCHITECT
WALLACE B. BARNARD
LA 6666983
STATE OF FLORIDA

ATLANTIC VILLAGE III

601 N. FEDERAL HIGHWAY
HALLANDALE BEACH, FL.

CLIENT: ATLANTIC VILLAGE 3, LLC.

REV	DATE	DESCRIPTION
1	10/1/2019	DRC COMMENTS
2	11/18/2019	DRC COMMENTS

DESIGN DELIVERABLE:
ISSUE DATE: 05/20/19

PROJECT NUMBER: 1546-180926
DRAWN BY: nb
CHECKED BY: nb

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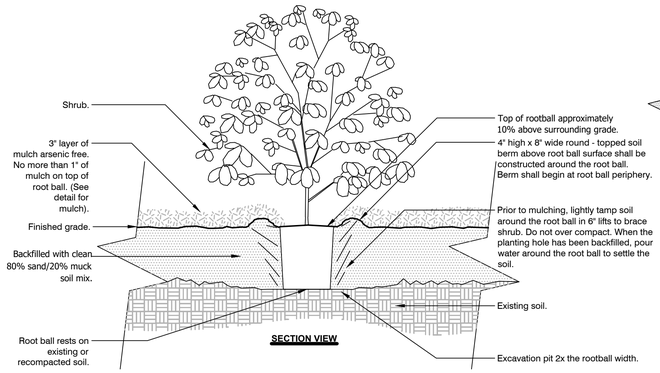
SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-200



Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.

2- See specifications for further requirements related to this detail.

3 SHRUB - MODIFIED SOIL

3/4" = 1'-0"

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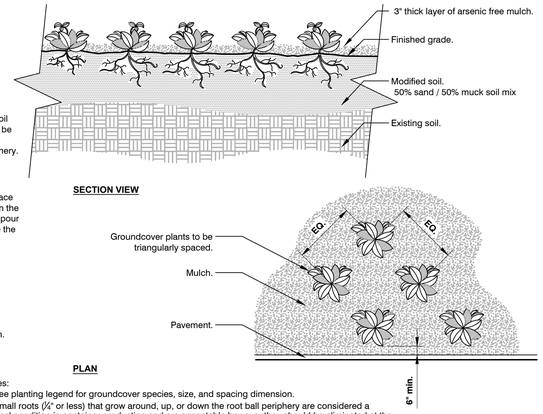
FX-PL-FX-SHRB-03



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (¼" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting.
3- Single soil around root ball of each groundcover prior to mulching.

5 GROUNDCOVER

3/4" = 1'-0"

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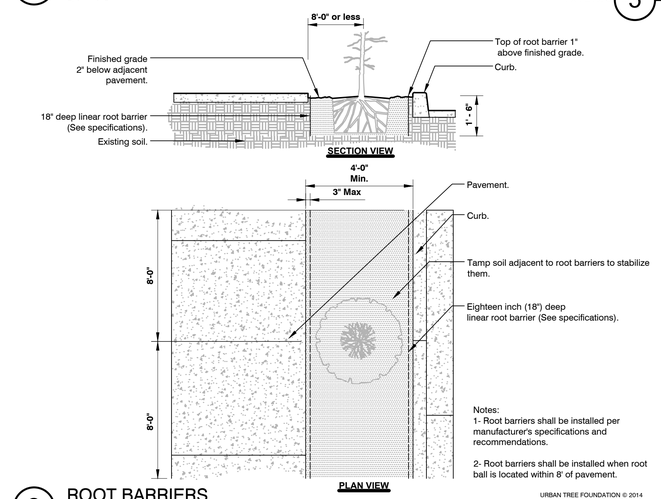
FX-PL-FX-GROU-01



Notes:
1- Root barriers shall be installed per manufacturer's specifications and recommendations.

2- Root barriers shall be installed when root ball is located within 8' of pavement.

2 ROOT BARRIERS

3/8" = 1'-0"

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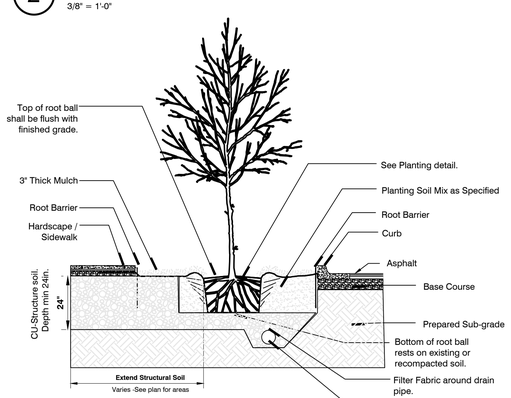
FX-PL-FX-SOIL-05

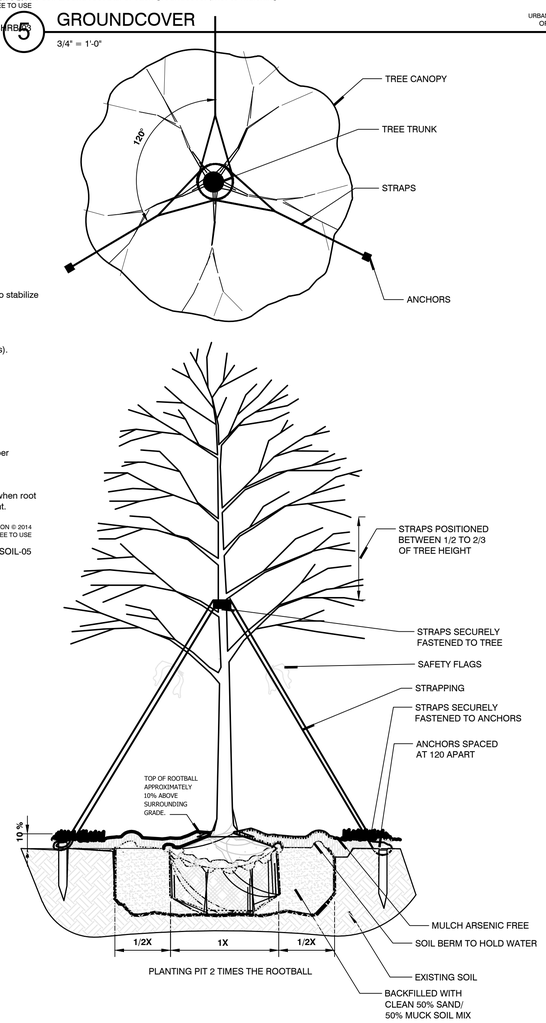


STRUCTURAL SOIL - 24" MIN DEPTH
- 225 SQFT PER SHADE TREE
- 25 SQFT PER PALM

ROOT BARRIER 160 LINEAR FT
- 20 LINEAR FT PER SHADE TREE
- 10 LINEAR FT PER PALM

1 STRUCTURAL SOIL W DRAIN PIPE

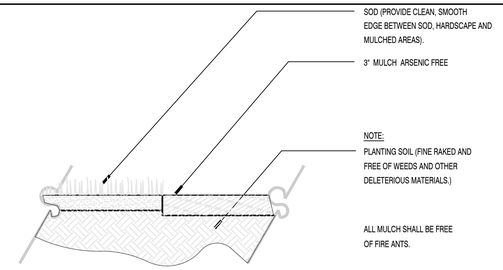
3/8" = 1'-0"



4 LARGE TREE

1" = 1'-0"

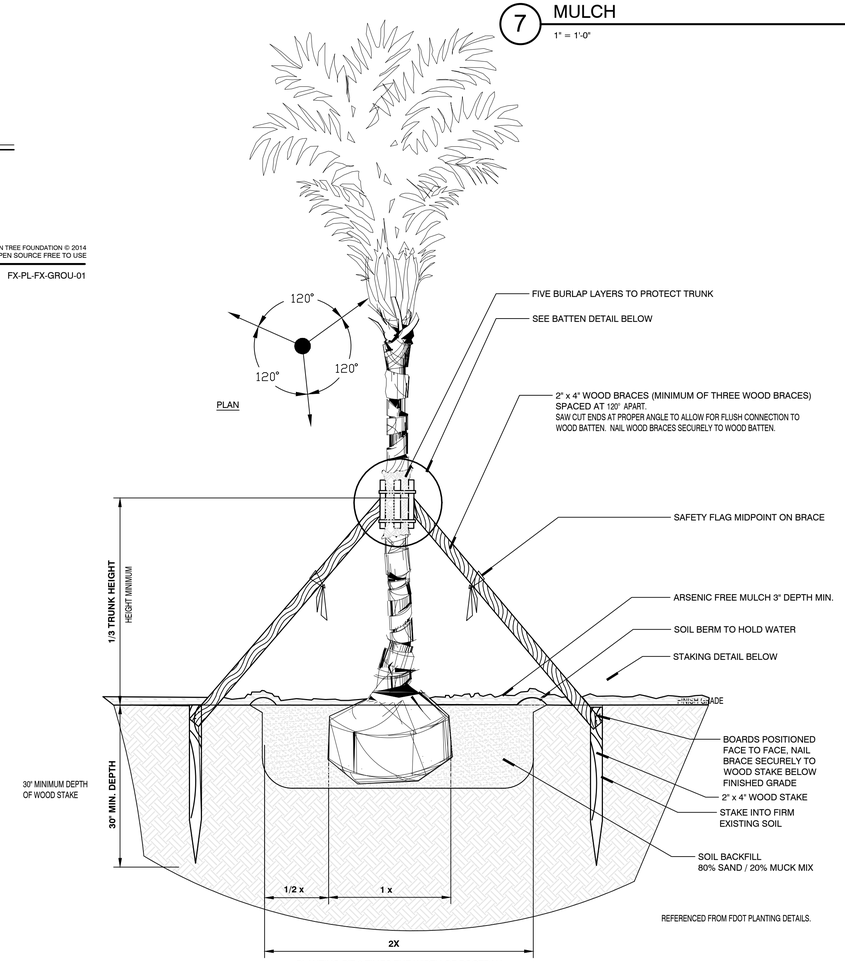
P-CO-BRL-03



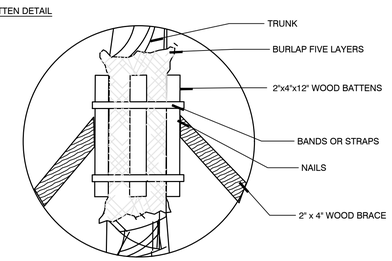
7 MULCH

1" = 1'-0"

P-CO-BRL-01



WOOD BATTEN DETAIL



6 PALM BRACING

1" = 1'-0"

P-CO-BRL-02

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REGISTERED LANDSCAPE ARCHITECT
NATALIA B. BARNARD
LA 6666983
STATE OF FLORIDA

ATLANTIC VILLAGE III

601 N. FEDERAL HIGHWAY
HALLANDALE BEACH, FL.

CLIENT: ATLANTIC VILLAGE 3, LLC.

REV	DATE	DESCRIPTION
1	10/1/2019	DRC COMMENTS

DESIGN DELIVERABLE:

ISSUE DATE: 05/20/19

PROJECT NUMBER: 1546-180926

DRAWN BY: nb

CHECKED BY: nb

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SHEET TITLE:

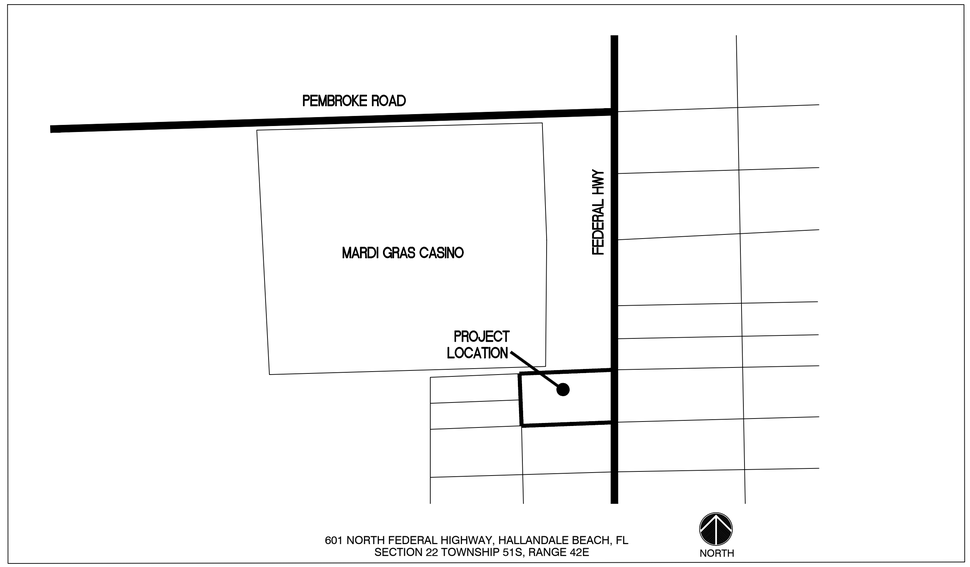
LANDSCAPE DETAILS

SHEET NUMBER:

L-300

ATLANTIC VILLAGE III

HALLANDALE BEACH, FLORIDA



LOCATION MAP

NTS

FDOT NOTES:

DRAINAGE PERMIT NUMBER ____-D-___-____
DRIVEWAY PERMIT NUMBER ____-A-___-____
STATE ROAD 5
SECTION NUMBER 86010
MILE POST ____

INDEX:

	COVERSHEET
C1	SIGNING AND MARKING PLAN
C2	PAVING, GRADING, AND DRAINAGE PLAN
C3	WATER AND SEWER PLAN
C4	PAVING, GRADING, AND DRAINAGE DETAILS
C5	WATER AND SEWER DETAILS
C6	GENERAL NOTES & SPECIFICATIONS

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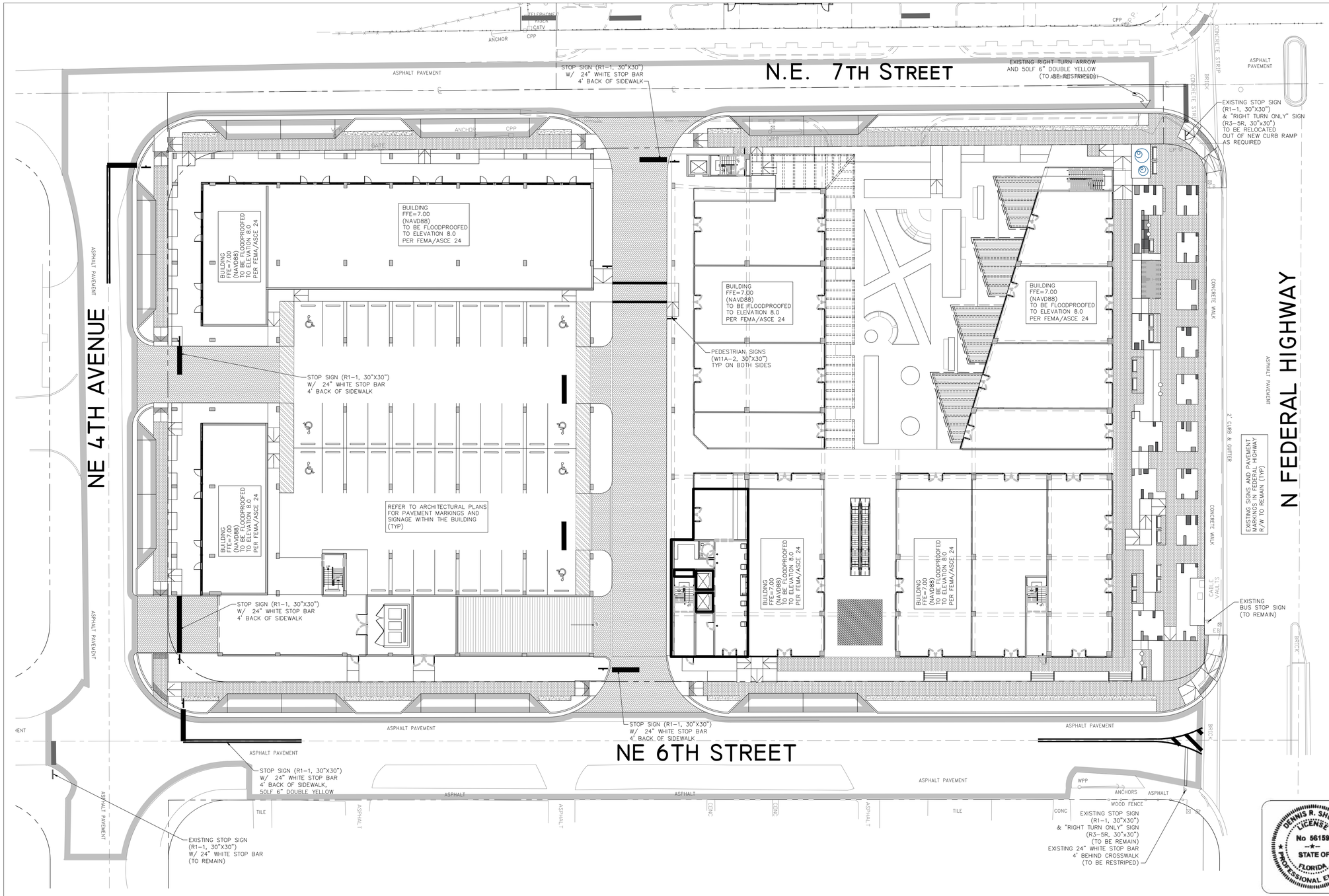
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Job No.	15-1273.04
Plot Date	06/03/19
Drawn by	DRS
Proj. Engr.	DRS
Appr. by	DRS



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EB# 6578

Sheet Title
SIGNAGE AND MARKING PLAN

Project Title
ATLANTIC VILLAGE III

601 NORTH FEDERAL HIGHWAY
CITY OF HALLANDALE BEACH - BROWARD COUNTY - FLORIDA 33009

Phase:
DRC
PLANS

DENNIS R. SHULTZ
LICENSE
No 56159
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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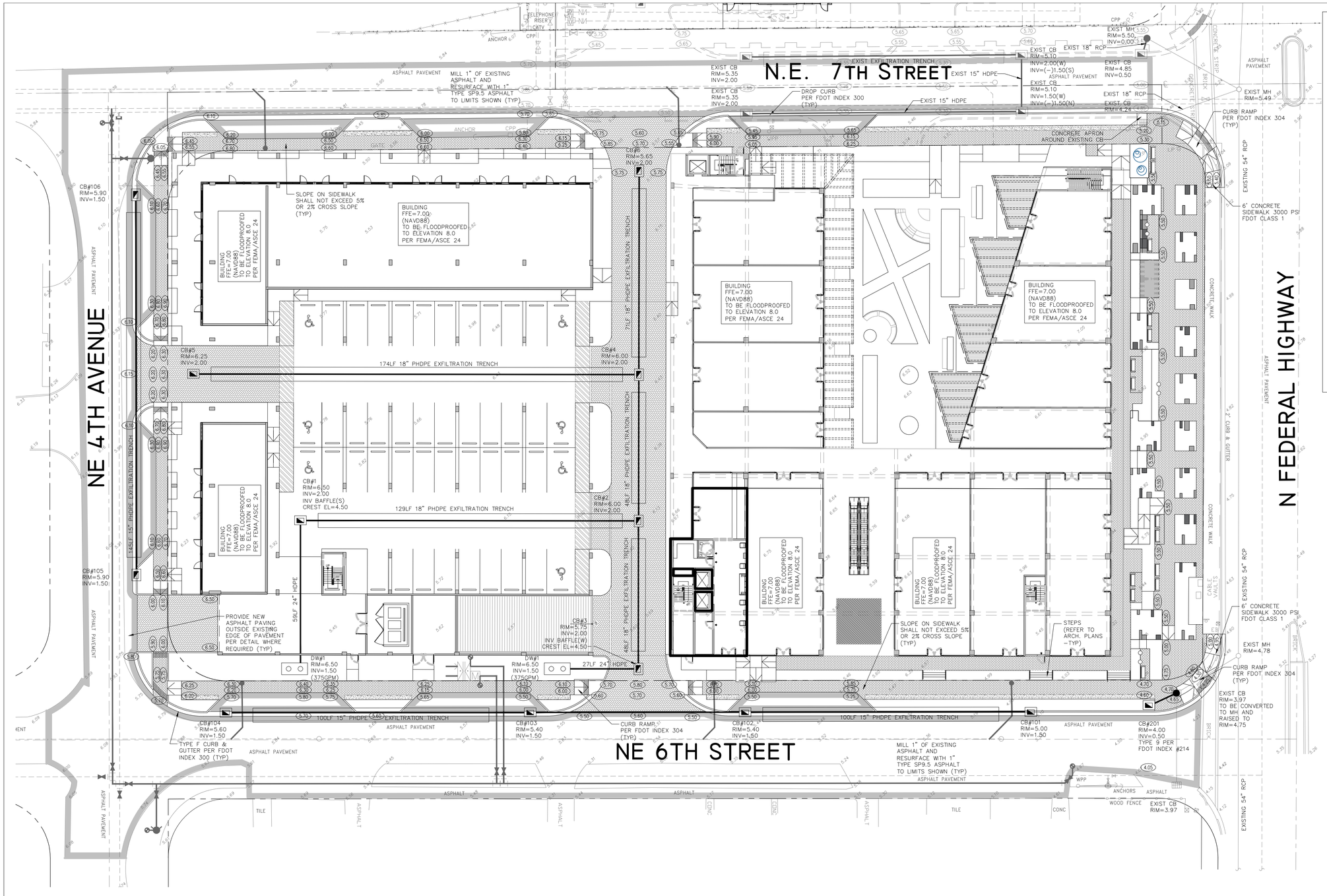
PAVEMENT MARKING - SIGNAGE NOTES:

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

Revisions

Scale: 1"=20.0'	Date 05/20/19
Job No. 15-1273.04	Plot Date 10/07/19
Drawn by DRS	Sheet No. C1
Proj. Engr. DRS	
Appr. by DRS	1 of 6



PAVING AND DRAINAGE NOTES:

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

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

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

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

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

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

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

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

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

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

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

12. SIDEWALK CONNECTIONS TO THE FDOT RIGHT-OF-WAY OF FEDERAL HIGHWAY (SR 5). REQUIRES A CONSTRUCTION JOINT AT THE ULTIMATE RIGHT-OF-WAY LINE AT EACH CONNECTION.

13. THIS PROPERTY LIES IN BOTH FLOOD ZONE AE, ELEV. = 7 NAVD & FLOOD ZONE X ON FIRM PANEL 12011C0732H, DATED 08/18/14.

BROWARD COUNTY 100 YR. FLOOD CONTOUR = ELEV. 5.00 NAVD.

BROWARD COUNTY 10 YR. FLOOD CONTOUR = ELEV. 3.50 NAVD.

AVERAGE WET SEASON WATER LEVEL = ELEV. 1.50 NAVD.

14. TRUNCATED DOMES WITHIN THE CITY RIGHT-OF-WAY SHALL BE CAST IN PLACE TYPE.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

VERTICAL DATUM CONVERSION

GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29

1.51'

N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 - 1.51'
N.G.V.D. 29 = N.A.V.D. 88 + 1.51'

NPDES

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

LEGEND:

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

NORTH

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Sheet Title
PAVING AND DRAINAGE PLAN

Project Title
ATLANTIC VILLAGE III
601 NORTH FEDERAL HIGHWAY
CITY OF HALLANDALE BEACH BROWARD COUNTY FLORIDA 33009

Phase:
DRC
PLANS

Revisions

Scale: 1"=20.0'	Date 05/20/19
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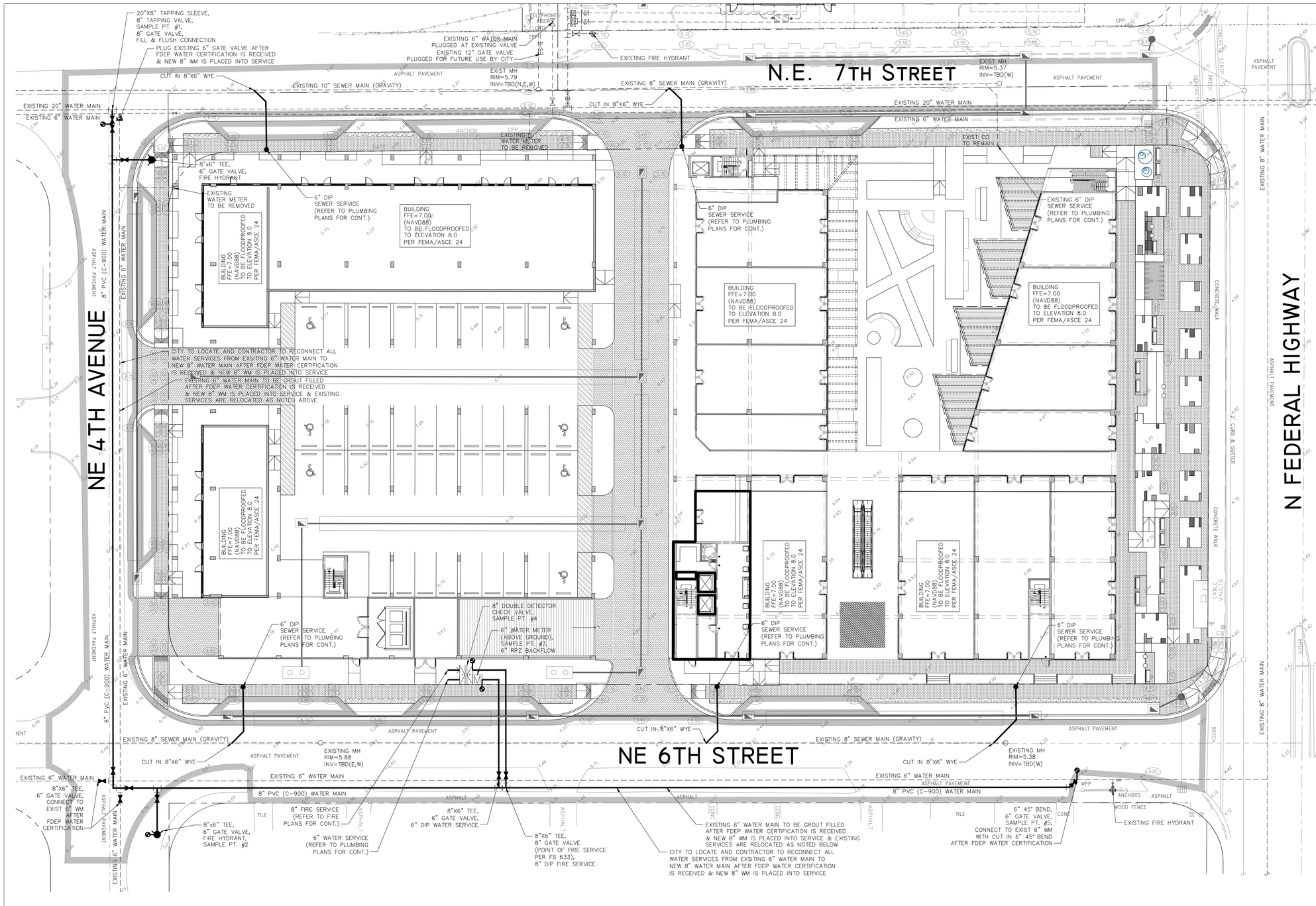

WATER NOTES:

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

2. WATER AND SEWER MAINS MINIMUM DEPTH OF COVER TO BE: 30" FOR DIP AND 36" FOR PVC MAINS.

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

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

5. PRESSURE TESTING AND CERTIFICATION SHALL FOLLOW THE FLORIDA DEPARTMENT OF HEALTH (FDEP) REQUIREMENTS.

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

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

WATER AND SEWER FLOW:

1. NO CURRENT EXISTING WATER AND SEWER FLOW FROM THE SITE.
2. PROPOSED WATER AND SEWER FLOW FROM THE SITE:
   20,146 SF RESTAURANT @ 0.75 GPD/SF = 15,109.5 GPD
   19,854 SF RETAIL @ 0.1 GPD/SF = 1,985.4 GPD
   80,301 SF OFFICE w/ .15 GPD/SF = 12,045.15 GPD
   TOTAL PROPOSED FLOW = 29,140.1 GPD
4. PEAK WATER DEMAND FOR THE SITE:
   29,140.1 GPD X 2.5 PEAK FACTOR = 72,850.3 GPD
5. PEAK SEWER FLOW FROM THE SITE:
   29,140.1 GPD X 3.0 PEAK FACTOR = 87,420.3 GPD
6. IRRIGATION TO BE PROVIDED FROM ON-SITE WELL.

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GRADING SHOWN UTILIZES N.A.V.D. 88

N.G.V.D. 29
1.5'
N.A.V.D. 88

N.A.V.D. 88 = N.G.V.D. 29 – 1.5'
N.G.V.D. 29 = N.A.V.D. 88 + 1.5'

LEGEND:

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

NORTH

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EB# 6578

Sheet Title
WATER AND SEWER PLAN

Project Title
ATLANTIC VILLAGE III
601 NORTH FEDERAL HIGHWAY
CITY OF HALLANDALE BEACH □ BROWARD COUNTY □ FLORIDA 33009

Phase:
DRC
PLANS

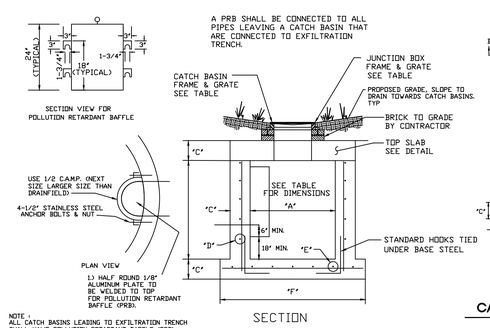
Revisions

Scale: 1"=20.0'	Date 05/20/19
Job No. 15-1273.04	Plot Date 10/07/19
Drawn by DRS	Sheet No. C3
Proj. Engr. DRS	
Appr. by DRS	3 of 6

SUMMARY OF DRAINAGE STRUCTURES

STRUCTURE #	TYPE	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	U.S.F. # OR EQUAL FRAME	U.S.F. # OR EQUAL GRATE
CB#	"J"	4'-0" ø	8"	8"	#4 @ 12" CCEW	#4 @ 12' CCEW	6'-4" ø	5'-4" ø	#4 @ 6" CCEW	4155	6209 CAST IRON
CB#	"C"	24"	37"							4155	6209 CAST IRON
MH#	"J"	5'-0" ø	8"	8"	#5 @ 12" CCEW	#5 @ 12' CCEW	7'-4" ø	6'-4" ø	#5 @ 8" CCEW	420	TYPE "C"
CB#	"D"	6'-0"	8"	8"	#5 @ 12" CCEW	#5 @ 6" CCEW	8'-4" ø	7'-4" ø	#5 @ 6" CCEW	4615	6210 CAST IRON
CI#	"J"	4'-0" ø	8"	8"	#4 @ 12" CCEW	#4 @ 12' CCEW	6'-4" ø	5'-4" ø	#4 @ 6" CCEW	5115	6220 CAST IRON

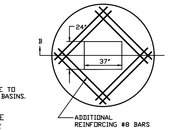
NOTE: ALL DRAINAGE STRUCTURES SHALL HAVE A 2' SUMP

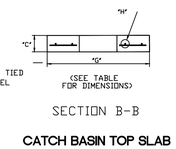


NOTE:
ALL CATCH BASINS LEADING TO EXFILTRATION TRENCH SHALL HAVE POLLUTION RETARDANT BAFFLE (PRB).

MANHOLE/CATCH BASIN TYPE "J"

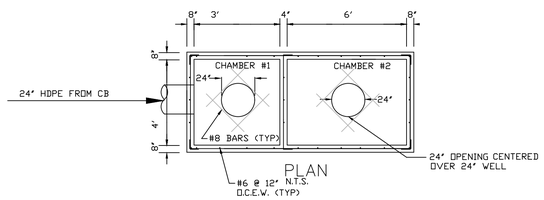
N.T.S.

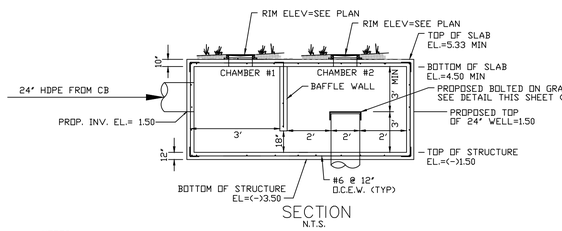




CATCH BASIN TOP SLAB

N.T.S.



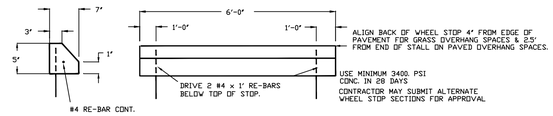


NOTES

1. TOP SLAB REINFORCEMENT TO BE #7 BARS @ 6" O.C.E.W. WITH ADDITIONAL #8 BARS AROUND OPENINGS.
2. PLACEMENT OF RING AND COVER ACCESSING EACH CHAMBER SHALL BE AS SHOWN ABOVE. EACH CHAMBER SHALL HAVE U.S.F. RING AND COVER #360
3. TOP SLAB OPENINGS SHALL BE AS REQUIRED BASED UPON INSTALLATION OF RING AND COVER.

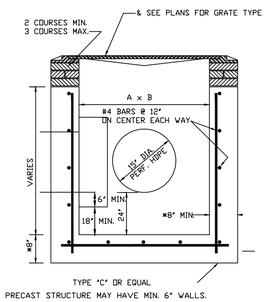
CONTROL STRUCTURE AND DRAINAGE WELL CAGE DETAIL

N.T.S.



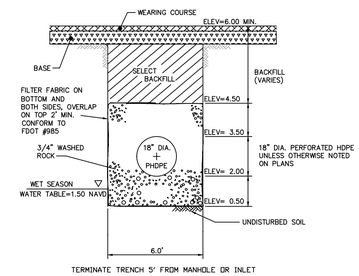
WHEEL STOP DETAIL

N.T.S.



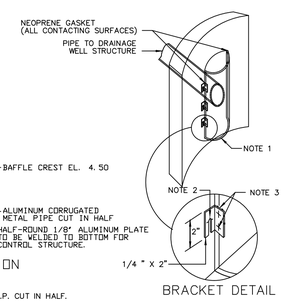
CATCH BASIN DETAIL TYPE "C"

N.T.S.



EXFILTRATION TRENCH DETAIL

N.T.S.



NOTES

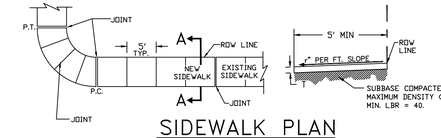
1. SECTION OF A.C.M.P. CUT IN HALF.
2. 1/2" STAINLESS STEEL ANCHOR BOLTS & NUTS
3. WELD OR 2-1/4" THRU BOLTS.
4. BOTTOM OF BAFFLE TO BE MOUNTED AT INVERT OF PIPE.

INVERTED BAFFLE DETAIL IN STRUCTURES PRIOR TO DRAINAGE WELLS

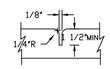
N.T.S.

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

COMPACTION TEST SCHEDULE



SIDEWALK PLAN



JOINT DETAIL

CONCRETE PAVEMENT & SIDEWALK JOINTS

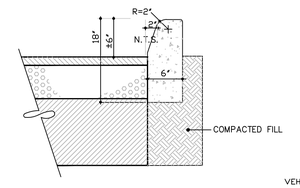
TABLE OF SIDEWALK JOINTS	
	LOCATION
	P.C. AND P.T. CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
	5'-0" CENTER TO CENTER ON SIDEWALKS.
	15' CENTER TO CENTER MAX. FOR CONCRETE PAVEMENT UNLESS OTHERWISE INDICATED.

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

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

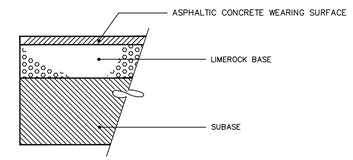
CONCRETE PAVEMENT & SIDEWALK DETAIL

NTS



TYPE "D" CURB DETAIL

N.T.S.



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

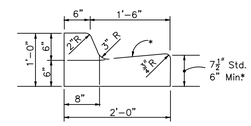
PRIME & TACK COAT : PRIME & TACK COAT FOR THE LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 300.
APPLICATION RATES - PRIME COAT-0.25 GALLONS PER SQ. YD.
TACK COAT-0.08 GALLONS PER SQ. YD.

BASE : 6" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM L.B.R. = 100

SUBBASE : 12" SUBBASE COMPACTED TO 95% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM L.B.R. = 40

PAVEMENT DETAIL (TO BE USED ON-SITE)

N.T.S.



TYPE F

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

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

CONCRETE TYPE "F" CURB AND GUTTER

N.T.S.

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

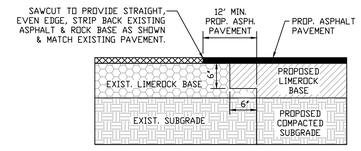
PRIME & TACK COAT : PRIME & TACK COAT FOR THE LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 300.
APPLICATION RATES - PRIME COAT-0.25 GALLONS PER SQ. YD.
TACK COAT-0.08 GALLONS PER SQ. YD.

BASE : 8" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM L.B.R. = 100

SUBBASE : 12" SUBBASE COMPACTED TO 95% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM L.B.R. = 40

PAVEMENT DETAIL (TO BE USED IN CITY R/W)

N.T.S.



F.D.O.T. PAVEMENT CONNECTION DETAIL

N.T.S.

ASPHALT FRICTION COURSE : 1.5" ASPHALT FRICTION COURSE, F.D.O.T. TYPE FC-12.5. FRICTION COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTIONS 330 & 334

ASPHALT STRUCTURE COURSE : 1.5" ASPHALT STRUCTURE COURSE, F.D.O.T. TYPE SP-12.5. SURFACE COURSE SHALL CONFORM TO THE REQUIREMENTS OF .D.O.T. STANDARD SPECIFICATIONS SECTIONS 330 & 334

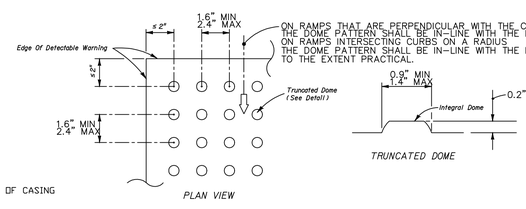
PRIME & TACK COAT : PRIME & TACK COAT FOR THE LIMEROCK BASE COURSE SHALL CONFORM TO THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 300.
APPLICATION RATES - PRIME COAT-0.25 GALLONS PER SQ. YD.
TACK COAT-0.08 GALLONS PER SQ. YD.

BASE : 12" LIMEROCK BASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM L.B.R. = 100
TO BE PLACED IN TWO SEPARATE (2) 6" LIFTS
BASE TO CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTION 200.

SUBBASE : 12" SUBBASE COMPACTED TO 98% OF MAXIMUM DENSITY (AASHTO T-180). MINIMUM L.B.R. = 40
SUBGRADE TO CONFORM TO THE REQUIREMENTS OF F.D.O.T. SPECIFICATION SECTION 160.

FDOT PAVEMENT DETAIL (TO BE USED IN FDOT R/W)

N.T.S.



ON RAMPS THAT ARE PERPENDICULAR WITH THE CURB LINE THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. ON RAMPS INTERSECTING CURBS ON A RADIUS THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF TRAVEL. TO THE EXTENT PRACTICAL.

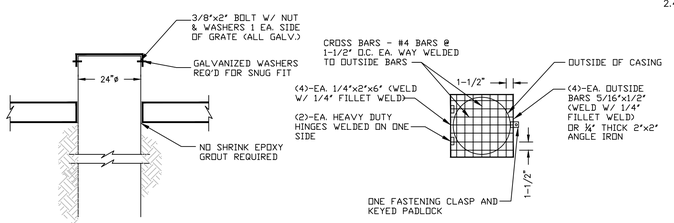
BASE TO BASE SPACING SHALL BE 0.65" MINIMUM SPACING BETWEEN DOMES.

CURB RAMP DETECTABLE WARNING

NOTE: FOR PUBLIC CURB RAMP DETAILS REFERENCE F.D.O.T. INDEX NO. 0304, SHEETS 6 TO 6, 2010 INTERIM DESIGN STANDARDS REVISED 01-01-11.

DRAINAGE WELL NOTES:

1. DRAINAGE WELLS SHALL HAVE A MIN. COMBINED CAPACITY OF 250 GPM PER FOOT OF AVAILABLE HEAD.
2. WELL DRILLER SHALL OBTAIN AN FDEP PERMIT AND PROVIDE BCELBPD AND THE ENGINEER WITH CERTIFICATION OF CONSTRUCTION COMPLETTION & REPORT AS REQUIRED BY PERMIT
3. GRATE TO BE HOT DIP GALVANIZED AFTER FABRICATION. COST OF GRATE AND NECESSARY MATERIALS AND LABOR TO BE INCLUDED W/ COST OF CASING.
4. THE CERTIFIED WELL DRILLER SHALL DEVELOP THE WELL TO A DEPTH WHERE THE WATER CONTAINS A MIN. OF 10,000 PPM OF TOTAL DISSOLVED SOLIDS AND 1,500 PPM CHLORIDES.
5. CONTRACTOR SHALL PROVIDE A BASE BID FOR THE EXPECTED WELL DEPTH , PROVIDED BY WELL DRILLER, WITH AN ADD/ DEDUCT FOR EVERY FOOT ABOVE OR BELOW THE BASE BID. THE FINAL WELL DEPTH SHALL BE WITHIN 25% OF THE BASE BID.



DRAINAGE WELL GRATE DETAIL

N.T.S.

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Oct 09, 2019

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ELEVATIONS SHOWN ON THIS PLAN ARE IN NAVD 88 DATUM

Jun 03, 2019 - 12:19pm

Drawing name: F:\2015 Jobs\15-1273.04 Atlantic Shores Phase 3\15-1273.04 PGDD.dwg

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EB# 6578

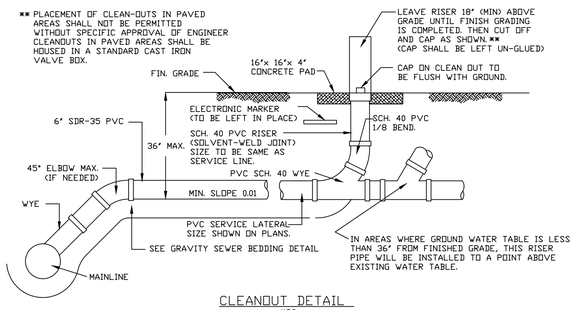
Sheet Title
PAVING, GRADING AND DRAINAGE DETAILS

Project Title
ATLANTIC VILLAGE III
601 NORTH FEDERAL HIGHWAY
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Phase:
DRC
PLANS

Revisions

Scale: NTS	Date 05/20/19
Job No. 15-1273.04	Plot Date 06/03/19
Drawn by DRS	Sheet No. C4
Proj. Engr. DRS	
Appr. by DRS	4 of 6



CLEANOUT DETAIL

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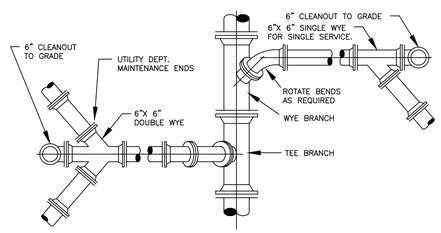
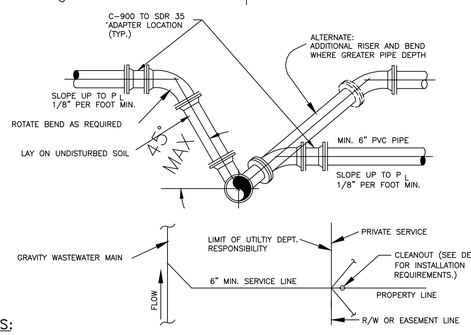


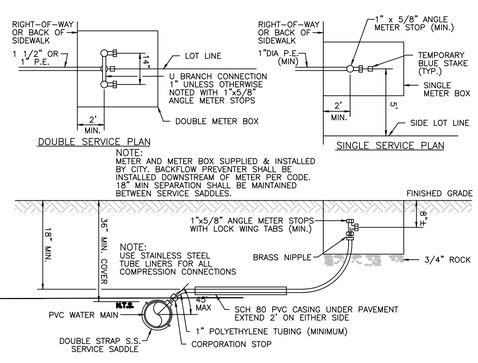


NOTES:

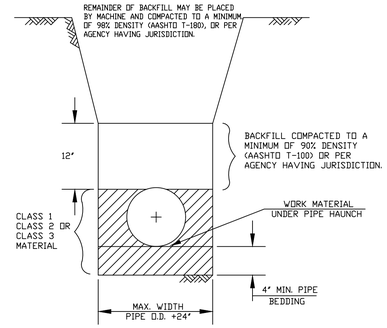
1. SERVICE LATERALS SHALL TERMINATE AT PROPERTY LINE AT A DEPTH OF 3 FEET.
2. CLEANOUT IS TO BE INSTALLED PER DEPARTMENT STANDARDS PRIOR TO WATER METER INSTALLATION. AN INSPECTION OF CONNECTION INTO THE DEPARTMENTS LATERAL IS REQUIRED PRIOR TO WATER METER RELEASE.
3. WASTEWATER MAIN WYE BRANCH TO MATCH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

TYPICAL WASTEWATER SERVICE CONNECTION

N.T.S.



TYPICAL SINGLE & DOUBLE SERVICE CONNECTION



NOTE:

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

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

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

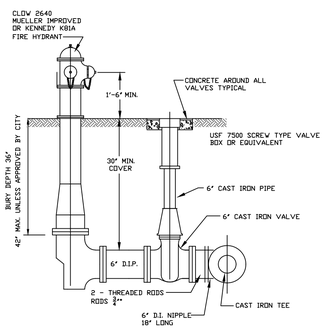
IF CLASS 1 MATERIAL IS USED FOR BEDDING, IT MUST BE USED FOR THE ENTIRE EMBEDMENT.

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

TRENCH SECTION

N.T.S.

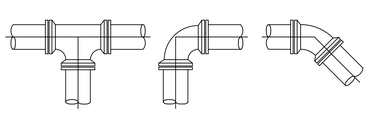
PAVEMENT RESTORATION TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX 307 FOR FLEXIBLE PAVEMENT CUT.



NOTE: USE SAME VALVE BOX DETAIL FOR GATE VALVES. ALL HYDRANTS MUST BE TRAFFIC RATED, WITH BREAK AWAY BARREL.

TYPICAL FIRE HYDRANT ASSEMBLY

N.T.S.



TEE & WYE 90° BEND 45° & 22 1/2° BEND

RESTRAINED PIPE LENGTH (LINEAL FEET)					
PIPE SIZE	TEE & WYE	90°BEND	45°BEND	22 1/2°BEND	11 1/4°BEND
6"	27	27	16	9	5
8"	34	34	20	11	6
10"	41	41	24	14	7
12"	48	48	28	16	8
14"	55	55	32	18	10
16"	62	62	35	20	11
18"	69	69	39	22	12
20"	75	75	42	24	13
24"	87	87	49	27	14
30"	104	104	57	31	17
36"	120	120	65	35	19
42"	134	134	72	39	21
48"	147	147	79	42	22
54"	160	160	85	45	24

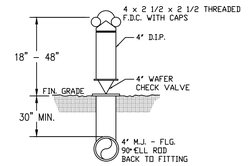
NOTE:
THE FIGURES IN THIS TABLE ARE BASED ON 150 PSI TEST PRESSURE WITH 2.5 FEET OF COVER AND 2000 POUNDS PER SQUARE FOOT SOIL BEARING AGAINST UNDISTURBED TRENCH. A 20% SAFETY FACTOR HAS BEEN ADDED.

RESTRAINED JOINT DETAIL

N.T.S.

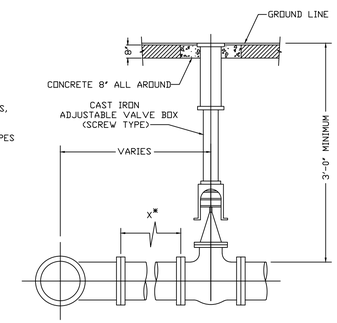
NOTE:

BLACK STEEL PIPE, SCHEDULE 80, COATED WITH BITUMASTIC AT LEAST 30" BELOW & 6" ABOVE FINISH GRADE. A STEEL DRIVE SHOE IS REQUIRED WITH A 6' LEAD BELOW IT.



FIRE DEPT. CONNECTION DETAIL

N.T.S.

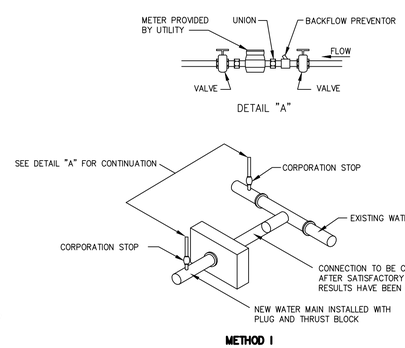


USE TIE RODS, RESTRAINED OR HARNESSED JOINTS WHERE "X" IS LESS THAN 16'-0"

* NOTE:
1. CONCRETE COLLAR IS NOT REQUIRED WHEN VALVE IS LOCATED WITHIN NEW PAVEMENT.

TYPICAL VALVE SETTING

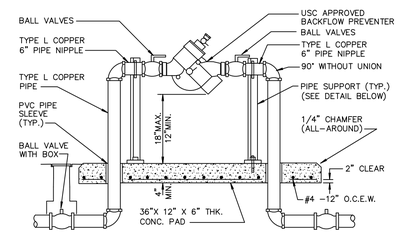
N.T.S.

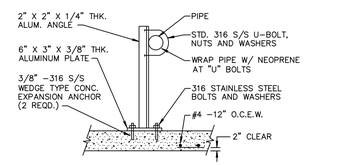


NOTES:
1. REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON EXISTING MAIN AFTER FILLING AND FLUSHING OF NEW MAIN.
2. DO NOT REMOVE TEMPORARY CONNECTION AT CORPORATION STOP ON NEW MAIN UNTIL ALL TESTING HAS BEEN COMPLETED.

FILLING & FLUSHING CONNECTION

N.T.S.

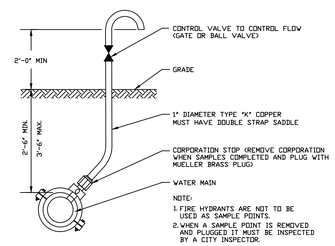




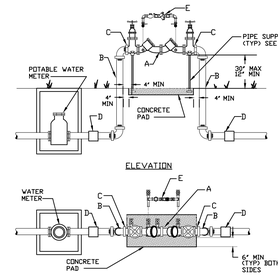
PIPE SUPPORT DETAIL

NOTES:

1. ABOVE GRADE PIPING SHALL BE BRASS OR TYPE "L" COPPER TUBING.
2. ALL COPPER JOINTS SHALL BE MADE WITH 95/5 SOLDER.



SAMPLING POINT DETAIL



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

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

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

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

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

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

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

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

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

DOUBLE CHECK DETECTOR ASSEMBLY AND DOUBLE CHECK BACKFLOW PREVENTER

NTS 2-1/2" AND ABOVE

DENNIS R. SHULTZ LICENSE No 56159 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DENNIS R. SHULTZ, P.E. ON Oct 09, 2019

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

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main; 3 ft. minimum	Water Main; 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum; Water Main
Vacuum Sanitary Sewer	Water Main; 10 ft. preferred 3 ft. minimum	Water Main; 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum; Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main; 10 ft. preferred 6 ft. minimum (3)	Water Main; 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum; Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

FLYNN ENGINEERING
241 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FL 33308
PHONE:(954) 522-1004 | WWW.FLYNNENGINEERING.COM
EB# 6578

Sheet Title
WATER AND SEWER DETAILS

Project Title
ATLANTIC VILLAGE III
601 NORTH FEDERAL HIGHWAY
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA 33009

Phase:
DRC
PLANS

Revisions

Scale: NTS	Date 05/20/19
Job No. 15-1273.04	Plot Date 06/03/19
Drawn by DRS	Sheet No. C5
Proj. Engr. DRS	
Appr. by DRS	5 of 6

Jun 03, 2019 - 12:20pm

Drawing name: F:\2015 Jobs\15-1273.04 Atlantic Shores Phase 3\15-1273.04 WSD.dwg

I. GENERAL NOTES

A. APPLICABLE CODES

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

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

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

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

B. PRECONSTRUCTION RESPONSIBILITIES

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

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

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

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

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

C. INSPECTIONS

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

D. SHOP DRAWINGS

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

2. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOG LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

E. TEMPORARY FACILITIES

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

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

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

F. PROJECT SITE

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

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

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

G. PROJECT RECORD DOCUMENTS

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

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

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

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

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

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

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

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

H. EARTHWORK

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

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

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

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

I. PAVING

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

J. GENERAL UTILITY NOTES

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

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

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

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

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

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

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

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

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

K. SURVEY INFORMATION

1. SURVEY DATA - ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

2. SURVEY INFORMATION BASED ON SURVEY BY COUSINS SURVEYORS & ASSOCIATES, INC DATED 10/15/18 (PROJECT NUMBER 8815-18).

II. CONSTRUCTION SPECIFICATIONS

A. GENERAL

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

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

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

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

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

B. EARTHWORK

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

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

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

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

5. WHEN ENCOUNTERED WITHIN DRAINAGE SWALES, HARDPAN OR MUCK SHALL BE REMOVED TO A WIDTH OF (10) TEN FEET AT THE INVERT AND REPLACED WITH GRANULAR MATERIALS.

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

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

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

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

C. DRAINAGE

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

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

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

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

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

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

D. PAVING

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

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

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

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

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

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

E. CONSTRUCTION

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

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

F. SIGNAGE AND PAVEMENT MARKINGS

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

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

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

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

G. SEWER SYSTEM NOTES

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

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

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

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

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

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

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

8. CLEANOUTS SHALL BE INSTALLED AT ALL SEWER SERVICES EXCEEDING 75' IN LENGTH (EVERY 75'). WITH A CLEANOUT AT THE PROPERTY LINE, EASEMENT LINE, OR 10' FROM THE BUILDING. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF THE BUILDING CLEANOUT (5' FROM THE BUILDING) AND ELEVATION OF THE END OF THE SEWER SERVICE WITH THE BUILDING PLUMBING CONTRACTOR.

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

10. ALL SEWER MAINS AND SERVICES, UP TO AND INCLUDING THE END OF THE SERVICE, SHALL BE CONSTRUCTED WITHIN A MINIMUM OF 7' 15' UTILITY EASEMENT, UNLESS OTHERWISE SHOWN.

11. THE ENTIRE SYSTEM SHALL BE CLEANED PRIOR TO LAMPING OF THE LINES. 12" SANITARY SEWER MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FLORIDA D.O.T. SPECIFICATIONS, 2007, SECTION 125-8. PIPELINE BACKFILL SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 100% OF THE STANDARD PROCTOR (AASHTO T--99 SPECIFICATIONS).

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

13. FORCE MAIN TESTING

A. ALL PIPE SHALL BE TESTED UNDER A CONSTANT PRESSURE OF 150 PSI (200 PSI FOR FIRE MAIN) FOR A MINIMUM TEST PERI