

# MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL

## SITE PLAN APPROVAL DOCUMENTATION

4201-4589 W. HILLSBORO BLVD.



### DEVELOPMENT TEAM

**CLIENT:**  
HILLSBORO MARKETPLACE INVESTMENTS, LLC.  
215 N FEDERAL HWY.  
BOCA RATON, FL 33432  
PHONE: 561.392.8920  
http://www.investmentsllc.com/

**ARCHITECT:**  
DOUGLAS A. MUMMAW, AIA, NCARB  
MUMMAW AND ASSOCIATES, INC.  
4730 NW BOCA RATON BLVD.  
SUITE 101  
BOCA RATON, FL 33431  
PHONE: 561.361.0375  
djm@mumma.com

**CIVIL ENGINEER:**  
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BOHLER ENGINEERING  
2255 GLADES RD.  
SUITE 305  
BOCA RATON, FL 33431  
PHONE: 561.571.0260  
csavage@bohlereng.com

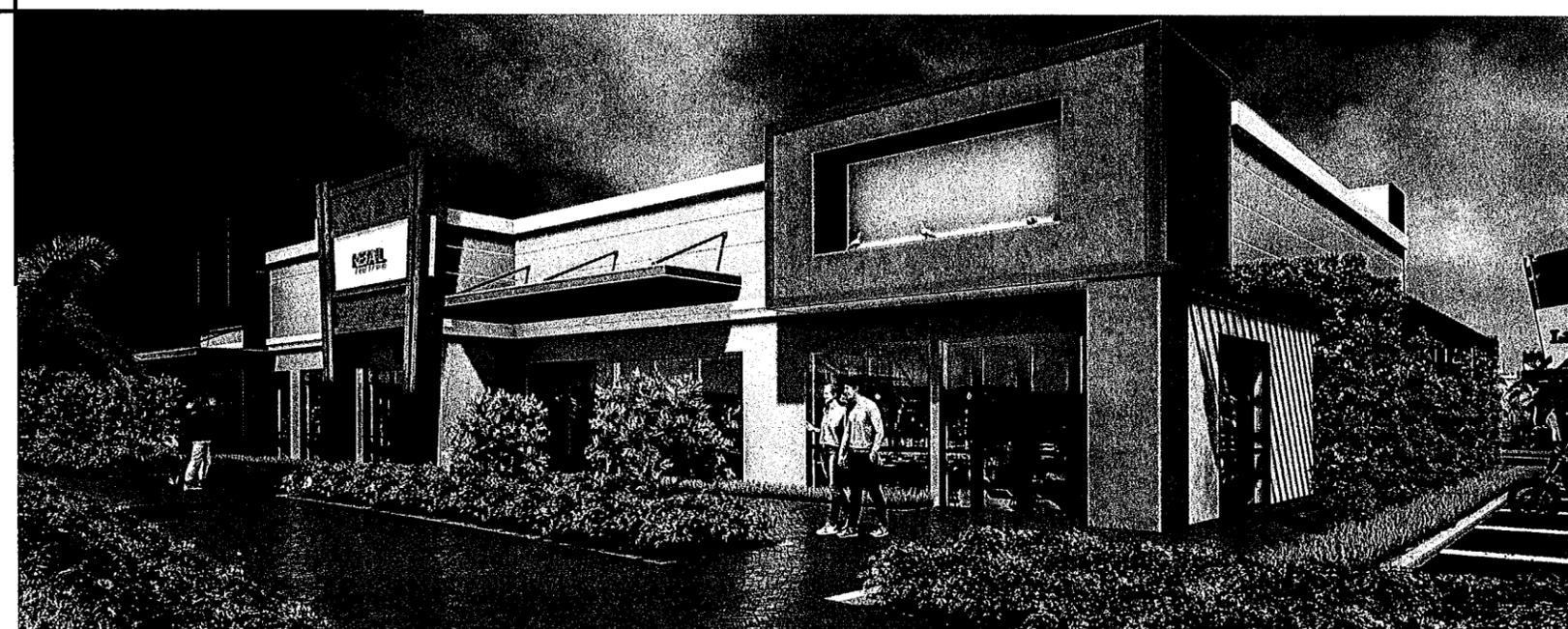
**LANDSCAPE ARCHITECT:**  
GRANT D. THORNBROUGH, FLA.  
CAROL PINEZ, FLA.  
AGITLAND, P.A.  
132 N. SWINTON AVE  
DELRAY BEACH, FL 33444  
PHONE: 561.276.5050  
carol@agiland.com

**LIGHTING:**  
RYAN MCCARTHY  
GENESIS LIGHTING  
14101 NW 6 STREET  
SUNRISE, FL 33325  
PHONE: 954.306.3931  
rmccarthy@genesishlighting.net

**LEED PROFESSIONAL:**  
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M-F FITZSIMONS, INC.  
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BOCA RATON, FL 33432  
PHONE: 202.257.1311  
margaret@m-fitzsimons.com

**SURVEYOR:**  
DAVID P. LINDLEY, PLS  
CAULFIELD & WHEELER, INC.  
7900 GLADES RD.  
BOCA RATON, FL 33434  
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dave@cwis9900.com

**TRAFFIC ENGINEER:**  
SHAUN G. MACKENZIE, PE  
MACKENZIE ENGINEERING & PLANNING  
10612 SW GINGER MILL DR.  
PORT ST. LUCIE, FL 34987  
PHONE: 772.286.8030  
shawn@mackenzieengineering.com



### LIST OF DRAWINGS

001 - CS - 1 - COVER SHEET

#### SITE PLAN:

- 030 - 5P - 1 - EXISTING MASTER SITE PLAN
- 031 - 5P - 2 - PROPOSED MASTER SITE PLAN
- 032 - 5P - 3 - EXISTING & PROPOSED SITE PLAN
- 033 - 5P - 4 - SITE DETAILS
- 034 - 5P - 5 - SITE DETAILS

#### ARCHITECTURAL:

090 - A - 3.0 - PROPOSED ELEVATIONS & PLANS

#### LANDSCAPE:

- 170 - TS - 1.1 - EXISTING TREE DISPOSITION PLAN - EAST OUTPARCEL
- 171 - LP - 1.1 - LANDSCAPE PLAN - EAST OUTPARCEL
- 172 - LP - 1.2 - LANDSCAPE SPECIFICATIONS & DETAILS - EAST OUTPARCEL

#### LIGHTING:

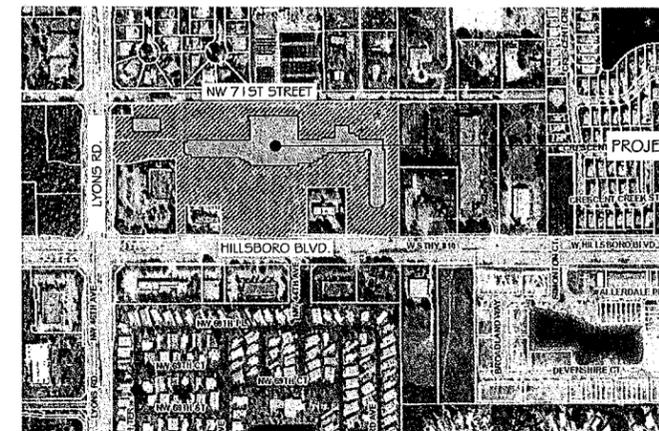
- 210 - PH - 1 - SITE LIGHTING PLAN
- 211 - PH - 2 - SITE LIGHTING SPECIFICATIONS

#### CIVIL:

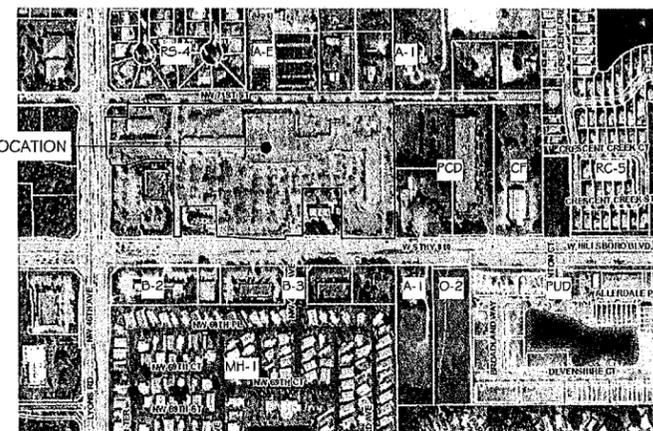
- 230 - C - 1 - PAVING & DRAINAGE SOUTHEAST
- 231 - C - 2 - PAVING & GRADING DETAILS
- 231 - C - 2.1 - PAVING & GRADING DETAILS
- 232 - C - 3 - UTILITY SOUTHEAST
- 233 - C - 4 - PAVEMENT MARKING & SIGNAGE SOUTHEAST
- 234 - C - 5 - VEHICULAR MOVEMENT PLAN
- 236 - C - 6 - CONSTRUCTION DETAILS
- 236 - C - 7 - CONSTRUCTION DETAILS

#### SURVEY:

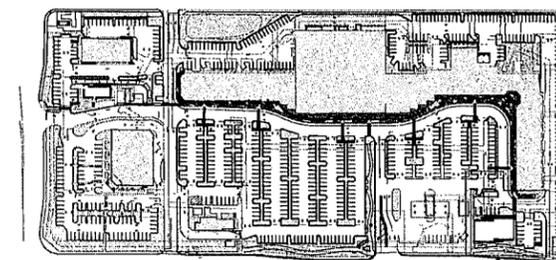
SURV - 1 - SURVEY



LOCATION MAP



VICINITY PLAN



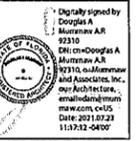
KEY PLAN



MUMMAW  
ASSOCIATES, INC

ARCHITECTURE  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT  
4730 NW BOCA RATON BLVD.  
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CGCP 55122

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ARCHITECTURAL SEAL

MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL  
4201-4589 W. HILLSBORO BLVD.  
COCONUT CREEK, FLORIDA 33432

SHEET TITLE  
COVER SHEET

PROJECT NUMBER  
1104-C  
PARTIAL RELEASE

FULL RELEASE  
02/14/2020

F.M.: RENEE JOHNNALY  
REVISIONS

SECOND SUBMITTAL  
09/29/2020

THIRD SUBMITTAL  
12/17/2020

FOURTH SUBMITTAL  
3/1/21

FIFTH SUBMITTAL  
04/14/2021

SIXTH SUBMITTAL  
07/23/2021

COVER SHEET

001-  
CS-1



MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL  
4201-4599 W. HILLSBORO BLVD.  
COCONUT CREEK, FLORIDA 33432

SHEET TITLE  
EXISTING MASTER SITE PLAN

PROJECT NUMBER  
1104-C  
PARTIAL RELEASE

FULL RELEASE  
02/14/2020  
P.M. - RENEE JOHNNALLY

REVISIONS  
SECOND SUBMITTAL  
05/29/2020

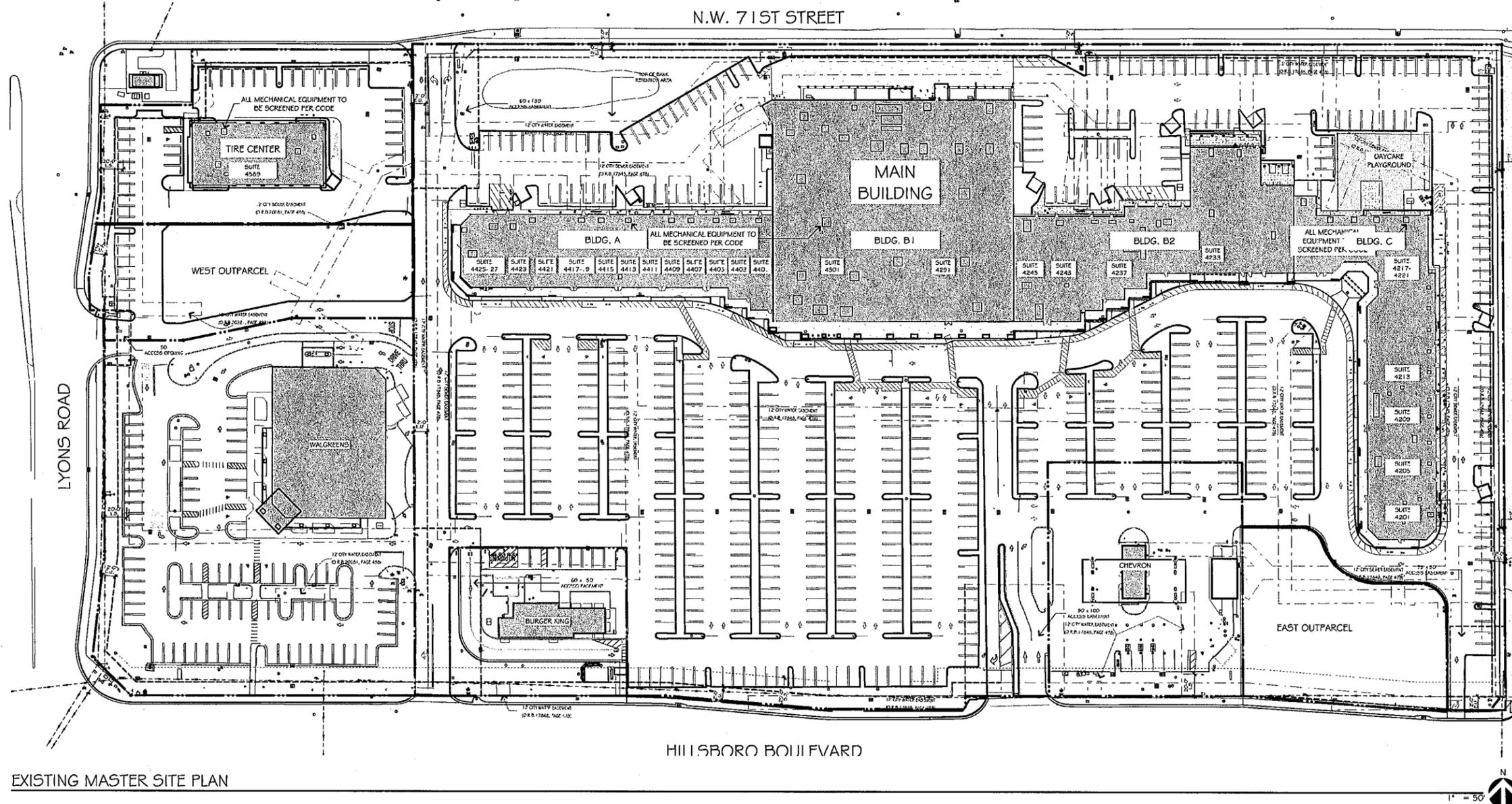
THIRD SUBMITTAL  
12/17/2020

FOURTH SUBMITTAL  
3/12/21

FIFTH SUBMITTAL  
04/14/2021

SIXTH SUBMITTAL  
07/23/2021

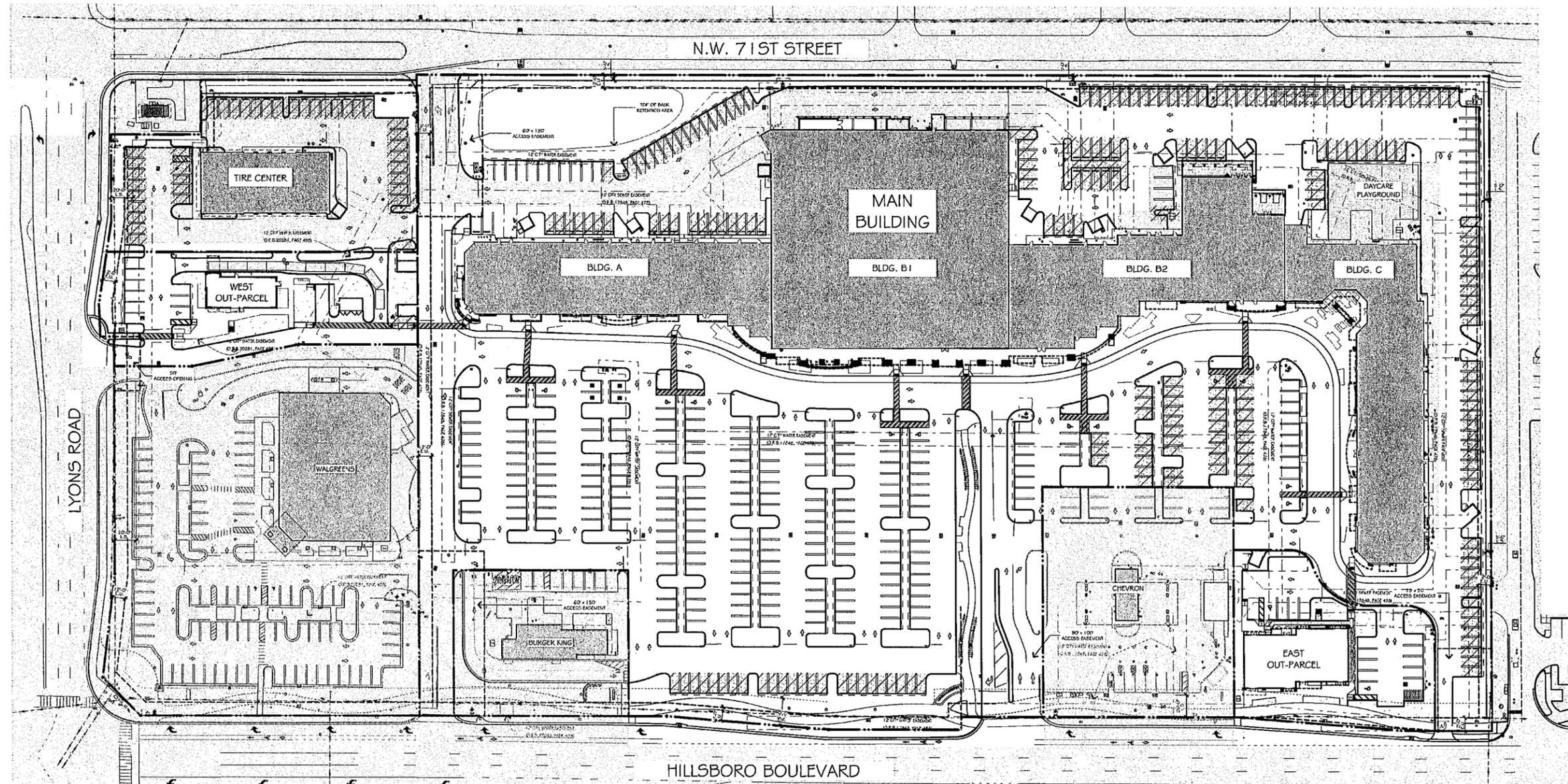
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SP-1



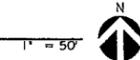
EXISTING MASTER SITE PLAN

EXISTING MASTER SITE PLAN





PROPOSED MASTER PLAN



ARCHITECTURAL SEAL

MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL  
4201-4599 W. HILLSBORO BLVD.  
COCONUT CREEK, FLORIDA 33432

PROPOSED MASTER SITE PLAN

SHEET TITLE	PROPOSED MASTER SITE PLAN
PROJECT NUMBER	1104-C
PARTIAL RELEASE	
FULL RELEASE	02/14/2020
P.M. - RENEE JOHNNALLY	
REVISIONS	
▲ SECOND SUBMITTAL	09/29/2020
▲ THIRD SUBMITTAL	12/17/2020
▲ FOURTH SUBMITTAL	3/11/21
▲ FIFTH SUBMITTAL	04/14/2021
▲ SIXTH SUBMITTAL	07/23/2021

031-SP-2

BUILDING DATA PROPOSED USES

ZONING INFORMATION	
CURRENT USE ZONING DESIGNATION	: PCD
PROPOSED USE ZONING DESIGNATION	: PCD
FUTURE LAND USE	: COMMERCIAL
INTENDED USE	: PCD / RETAIL CENTER
PROJECT DATA	
SITE DATA (FROM PROPERTY APPRAISERS)	: 0.5500 ACRES
TOTAL SITE AREA	: 23,959 SF
F.A.R. CALCULATIONS	
MAXIMUM ALLOWED	: 0.40
PROPOSED	: 0.19
OPEN SPACE	
REQUIRED	: 4,792 SF 20%
PROPOSED	: 7,066 SF 29%

BUILDING DATA		
GROSS AREAS		
RETAIL	:	4,672 SF
USES		
RETAIL	:	4,672 SF
BUILDING HEIGHT (MAX)		
EAST OUT PARCEL	:	36' 22'9"
SETBACKS		
REQUIRED	:	PER PCD DEVELOPMENT STANDARDS
PROVIDED	:	FROM LANDSCAPE BUFFER

EAST OUTPARCEL PROPOSED USES (CITY CODE RATES)						
LAND USE	TOTAL INTENSITY	(A) INTENSITY	UNIT	REQUIRED PARKING RATE	(B) BASE (# OF SPACES)	BICYCLE PARKING
RETAIL	4,672	19,347	GFA	5.00	24	5
TOTAL	4,672				24	5

EAST OUTPARCEL PARKING ANALYSIS	
REQUIRED PARKING	24
AVAILABLE REGULAR PARKING	11
AVAILABLE HANDICAP PARKING	2
AVAILABLE EV PARKING	1
TOTAL AVAILABLE PARKING	14
DEFECT PARKING	10
ADEQUATE PARKING?	YES
AVAILABLE BICYCLE PARKING	5

\* ENTIRE SITE CONTAINS AN EXCESS OF 35 PARKING SPACES INCLUDING THE DEFICIENCY OF 10 SPACES ON THIS PARCEL.

\*\* ONE (5 UNIT) BIKE RACK PROVIDED FOR THIS PARCEL.

DESCRIPTION

A PORTION OF PARCEL "A", HILLSBORO CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89 DEGREES 38 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 52.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 38 MINUTES 46 SECONDS WEST A DISTANCE OF 29.85 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 150.48 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 5.00 FEET (SAID LAST 4 MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A"); THENCE NORTH 00 DEGREES 22 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 151.88 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 53.89 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 72 DEGREES 19 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 25.25 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 52.47 FEET THROUGH A CENTRAL ANGLE OF 72 DEGREES 19 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 68.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 37 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 37.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 88.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,959 SQUARE FEET/0.5500 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

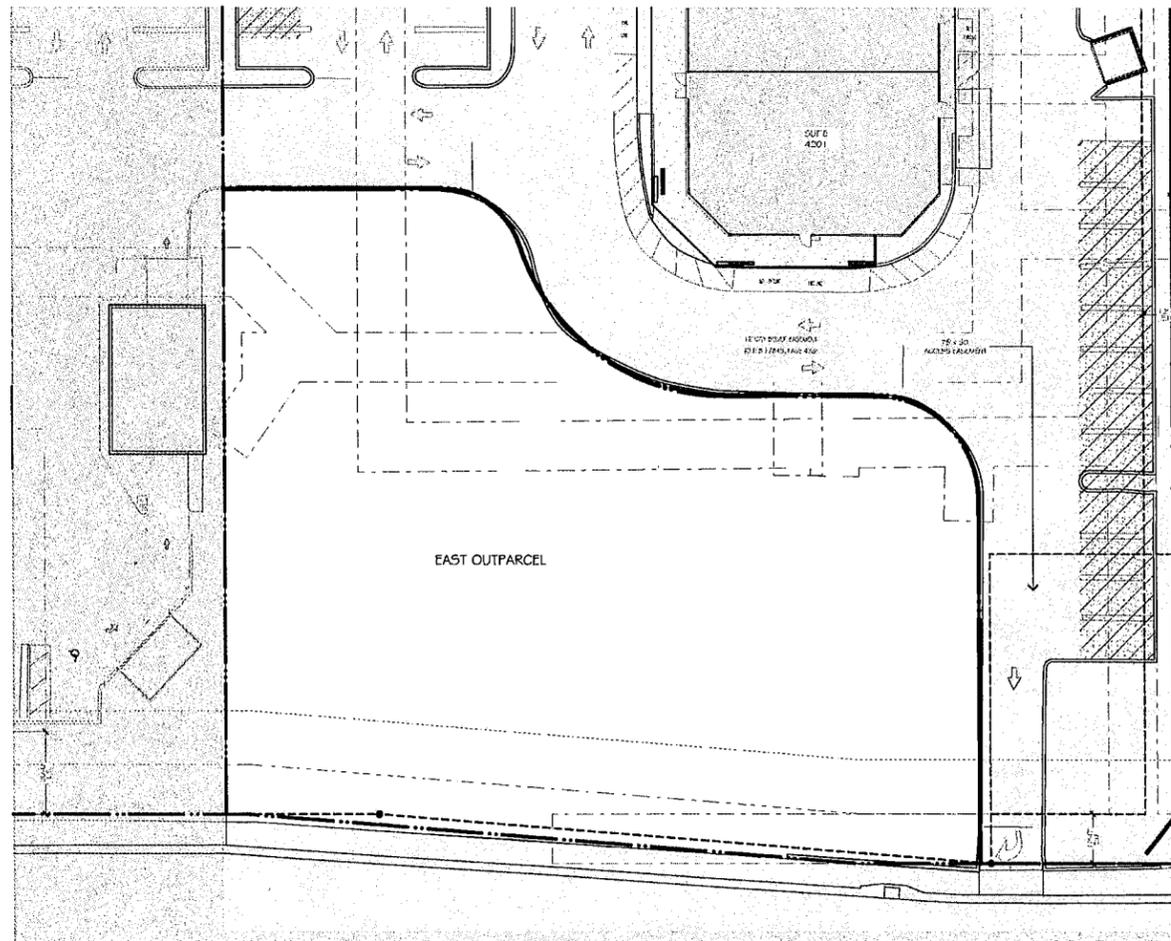
CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREOF DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 6, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 53-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

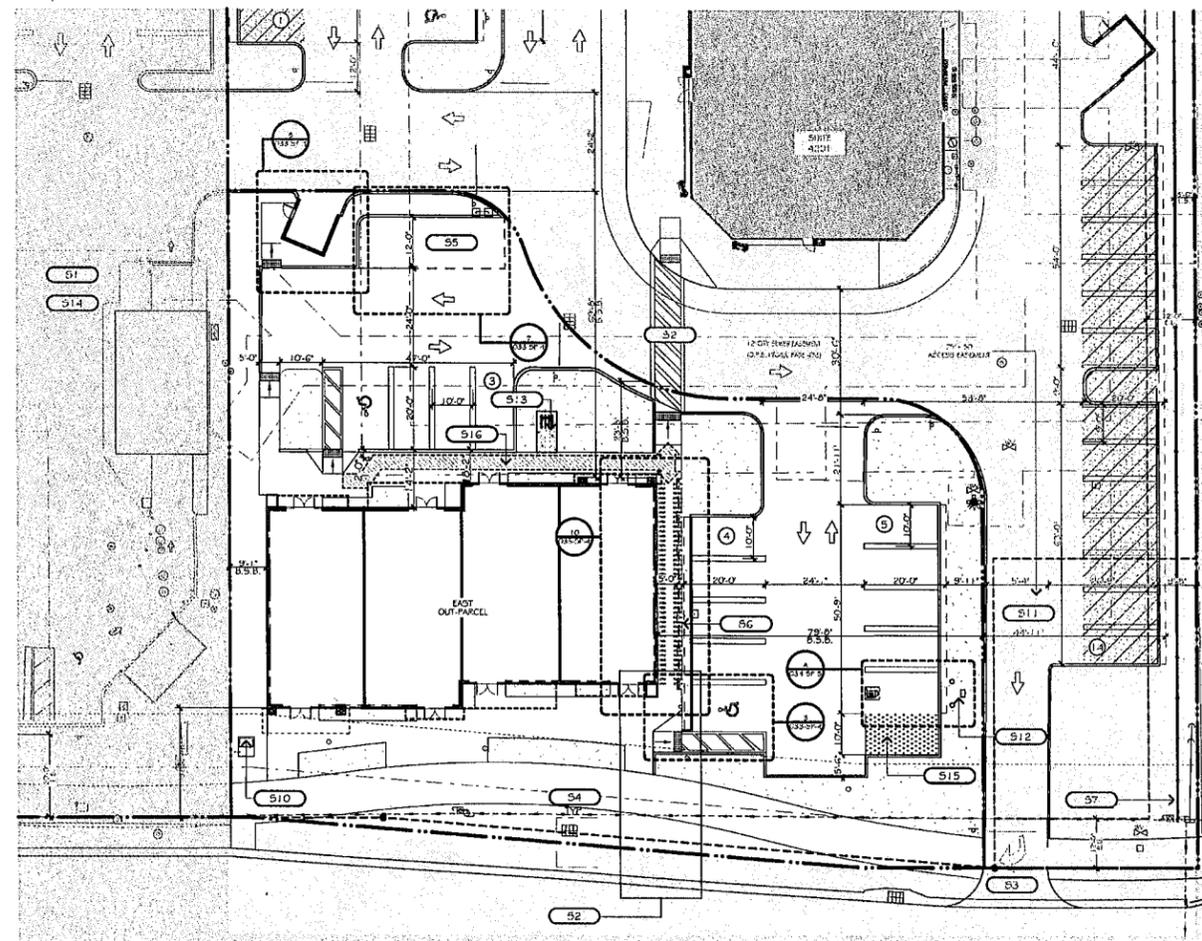
David Lindley  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA - LP #3581

SITE PLAN NOTES :

- 51. [Symbol] INDICATES EXISTING CONDITIONS TO REMAIN AS IS.
- 52. ACCESSIBLE ROUTE FROM RIGHT OF WAY.
- 53. EXISTING RIGHT OUT TO REMAIN.
- 54. ENTRANCE LANDSCAPE BUFFER @ R.O.W.
- 55. PROPOSED LOADING AREA.
- 56. REFER TO SUSTAINABLE STANDARDS FOR LEED COMPLIANT IMPROVEMENTS.
- 57. INDICATES 6'-0" TALL CONCRETE MASONRY/ STUCCO/ PAINT FINISHED WALL.
- 58. ALL ADA ACCESSIBLE AREAS GRADED PER APPLICABLE ADA STANDARDS.
- 59. ALL A/C UNITS WILL BE LOCATED ON ROOF AND SCREENED PER CODE.
- 510. PROPOSED PFL PAD.
- 511. EXISTING CROSS ACCESS EASEMENT.
- 512. PROPOSED EV PARKING.
- 513. PROPOSED BIKE PARKING.
- 514. CHEVRON / BURGER KING / WALGREENS OUT PARCELS TO REMAIN AS IS (NO WORK).
- 515. GRASS-CRETE TURN AROUND.
- 516. ADA ACCESSIBLE ROUTE.



EXISTING SITE PLAN



PROPOSED SITE PLAN



MUMMAW ASSOCIATES, INC

ARCHITECTURE  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT  
4730 NW BOCA RATON BLVD.  
BOCA RATON, FL 33431  
561.361.0375  
AA# 13002164  
IFP 26001004  
CDD# 55122  
DOUGLAS A. MUMMAW  
AIA, NCARB  
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www.mumma.com



ARCHITECTURAL SEAL

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COCONUT CREEK, FLORIDA 33432

SHEET TITLE  
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PROJECT NUMBER  
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P.M. : RENEE JOHNNALY

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3/1/21

FIFTH SUBMITTAL  
04/14/2021

SIXTH SUBMITTAL  
07/23/2021

032-  
SP-3

EXISTING & PROPOSED SITE PLAN



MUMMAW ASSOCIATES, INC.

ARCHITECTURE INTERIOR DESIGN CONSTRUCTION MANAGEMENT 4730 NW BOCA RATON BLVD. BOCA RATON, FL 33431 561.361.0375



ARCHITECTURAL SEAL

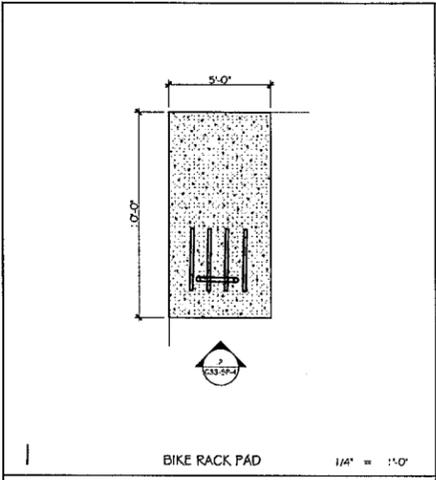
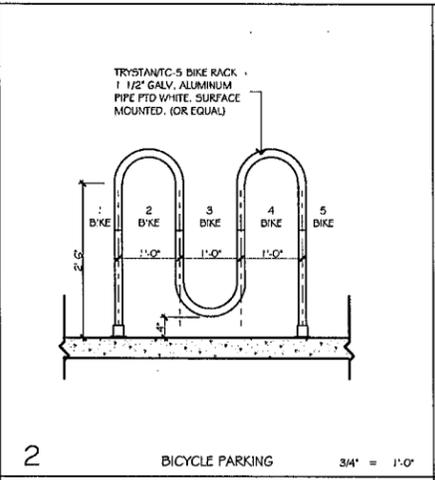
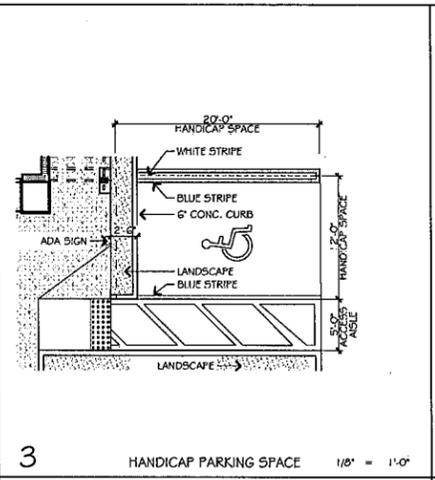
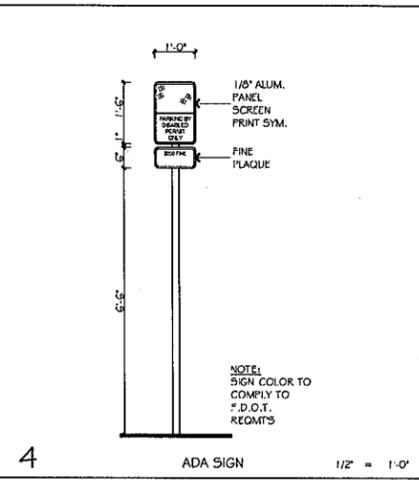
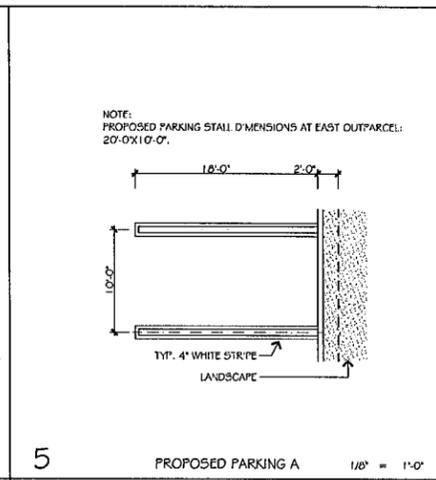
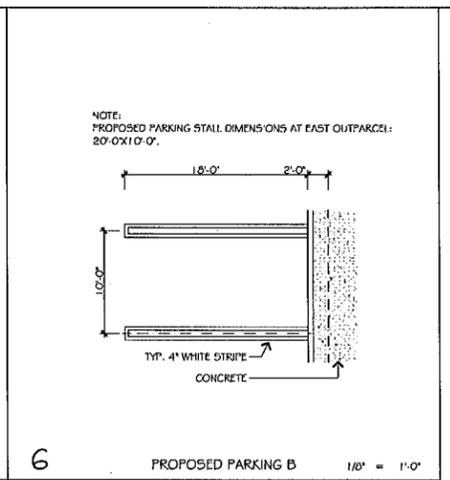
MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL 4201-4599 W. HILLSBORO BLVD. COCONUT CREEK, FLORIDA 33432

SHEET TITLE SITE DETAILS

Table with project details: PROJECT NUMBER 1104-C, PARTIAL RELEASE, FULL RELEASE 02/14/2020, P.M.: RENEE JOHANNLY, REVISIONS, SECOND SUBMITTAL 09/29/2020, THIRD SUBMITTAL 12/17/2020, FOURTH SUBMITTAL 3/1/21, FIFTH SUBMITTAL 04/14/2021, SIXTH SUBMITTAL 07/23/2021

033-SP-4

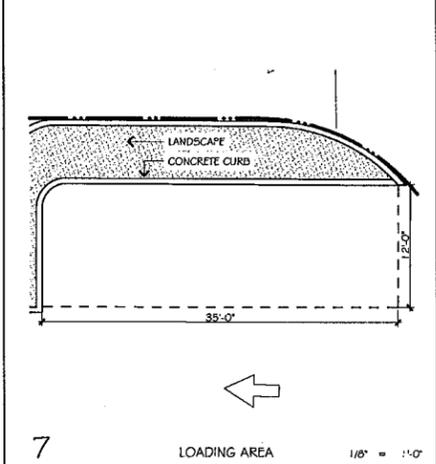
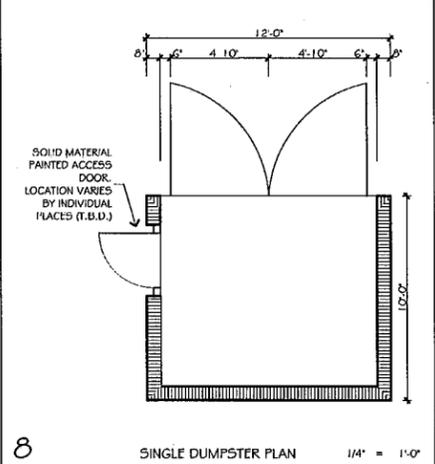
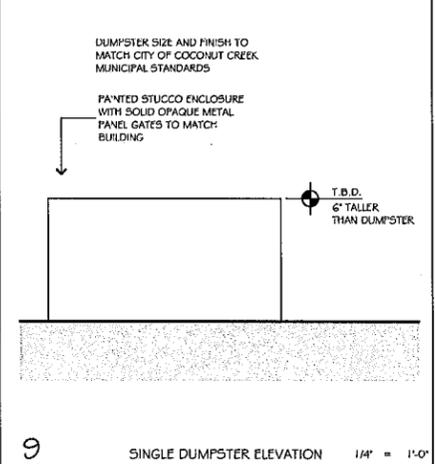
SITE DETAILS



b) All primary exterior lighting fixtures are L.E.D. lamp source to reduce energy consumption, including:
- Astronomical Timer clocks
- Parking lot lighting
- Entrance drive and walkway lighting
- Promenades at face of buildings
- Perimeter walk paths
c) The project shall explore the use of daylight sensors or timers to automatically shut off site lighting, except for code required emergency lighting, between the hours of Midnight and 7:00am, to further reduce energy consumption and light trespass to the night sky and surrounding neighbors.

2. On-site renewable energy:
a) The new entrance walkway lighting and pedestrian accessible charging stations will be powered by renewable solar energy systems.

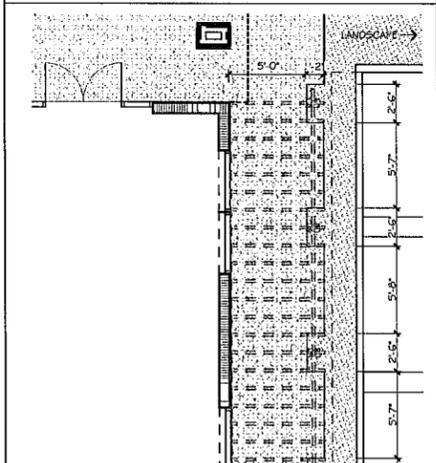
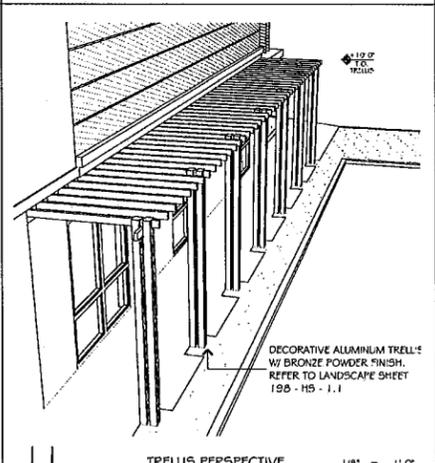
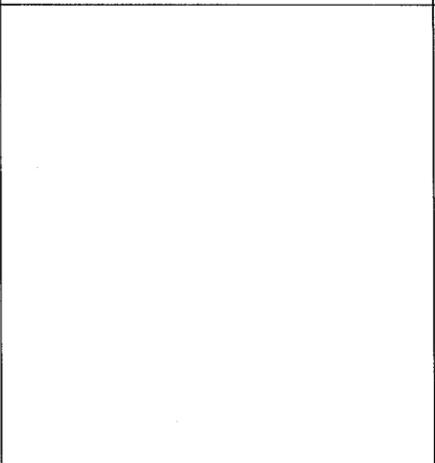
Section 13-320: Green Building Construction.
The following Green Building components are addressed in the Site Plan Approval (SPA) submission, and shall be carried forth in the Construction Documents, implemented during construction.
Subsection (b)(1): Retain LEED accredited professional, (LEED AP) on the design team: Margaret Fitzsimons, LEED AP # 0011065674. Refer to attached certificate.
Subsection (b)(2): Address the green building components at time of development application as indicated in subsection (c). See below.
Subsection (c): Submittal Requirements:
(1) Letter of Sustainable Components required in section (b)(2): This redevelopment application submittal addresses the following green building components as required in subsection (c):



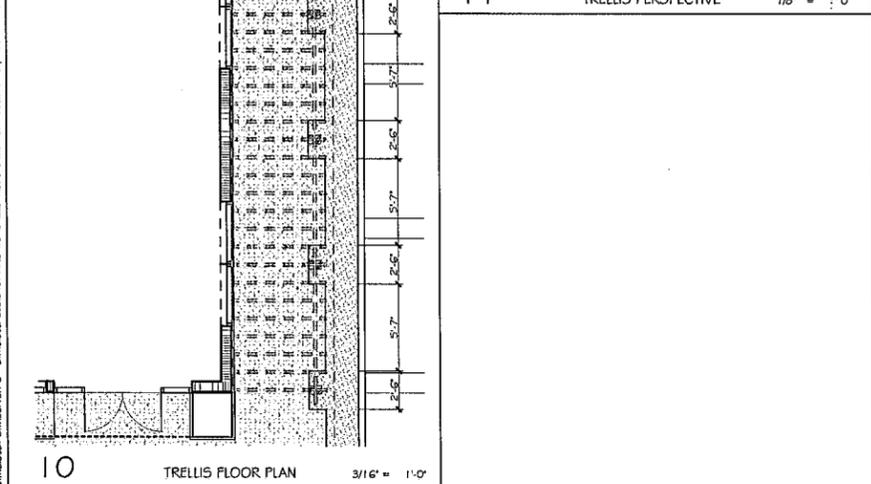
d. Indoor Environmental Quality:
1. Indoor Air quality
a) A Construction Indoor Air Quality (IAQ) plan shall be implemented by the General Contractor to maintain indoor air quality during construction of any tenant space concurrent with the project, for the protection of workers on site, and to protect occupants after construction. Measures minimize construction dust, debris and harmful chemicals from entering finished spaces. The following measures shall be employed:
HVAC Protection:
- Follow SMACNA's IAQ Guidelines for Occupied Buildings Under Construction.
- Seal open ends of ductwork during construction.
- Utilize MERV 13 filters in any air handling units running during construction, and replace filters prior to occupancy.
Source Control:
- All building absorptive or porous materials vulnerable to weather intrusion shall be protected during delivery to the jobsite, and remain sealed and stored in clean, dry location through installation.
- Smoking and eating shall not be permitted inside or near the buildings.
- Floor mats shall be installed outside of building and construction entrances to reduce the tracking of outside contaminants inside the buildings.
Site Protection:
- Temporary enclosures and dust curtains shall be used to prevent dust from transferring into other areas or onto installed materials. Drywall installation and finishing work shall be tented and HVAC operation shall be temporarily discontinued during such work to prevent dust transfer.
Cleaning:
- Wetting agents and wax-sweeping compounds shall be used to control airborne dust during general cleaning and dust control measures.
- The buildings shall be cleaned on an ongoing basis throughout construction, including mechanical rooms and equipment.
- All mechanical equipment shall be kept clean throughout construction and shall be cleaned prior to systems testing and balancing, and startup.
- Cleaning agents shall minimize use of harmful chemicals and those with high VOC content to protect workers and tenants.
Scheduling and sequencing:
- All dust generating construction activities, including sanding of wall surfaces, concrete floors, floor preparation, drywall sanding and painting, etc. shall be scheduled prior to the HVAC systems startup.
b) Low-Emitting Materials with low V.O.C. content (volatile organic compounds) shall be encouraged for all new materials that will be installed inside the building envelope, including:
- Interior Paints and Coatings applied on site
- Interior Adhesives, Sealants, Caulking applied on site
- Flooring
- Composite Wood
- Ceilings, walls, thermal, and acoustic insulation

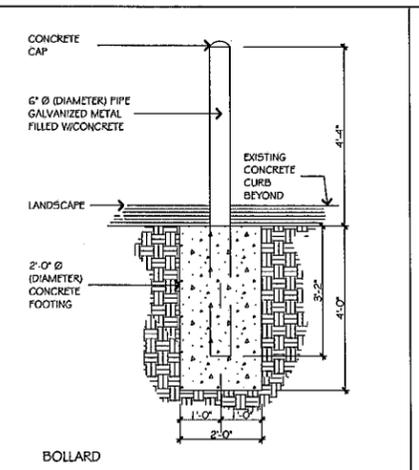
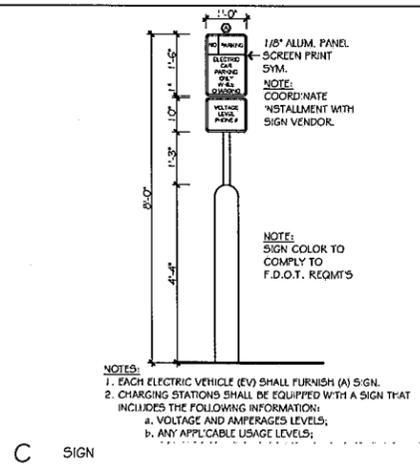
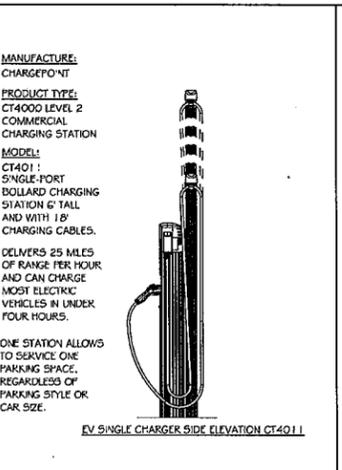
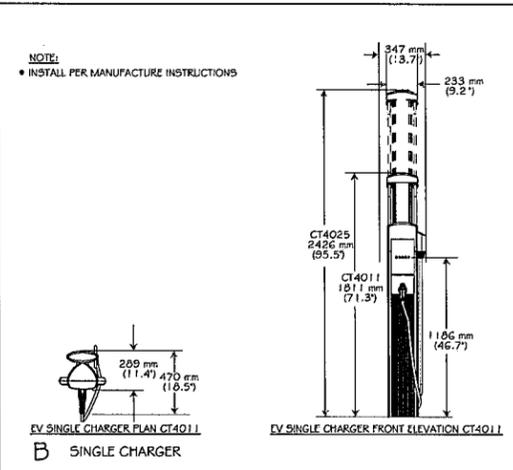
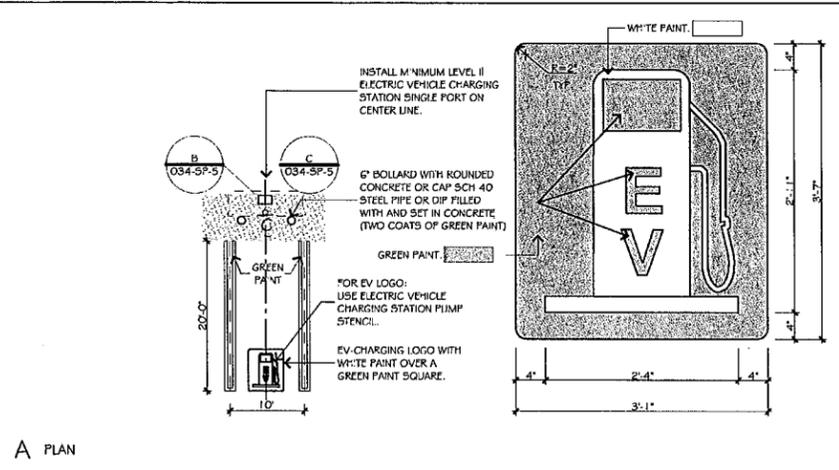
e. Materials and recycling:
1. Recycling of demolition waste
a) See # 2 above, Construction Site Materials Recycling.
2. Storage and collection of recyclables post-occupancy
a) The site shall provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recyclable materials for the entire site. Collection and storage areas may be separate locations, and include indoor recycling receptacles and exterior containers/dumpsters designated for recycling materials. \*As prescribed by city recycling requirements\* due to ever changing recycling opportunities in the City.
b) Owner shall encourage tenants to engage in recycling materials including mixed paper, corrugated cardboard, glass, plastics, and metals.
c) Owner shall encourage safe collection, storage, and disposal of batteries, mercury-containing lamps, and electronic waste.
3. Building reuse:
a) Not Applicable.
4. Regional Materials:
a) Use building materials that have been extracted, harvested or recovered and manufactured within 500 miles of the project site shall be encouraged.

f. Additional Sustainable Features:
1. Light Pollution Reduction:
a) Exterior lighting fixtures in the parking lot shall include shielding to prevent light trespass into the night sky which minimizes disruption to wildlife.
2. Recycled Materials: Materials and finishes shall be selected with an emphasis on recycled content where possible.
3. Per building code, property owner must maintain green building components for the life of the building.



M-Fitzsimons, Inc. DESIGN FOR THE BUILT ENVIRONMENT
150 E Palmetto Park Rd
Suite 800
Boca Raton, FL 33432
Tel 202.257.1311
MARGARET FITZSIMONS
ARCH. ASSOC. AIA . LEED AP . WELL AP . USGBC FACULTY
LEED GBCI # 0011065674





**DESIGN MATTERS**

**MUMMAW ASSOCIATES, INC.**

ARCHITECTURE  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT

4730 NW BOCA RATON BLVD.  
BOCA RATON, FL 33431  
561.361.0375  
AAF 13002164  
IBF 26001004  
COP 55122

DOUGLAS A. MUMMAW  
AIA, NCARB  
FLORIDA ARCH 82310  
PENNSYLVANIA RA 105801  
www.mumma.com

Digitally signed by Douglas A. Mummaw  
DN: cn=Douglas A. Mummaw, o=Mummaw Associates, Inc., email=douglas@mumma.com, c=US  
Date: 2021.07.23 11:02:31 -0400

ARCHITECTURAL SEAL

**MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL**

4201-4589 W. HILLSBORO BLVD.  
COCONUT CREEK, FLORIDA 33432

SHEET TITLE  
SITE DETAILS

PROJECT NUMBER  
1104-C  
PARTIAL RELEASE

FULL RELEASE  
02/14/2020  
P.M.: RENEE JOHNSON

REVISIONS

SECOND SUBMITTAL  
03/29/2020

THIRD SUBMITTAL  
12/17/2020

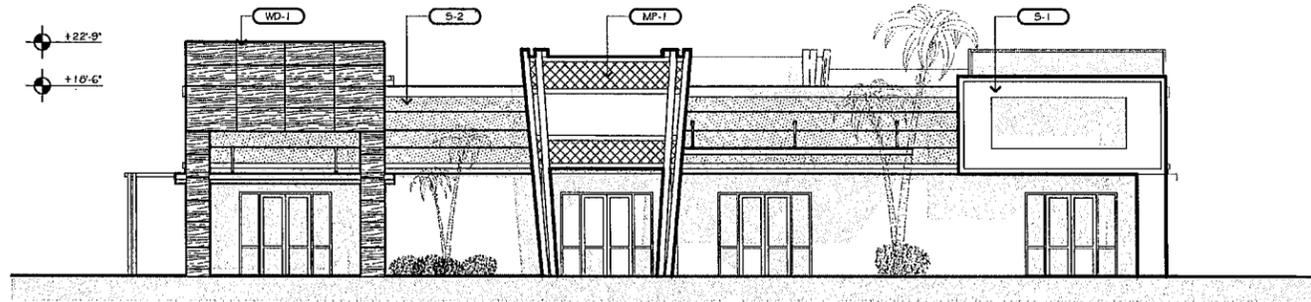
FOURTH SUBMITTAL  
3/1/21

FIFTH SUBMITTAL  
04/14/2021

SIXTH SUBMITTAL  
07/23/2021

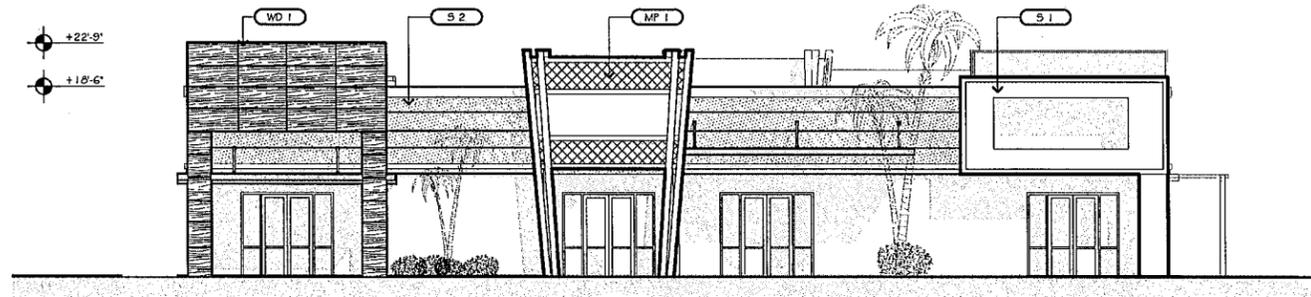
034-SP-5

SITE DETAILS



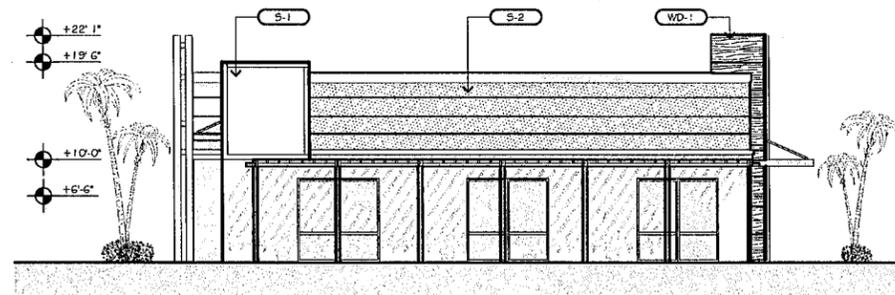
NORTH ELEVATION

1/8" = 1'-0"



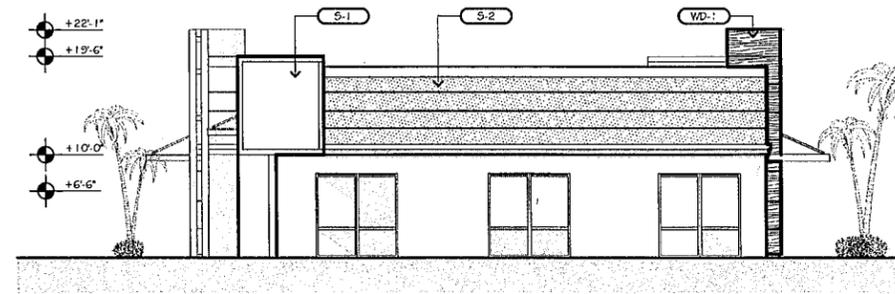
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

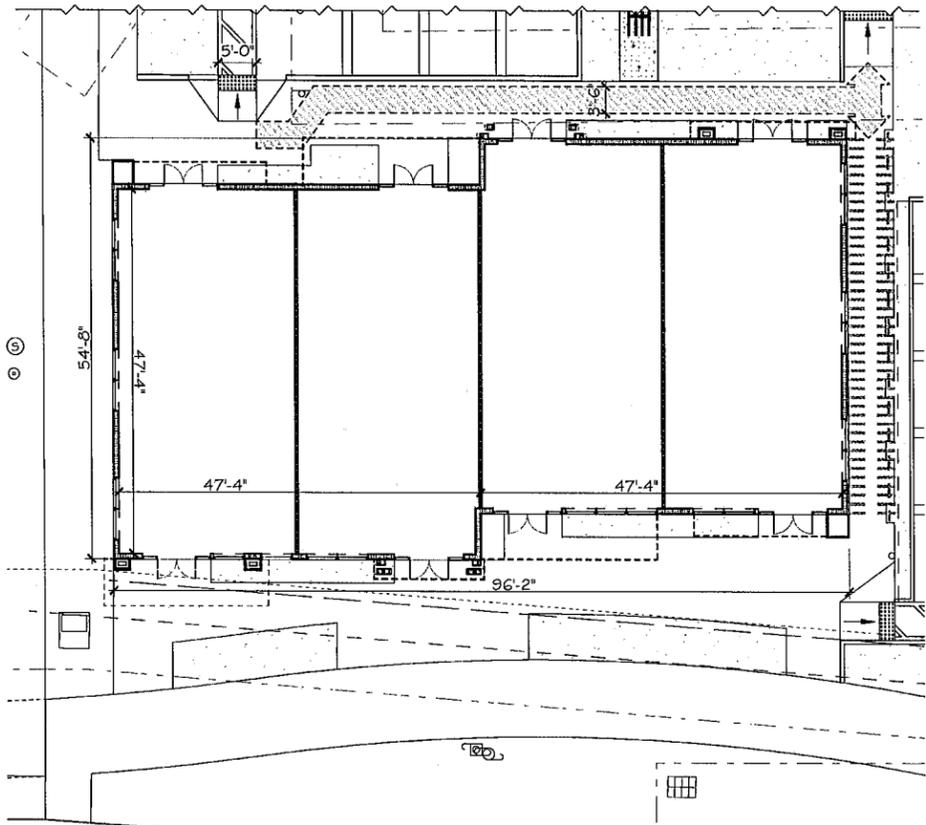


WEST ELEVATION

1/8" = 1'-0"



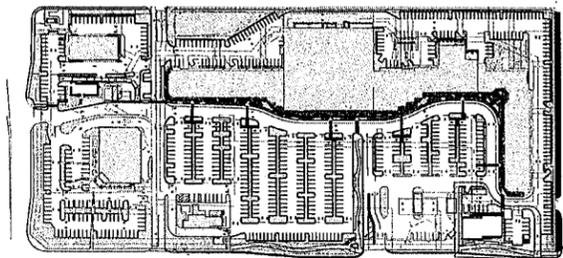
CONCEPTUAL RENDERING



GROUND FLOOR PLAN

3/32" = 1'-0"

FINISH LEGEND		
MARK	DESCRIPTION	SPECIFICATION
S-1	PAINTED STUCCO	T.B.D. (TYP.)
S-2	SCORED PAINTED STUCCO	T.B.D. (TYP.)
MP-1	PERFORATED METAL PANEL & FRAME TECTONIC	T.B.D. (TYP.)
WD-1	PRODEMA WOOD PANELS	T.B.D. (TYP.)
CA-1	METAL CANOPY	T.B.D. (TYP.)
SF-1	EXISTING STOREFRONT	T.B.D. (TYP.)
SF-2	NEW IMPACT RESISTANT STOREFRONT	T.B.D. (TYP.)



KEY PLAN

NOT TO SCALE



**MUMMAW**  
ASSOCIATES, INC.

ARCHITECTURE  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT  
4730 NW BOCA RATON BLVD.  
BOCA RATON, FL 33431  
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AAP 13002164  
ISF 26001004  
CCF 65122  
DOUGLAS A. MUMMAW  
AIA, NCARB  
FLORIDA AIR 82310  
PENNSYLVANIA RA 405601  
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ARCHITECTURAL SEAL

MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL  
4201-4589 W. HILLSBORO BLVD.  
COCONUT CREEK, FLORIDA 33432

SHEET TITLE  
PROPOSED ELEVATIONS & PLANS

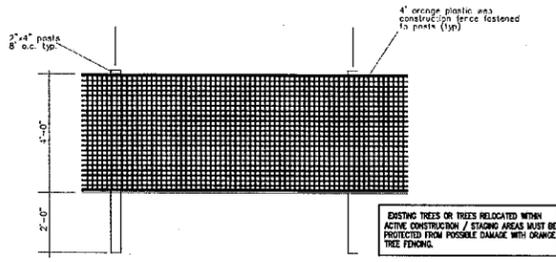
PROJECT NUMBER  
1104-C  
PARTIAL RELEASE

FULL RELEASE  
02/14/2020  
P.M. : RENEE JOHANNLY

- REVISIONS
- ▲ SECOND SUBMITTAL 09/29/2020
  - ▲ THIRD SUBMITTAL 12/17/2020
  - ▲ FOURTH SUBMITTAL 3/1/21
  - ▲ FIFTH SUBMITTAL 04/14/2021
  - ▲ SIXTH SUBMITTAL 07/23/2021

090-A-3.0

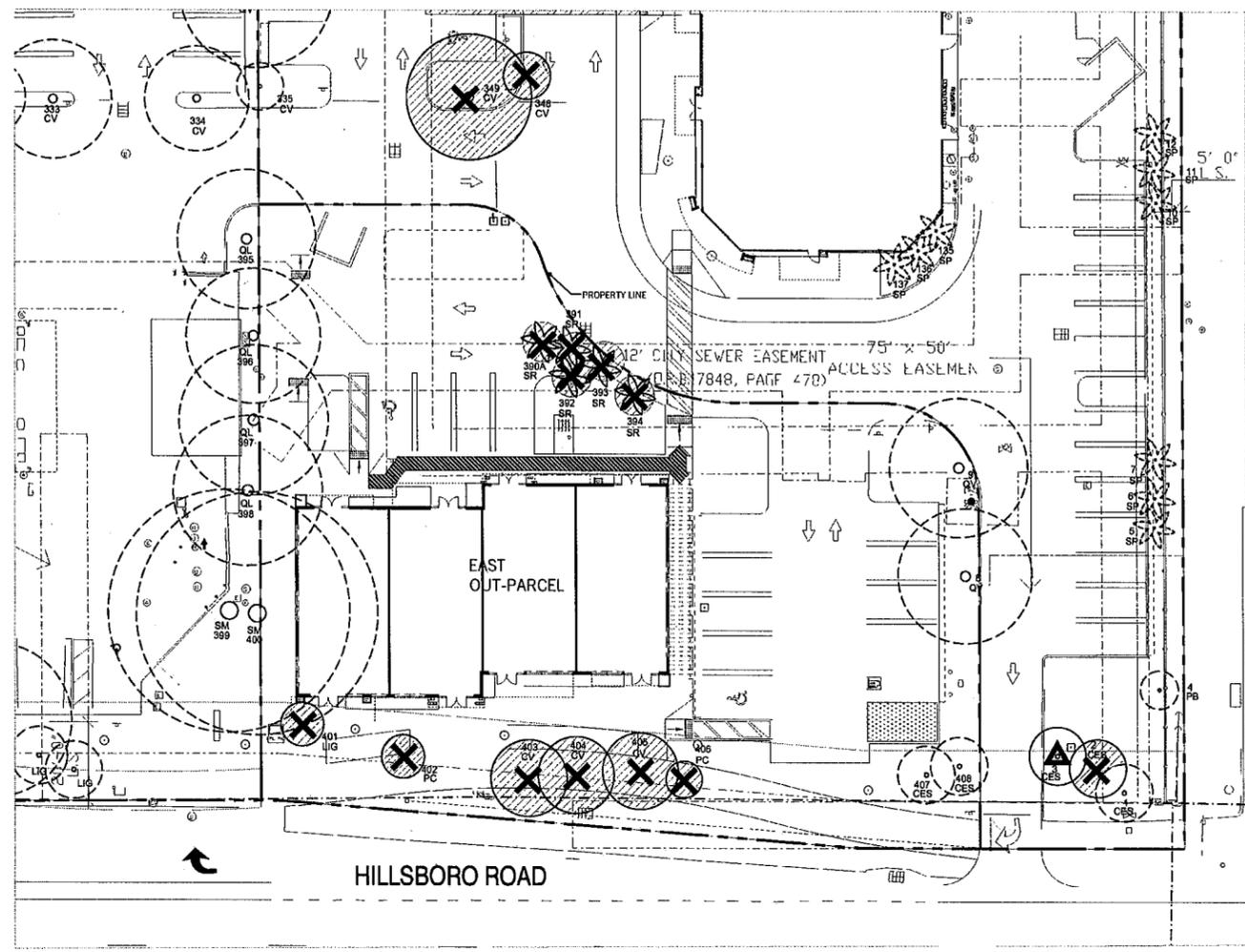
PROPOSED ELEVATIONS & PLANS



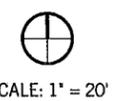
TREE PROTECTION DETAIL CONSTRUCTION FENCE  
N.T.S.

TREE PROTECTION NOTES:

- Protection from construction work. During any construction, land development or lot clearing, the contractor and the owner of the property subject to this section shall adhere to the requirements which follow:
- (1) Place and maintain protective barriers around the drip line of all trees to be retained on the site to prevent their destruction or damage. The protective barriers shall be at least four (4) feet in height and conspicuously colored to be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy material (not flapping or ribbons) and shall be installed prior to and during construction and/or land development;
  - (2) Not store or use materials or equipment within the drip line of any tree to be retained on site unless the activity is being done to protect trees;
  - (3) Not discharge or contaminate the soil within the drip line of any tree to be retained on site with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts;
  - (4) Clearing of vegetation within the dripline of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots; add equipment shall be a maximum of forty-eight (48) inches wide, tire to tire, with a maximum weight of three thousand five hundred (3,500) pounds;
  - (5) Utilize retaining walls and drywells where needed to protect trees to be preserved from severe grade changes;
  - (6) Pruning of trees to be preserved shall be in accordance with the standards for pruning established by ANSI A-300.
  - (7) Make no attachments, other than those of a protective and non-damaging nature, to any tree to be retained on the site;
  - (8) Not change the natural grade above the root system within the drip line of any tree to be retained on site unless it can be demonstrated to the city that it will not damage any tree;
  - (9) Avoid any encroachments, excavations or severe grade changes within the drip line of preserved trees unless it can be demonstrated to the city that it will not impact any tree;
  - (10) Not cause soil compaction within the dripline of any tree to be retained on site;
  - (11) Any trees designated to be preserved which are damaged during construction shall promptly be repaired.



132 NORTH SWINTON AVENUE  
DELRAY BEACH, FL 33444  
T (561) 276-5050  
www.agtland.com



EXISTING TREE INVENTORY								THE MARKETPLACE AT HILLSBORO	
* Note: In instances where tree canopies merge together, the canopy area (SF) has been proportionately divided between trees. For this reason, the canopy area provided may not equal $\pi r^2$ . Per agreement with the City of Coconut Creek, existing Callistemon Viminalis canopy will count as a 1:1 basis for a Category 3 Tree, or 100 SF per tree.									
TREE NO.	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	HEIGHT (FT) PALMS (GW)	SPREAD (FT)	CANOPY (SF)	CONDITION	DISPOSITION	
8	QUERCUS VIRGINIANA	LIVE OAK	12	24	34	908	GOOD	REMAIN	
9	QUERCUS VIRGINIANA	LIVE OAK	14	26	35	963	GOOD	REMAIN	
390A	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10	11	12	72	POOR	REMOVE	
391	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10	11	12	72	POOR	REMOVE	
392	SYAGRUS ROMANZOFFIANA	QUEEN PALM	11	11	12	72	POOR	REMOVE	
393	SYAGRUS ROMANZOFFIANA	QUEEN PALM	10	11	12	72	POOR	REMOVE	
394	SYAGRUS ROMANZOFFIANA	QUEEN PALM	11	11	12	72	POOR	REMOVE	
395	QUERCUS LAURIFOLIA	LAUREL OAK							
396	QUERCUS LAURIFOLIA	LAUREL OAK							
397	QUERCUS LAURIFOLIA	LAUREL OAK							
398	QUERCUS LAURIFOLIA	LAUREL OAK							
399	SWietenia MAHOGONI	MAHOGANY							
400	SWietenia MAHOGONI	MAHOGANY							
401	LIGUSTRUM LUCIDUM	GLOSSY PRIVET	5	12	8	50	POOR	REMOVE	
402	PSIDIUM CATTLEYANUM	CATTLEY GUAVA	5	12	7	invasive	POOR	REMOVE	
403	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	6	19	16	150	FAIR	REMOVE	
404	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	6	16	16	150	FAIR	REMOVE	
405	CALLISTEMON VIMINALIS	WEeping BOTTLEBRUSH	6	16	18	150	POOR	REMOVE	
406	PSIDIUM CATTLEYANUM	CATTLEY GUAVA	6	9	8	invasive	GOOD	REMOVE	
407	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTOnWOOD	7	14	12	113	GOOD	REMAIN	
408	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTOnWOOD	7	14	14	154	GOOD	REMAIN	
CANOPY TO REMOVE:							860		

11	REMOVE
0	RELOCATE
4	REMAIN
NO LONGER EXIST / NOT ON PROPERTY	

NOT FOR CONSTRUCTION. DRAWINGS  
CREATED FOR SITE PLAN APPROVAL  
PROCESS ONLY.

CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

MITIGATION DATA

CANOPY TO BE REMOVED IN DEVELOPED AREA: 860 S.F.  
CANOPY REPLACEMENT VALUE: 860 S.F. X 1.0 = 860 S.F.  
TOTAL S.F. REPLACEMENT CANOPY PROVIDED: 4,800 S.F.

Trees/palms to be removed from the site will be mitigated on site with Category 1 replacement trees (300 S.F. credit per tree) or equivalent.

PROPOSED TREE MITIGATION BREAKDOWN

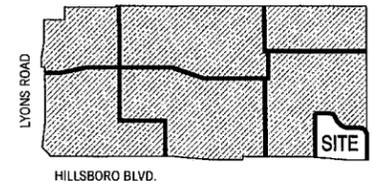
CAT. #	TREE CANOPY AREA S.F.	KEY	QTY	PLANT AND SPECIFICATION
2 (150 sf)	450	N IA	3	Illex attenuata 'Eggleston' (Eggleston Holly) 12' ht., 5' spr., 4' c.t., 2' col., matched
2 (150 sf)	450	N CES	3	Conocarpus erectus 'sericeus' (Silver Buttonwood) 12' ht., 5' spr., 4' c.t., 2' col.
1 (300 sf)	1,200	N CE	4	Conocarpus erectus (Green Buttonwood) 12' ht., 5' spr., 4' c.t., 2' col., matched
4 (50 sf)	300	ED	6	Elaeocarpus decipiens (Japanese Blueberry) 10' ht., 5' spr., 2' c.t., 2' col., matched
3 (100 sf)	300	LI	3	Lagotisraemia 'muskogee' (Crepe Myrtle) 12' ht., 6' spr., 2' col., matched
3 (100 sf)	800	N MF	8	Myrciantha fragrans (Simpson's Stopper) 12' ht., 5' spr., 4' c.t., multi-trunk
3 (100 sf)	300	N MC	3	Myrica cerifera (Wax Myrtle) 10' ht., 5' spr., multi-trunk
1 (300 sf)	600	N QV	2	Quercus virginiana (Live Oak) 12' ht., 5' spr., 2' col., full canopy
3 (100 sf)	400	SC	4	Senecio polyphylla (Desert Cassia) 8' ht., 4' spr., 4' c.t., 1.5' col., matched
TOTAL REPLACEMENT CANOPY				4,800 S.F.

EXISTING TREE KEY

KEY	NAME
CES	SILVER BUTTOnWOOD
QV	LIVE OAK
SP	SABAL PALM
SR	QUEEN PALM

EXISTING TREE KEY

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RELOCATED
- AREA OF REMOVED CANOPY



KEY PLAN  
N.T.S.

Carol B Perez  
Digitally signed by Carol B Perez  
DN: cn=US,  
ou=Unaffiliated,  
serial=0110000001,  
779CEDCF00006D,  
c=US,  
Date: 2021.07.23  
15:12:48 -0400'

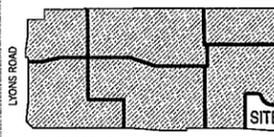
PROJECT  
THE MARKETPLACE AT HILLSBORO  
EAST OUT-PARCEL  
COCONUT CREEK, FL

TITLE  
EXISTING TREE  
DISPOSITION PLAN  
EAST OUT-PARCEL

PROJ. NO.	FILE NAME	DATE	REV.
BB	DRAWN	2/14/20	
		9/24/20	
		12/17/20	
		03/12/21	
		04/14/21	
		07/23/21	



SCALE: 1" = 20'



**KEY PLAN**

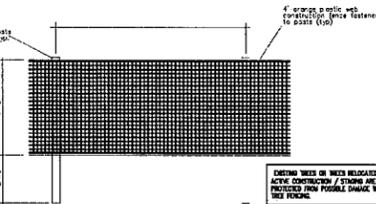
N.T.S.

**EXISTING TREE KEY**

KEY	NAME
OV	LIVE OAK
CES	SILVER BUTTWOOD

**EXISTING TREE KEY**

	EXISTING TREE TO REMAIN
	EXISTING PALM TO REMAIN



**TREE PROTECTION DETAIL CONSTRUCTION FENCE**

**TREE PROTECTION NOTES:**

Protection from construction work. During any construction, land development or lot clearing, the contractor and the owner of the property subject to this section shall adhere to the requirements which follow:

- Place and maintain protective barriers around the drip line of all trees to be retained on the site to prevent their destruction or damage. The protective barriers shall be at least four (4) feet in height and conspicuously colored to be seen easily by operators of trucks and other equipment. Protective barriers shall be constructed of sturdy material (not fogging or ribbons) and shall be installed prior to and during construction and/or land development;
- Not store or use materials or equipment within the drip line of any tree to be retained on site unless the activity is being done to protect trees;
- Not discharge or contaminate the soil within the drip line of any tree to be retained on site with any construction materials such as paint, oil, solvents, petroleum products, asphalt, concrete, mortar, or other materials that may cause adverse impacts;
- Clearing of vegetation within the drip line of trees designated for preservation shall only be by hand or light rubber wheeled equipment that will not damage tree roots; said equipment shall be a maximum of forty-eight (48) inches wide, tire to tire, with a maximum weight of three thousand five hundred (3,500) pounds;
- Utilize retaining walls and drywells where needed to protect trees to be preserved from severe grade changes;
- Pruning of trees to be preserved shall be in accordance with the standards for pruning established by ANSI A-300;
- Make no attachments, other than those of a protective and nontoxic nature, to any tree to be retained on the site;
- Not change the natural grade above the root system within the drip line of any tree to be retained on site unless it can be demonstrated to the city that it will not damage any tree;
- Avoid any encroachments, excavations or severe grade changes within the drip line of preserved trees unless it can be demonstrated to the city that it will not impact any tree;
- Not cause soil compaction within the drip line of any tree to be retained on site;
- Any trees designated to be preserved which are damaged during construction shall promptly be repaired.

**PLANT LIST**

CAT. #	TREE CANOPY AREA S.F.	KEY	QTY	PLANT AND SPECIFICATION
2	(150 sf)	450 N IA	3	Ilex attenuata 'Eglington' (Eglington Holly)
2	(150 sf)	450 N CES	3	12' ht., 5' spr., 4" c.t., 2" col. matched <i>Conocarpus erectus</i> 'sericeus' (Silver Buttonwood)
1	(300 sf)	1,200 N CE	4	12' ht., 5' spr., 4" c.t., 2" col. matched <i>Conocarpus erectus</i> (Green Buttonwood)
4	(50 sf)	300 ED	6	12' ht., 5' spr., 4" c.t., 2" col. matched <i>Elaeagnus decipiens</i> (Japanese Blueberry)
3	(100 sf)	300 LI	3	10' ht., 5' spr., 2" c.t., 2" col. matched <i>Lagarstroemia 'muskogee'</i> (Crepe Myrtle)
3	(100 sf)	600 N MF	8	12' ht., 5' spr., 2" col. matched <i>Myrsine fragrans</i> (Simpson's Stopper)
3	(100 sf)	300 N MC	3	10' ht., 5' spr., multi-trunk <i>Myrica carifera</i> (Wax Myrtle)
1	(300 sf)	600 N QV	2	12' ht., 5' spr., 2" col., full canopy <i>Quercus virginiana</i> (Live Oak)
3	(100 sf)	400 SC	4	8' ht., 4' spr., 4" c.t., 1.5" col., matched <i>Senna polyphylla</i> (Desert Cassia)
<b>TOTAL REPLACEMENT CANOPY</b>				<b>4,800 S.F.</b>

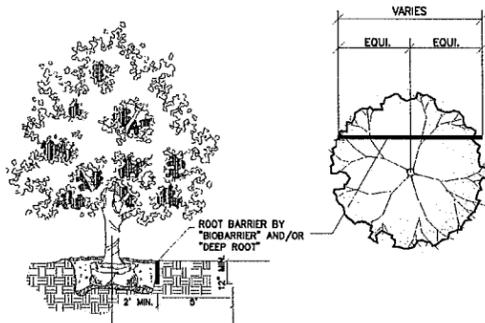
**KEY QTY PLANT AND SPECIFICATION**

KEY	QTY	PLANT AND SPECIFICATION
<b>SHRUBS, GROUNDCOVERS AND ACCENTS</b>		
N CHH	80	<i>Chrysobalanus icaco</i> 'Horizontalis' (Horizontal Cocoplum)
N CHR	89	18' ht., 18' spr., 24" o.c. <i>Chrysobalanus icaco</i> (Cocoplum Hedge)
CON	14	24" ht., 24" spr., 24" o.c. <i>Trachelospermum jasminoides</i> (Confederate Jasmine)
DIE	40	3'-4' ht., trellis, full <i>Dietes bicolor</i> (Yellow African Iris)
N ERN	70	18' ht., 24" o.c. <i>Erodia littoralis</i> (Golden Creeper)
N HAM	130	16' ht., 16' spr., 24" o.c. <i>Homelia patens</i> (Firebush)
N IVS	290	18' ht., 18' spr., 24" o.c. <i>Ilex vomitoria</i> 'Schilling's' (Yaupon Holly)
N IXT	73	14' ht., 14" spr., 18" o.c. <i>Ixora taiwanensis</i> (Red Dwarf Ixora)
N LIR	44	14' ht., 12" spr., 12" o.c. <i>Liriope muscari</i> (Liriope)
N MUH	45	14" ht., 12" spr., 12" o.c. <i>Muhlenbergia capillaris</i> (Muhly Grass)
N NEP	110	24" ht., 30" o.c., full <i>Nephrolepis exaltata</i> (Boston Fern)
POD	12	5' ht., 24" spr., 24" o.c. <i>Podocarpus macrophyllus</i> (Podocarpus Hedge)
PRC	6	24" ht., 24" spr., matched, full <i>Philodendron Rojo Congo</i> (Rojo Congo)
PRI	259	14" ht., 14" spr., 18" o.c. <i>Podocarpus macrophyllus</i> 'Pringles' (Podocarpus Pringles)
N SER	11	3' ht., 3' spr., full <i>Serenoa repens</i> 'cineria' (Silver Saw Palmetto)
VB	56	36" ht., 24" spr., 24" o.c. <i>Viburnum suspensum</i> (Viburnum Hedge)
N ZAM	35	24" ht., full <i>Zamia floridana</i> (Coontie)

N DENOTES NATIVE SPECIES

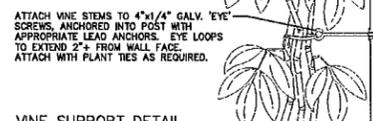
SOD ST. AUGUSTINE SOD. CONTRACTOR TO REPLACE ANY SOD DAMAGED DURING CONSTRUCTION. CONTRACTOR TO DETERMINE QUANTITY.

MULCH NON-CYPRESS MULCH. 3" DEPTH. CONTRACTOR TO DETERMINE QUANTITY.



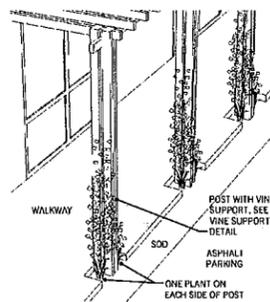
**ROOT BARRIER DETAIL**

ROOT BARRIER TO BE INSTALLED WHERE TREES ARE WITHIN 6' OF HARDSCAPE OR UNDERGROUND UTILITIES.



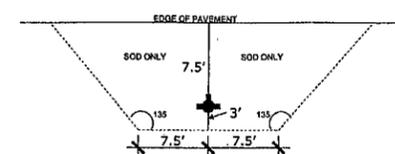
**VINE SUPPORT DETAIL**

N.T.S.



**TRELLIS PLANTING DETAIL**

N.T.S.



**Fire Hydrant Clear Zone**

NOT TO SCALE

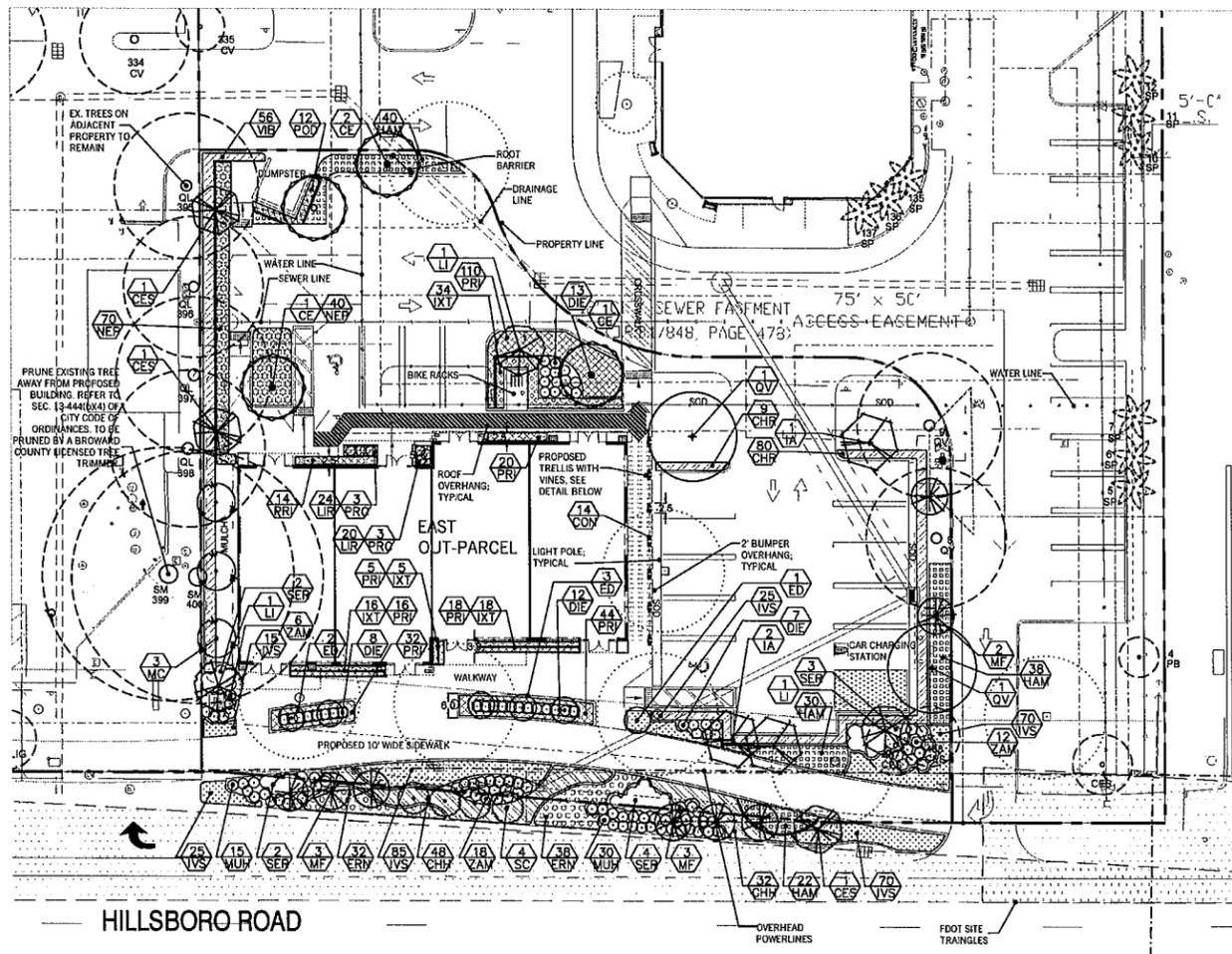
Requirements apply to fire hydrants, slowness connections and any other fire equipment for utilizing fire hose on public or private property.

By the authority of the South Florida Fire Prevention Code Section 5211.2.

The diagram shall appear on all landscape plans prior to approval.

The clear zone shall be free of landscape (except sod), mailboxes, parking, lamp-posts and all other objects.

Exceptions: other fire fighting equipment, or traffic posts to protect fire fighting equipment.



**HILLSBORO ROAD**

**MITIGATION DATA**

TREE CATEGORY	REPLACEMENT TREE CATEGORY	EQUIVALENT REPLACEMENT CANOPY AREA IN S.F.	TREE SPECIES REQ'TS	SPECIES UTILIZED
CATEGORY 1	300 SF	300 SF	1-5 trees	1
CATEGORY 2	150 SF	150 SF	6-10 trees	2
CATEGORY 3	100 SF	100 SF	11-20 trees	3
CATEGORY 4	50 SF	50 SF	21-50 trees	4
			51+	5

TOTAL S.F. CANOPY TO BE MITIGATED: 860 S.F.

TOTAL S.F. REPLACEMENT CANOPY PROVIDED: 4,800 S.F.

SEE PLANT LIST FOR BREAKDOWN

**SPECIES DIVERSIFICATION**

THERE ARE 36 PROPOSED TREES/PALMS PROVIDED ON SITE. NO MORE THAN 9 TREES (25%) OF ONE SPECIES CAN BE USED.

REQUIRED	PROPOSED
10X MAX. PALM	0X PALM
90X MIN. TREES	100X TREES
-20% MAX. SMALL TREES	-56% SMALL TREES *
-30% MEDIUM TREES	-17% MEDIUM TREES
-40% MIN. LARGE CANOPY TREES	-17% LARGE CANOPY TREES

\*DUE TO EXISTING POWERLINES ON THE SOUTH PERIMETER, THERE IS LIMITED ROOM FOR CATEGORY 1 TREES. SMALL TREES HAVE BEEN ADDED UNDER THE OVERHEAD POWERLINES. DUE TO MATURE CANOPY TREES ALONG THE EAST AND WEST PERIMETER THERE IS LIMITED SPACE FOR CATEGORY 1 TREES. SMALL UNDERSTORY TREES HAVE BEEN ADDED UNDER THE MATURE CANOPY TREES.

THERE ARE 1,364 SHRUBS/GROUNDCOVERS ON THE PLAN. NO MORE THAN 361 (26%) OF ONE SPECIES CAN BE USED.

**NATIVE CALCULATIONS**

THERE ARE 36 PROPOSED TREES/PALMS ON THE PLAN. 23 ARE NATIVE = 64% NATIVE. THERE ARE AN ADDITIONAL 4 EXISTING NATIVE TREES ON SITE, WITH THESE THE PLAN IS 75% NATIVE.

THERE ARE 1,364 PROPOSED SHRUBS/GROUNDCOVERS ON THE PLAN. 860 ARE NATIVE = 63% NATIVE.

**VJA LANDSCAPE AREA CALCULATION**

VEHICULAR USE AREA = 8,672 S.F.  
8,672 S.F. / 100 S.F. = 87 S.F. OF REQUIRED LANDSCAPE AREA  
THIS REQUIRED LANDSCAPE AREA IS ACHIEVED BY PARKING LOT ISLANDS, OVER 700 S.F. OF LANDSCAPE AREA IS PROPOSED IN THE LANDSCAPE ISLANDS.

**GREEN CITY PLAN - TREE CANOPY ACHIEVED**

PROJECT AREA = 24,930 S.F.  
CANOPY ACHIEVED = 9,826 S.F. (40% CANOPY ACHIEVED)

**LANDSCAPE TABULAR DATA NON-RESIDENTIAL LANDSCAPE REQUIREMENTS**

CATEGORY	REQUIREMENT	VEGETATION REQUIRED	VEGETATION PROVIDED
<b>PERIMETER VEGETATION</b>			
EAST PROPERTY LINE (92 L.F.)	1 CANOPY TREE / 40 L.F.	2 TREES	2 TREES
	CONTINUOUS HEDGE	92' CONTINUOUS HEDGE	92' CONTINUOUS HEDGE
NORTH PROPERTY LINE (104 L.F.)	1 CANOPY TREE / 40 L.F.	2 TREES	2 TREES
	CONTINUOUS HEDGE	104' CONTINUOUS HEDGE	104' CONTINUOUS HEDGE
WEST PROPERTY LINE (152 L.F.)	1 CANOPY TREE / 40 L.F.	4 TREES	4 TREES
	CONTINUOUS HEDGE	152' CONTINUOUS HEDGE	152' CONTINUOUS HEDGE
<b>ROADWAY BUFFER</b>			
SOUTH PROPERTY LINE (185 L.F.)	1 CANOPY TREE / 30 L.F.	6 TREES	6 TREES
	CONTINUOUS HEDGE	185 CONTINUOUS HEDGE	185' CONTINUOUS HEDGE
	40 SHRUBS / 2,000 S.F.	50 SHRUBS	421 SHRUBS
<b>R.O.W. STREET TREES</b>			
SOUTH PROPERTY LINE (185 L.F.)	1 TREE / 30 L.F.	6 TREES	6 TREES
<b>VEHICULAR USE AREA</b>			
	1 TREE EVERY INTERMEDIATE TREE EVERY END ISLAND	6 TREES	6 TREES
<b>LANDSCAPING BETWEEN BUILDING AND PARKING</b>			
TREES	1 / 40 L.F. OF BUILDING	302 L.F. = 8 TREES	8 TREES
SHRUBS	20 / 40 L.F. OF BUILDING	151 SHRUBS	146 SHRUBS
GROUNDCOVERS	30 / 40 L.F. OF BUILDING	226 GROUNDCOVERS	247 GROUNDCOVERS
<b>OVERALL SITE LANDSCAPE REQUIREMENTS</b>			
TREES	1/1,000 S.F. GREENSPACE	5,504 S.F. = 6 TREES	6 TREES
SHRUBS	5/1,000 S.F. GREENSPACE	30 SHRUBS	283 SHRUBS
<b>TOTALS</b>		<b>40 TREES REQUIRED</b>	<b>40 TREES PROVIDED (3 PALMS = 1 TREE)</b>
		<b>724 SHRUBS/GROUNDCOVERS</b>	<b>1,364 SHRUBS/GROUNDCOVERS PROVIDED</b>

SEE SHEET TS-1.1 FOR EXISTING TREE PLAN/DATA

CALL 48 HOURS BEFORE YOU DIG.  
IT'S THE LAW  
1-800-432-4770  
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Digitally signed by Carol B Perez  
DN: cn=Carol B Perez, o=AGT LANDSCAPE ARCHITECTURE, ou=AGT LANDSCAPE ARCHITECTURE, email=carol@agtland.com, c=US  
Date: 2013.07.23 15:12:22 -0400

PROJECT

THE MARKETPLACE  
AT HILLSBORO  
EAST OUT-PARCEL  
COCONUT CREEK, FL

TITLE  
LANDSCAPE PLAN  
EAST OUT-PARCEL

PROJ. NO.

X FILE NAME

BB DRAWN

2/14/20 DATE

9/24/20 REV.

12/17/20

03/12/21

04/14/21

07/23/21

SHEET

171-LP-1.1

OF

1.2

1. GENERAL CONDITIONS

A. SCOPE

- Contractor shall furnish labor, equipment, and materials required to perform all work necessary for the construction of the project as indicated in the drawings. Such work includes but is not limited to the following:
  - Finish grading of planting areas.
  - Planting.
  - Staking (if required).
- Contractor shall have a competent representative at the site who shall be capable of reading and understanding plans, specifications, and other contract documents. The representative shall be knowledgeable in all areas of landscape construction in Florida.
- Contractor shall be responsible for knowledge of the contents of these specifications and the requirements of any accompanying drawings.

B. DRAWINGS

The drawings and plant lists together with these written specifications shall be considered as one contract document and shall be accordingly read together. The drawings and specifications remain the property of the Landscape Architect and, if required, shall be returned to him upon completion of the work. The contractor shall keep one copy of the drawings and the specifications at the construction site for the use of the Landscape Architect, Owner, and their representatives.

C. REQUIREMENTS OF REGULATORY AGENCIES

- Perform work in accordance with all applicable codes, laws, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by Federal, State, and local authorities in furnishing, transporting and installing materials.
- Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificates with Landscape Architect or Owner after acceptance of material. Inspection by Federal or State Governments at place of growth does not preclude rejection of plants at project site.

D. PROTECTION OF WORK AND PROPERTY

- Contractor is responsible for maintaining adequate protection of his work from injury and loss resulting from the execution of this contract. He must make good all repairs and replacements to the satisfaction of the Landscape Architect or the Owner except where caused by the Owner or his agents. He must provide all safety or protective measures required by public authorities or local conditions.
- Existing plant material to remain must be protected by barriers or fences at the drip line surrounding the material. No burning, storage, or parking shall be permitted within these protected areas. Contractor shall notify the Landscape Architect or Owner of any situation which may damage the existing plants to remain in the normal execution of this contract. Do not proceed with such work until directed by the Landscape Architect or Owner. Contractor damaged plants shall be replaced with plants of the same species, size, and quality as those damaged at no cost to the Owner. The Landscape Architect shall determine the extent and value of the damaged plants.

E. CHANGES IN THE WORK

- The Owner reserves the right to make changes in the work and thereby changes in the cost of the work within the conditions of the original contract. All changes shall be in written form and once accepted, shall become a part of the contract documents.
- The Contractor shall not begin any work on extras or changes from the contract document before written approval has been given by the Owner or Owner's representative. Any work done prior to such written approval may or may not be paid for, at the discretion of the Owner.

F. OWNER'S RIGHT TO DO WORK

The Owner reserves the right, upon two (2) days written notice to the Contractor to remedy any neglected provisions of the contract and to deduct the cost of the work or deficiencies from the contract payments.

G. SURFACE AND SUBSURFACE OBSTRUCTIONS

It is the Contractor's responsibility to acquaint himself with the existence and location of all surface and subsurface structures and installations, existing or proposed, before commencing work. Any damage by the Contractor during the execution of this contract shall be made good at the Contractor's own time and expense. If subsurface construction or obstructions are encountered during planting, alternate locations may be selected by the Landscape Architect or Owner.

H. OWNER'S RIGHT TO TERMINATE

Should the Contractor at any time fail, refuse, or neglect to comply with the provisions of this contract, the Owner or his representative shall without prejudice to any other rights or remedy and after having given seven (7) days written notice to the Contractor, terminate the contract and take possession of the premises. The cost of completion will be deducted from the amount of the contract.

I. COORDINATION OF WORK

Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

J. INSPECTION OF SITE

- Contractor shall visit the site and inspect site conditions as they exist prior to submitting bid.
- No additional compensation or relief from any obligation of the contract will be granted because of lack of knowledge of the site or the conditions under which the work will be accomplished.

II. PLANTING SPECIFICATIONS

A. PLANT MATERIALS

- Plants shall be nursery grown in accordance with good horticultural practices under climatic conditions similar to those of the project, unless otherwise noted.
- Quantities, sizes, and spacing will be determined by the drawings and specifications. Where discrepancies exist, the Landscape Architect or Owner is to be notified for clarification. Contractor shall be responsible for completing installation as called for in the plans, plant lists, and specifications.

B. ABBREVIATIONS ON PLANT LIST

- B&B - Balled and burlapped. Plants shall be dug with a firm natural ball of earth of sufficient size to encompass the fibrous root system necessary for recovery of the plant. Broken or loose balls will not be accepted.
- G. - One (1) gallon container.
- R.C. - Rooted cutting. A cutting which has calloused and produced roots. Applies equally to cuttings rooted in a propagation bed or in individual containers.
- Cal. - Caliper of trunk measured four (4) feet above the ground.
- C.T. - Clear trunk. Measurement from top of root ball to first branching.
- G.W. - Grey wood area on palms between ground level and base of fronds.
- O.A. HT. - Overall height from ground level to midpoint of current season's growth.
- SPR. - Spread measured across the average diameter of plant.
- O.C. - On center. Horizontal spacing of plants center to center.
- P.P.P. - Plants per pot.
- Container sizes are only a guide. Contractor is responsible for size and quantity of plant material as specified. No container material shall be returned. Where B&B material is specified, container material will not be accepted without written consent of Landscape Architect or Owner.

C. QUALITY AND SIZE

Plants shall have a habit of growth which is normal for the species and shall be free from physical damage, insects or pests, and adverse conditions that would prevent thriving growth. Measurements specified in the plant list are the minimum acceptable sizes. All plant material used shall be true to name and size in conformance with the Grades and Standards for Nursery Plants, State Plant Board of Florida, and shall be graded Florida No. 1 or greater, except where noted in the contract documents. Plants shall be graded before pruning. Any necessary pruning shall be done after planting, and with the consent of the Landscape Architect or Owner. Plants which do not meet the requirements will not be accepted.

D. SUBSTITUTIONS

No substitutions shall be accepted without the written consent of the Landscape Architect, Owner or their representatives. Proof must be submitted that the plant in question is not available in the type or size specified. The Landscape Architect or Owner shall determine the nearest equivalent replacement.

E. TRANSPORTATION AND STORAGE

All plant material shall be protected from possible injury or breakage of branches. All plants shall be delivered adequately covered to prevent windburn, drying, or damage. Plants which cannot be planted immediately shall be adequately heeled in and protected from the drying of sun and wind. All plants shall be watered as necessary until planting. Storage period shall not exceed 72 hours. All palms shall have their buds tied with burlap strips to remain in place until the tree is well established in its new location. This material shall be moved by crane or winch shall be adequately protected from chain marks and girdling by approved methods.

F. INSPECTION

No plant material shall be planted until it is inspected and approved by the Landscape Architect, Owner, or their representatives. Contractor shall give the Landscape Architect or Owner two (2) days notice for inspection of plant material. Inspection may be waived at the discretion of the Landscape Architect or Owner, in which case, the Contractor will still be responsible for complying with all specifications. Contractor shall be responsible for all inspections of plant material that may be required by State or Federal authorities and inspection certificates shall be submitted to the Landscape Architect or Owner. Rejected material shall be replaced at no additional cost. Landscape Architect, at his discretion, may tag any or all plant material in the nursery.

G. PLANTING SOIL

Planting soil shall consist of fertile friable soil of a sandy loam nature and shall be derived from 50% minimum amount of decomposed organic matter (muck or peat) and 50% clean sand with no trace of salinity. There must be a slight acid reaction to the soil. Planting soil shall be free from stones, plants, roots, clods, sticks and other foreign materials which might be a hindrance to planting operations or be detrimental to good plant growth. Planting soil shall be applied in accordance with the Methods of Installation and details.

H. MULCH

Mulch shall be approved (as per Municipality) non-cypress mulch, unless otherwise specified, and shall be free of weeds, weed seeds, sticks and other foreign materials. It shall be applied to a minimum three (3) inch depth, unless otherwise specified, and mistreated at the time of application to prevent wind displacement.

I. COMMERCIAL FERTILIZER

Commercial fertilizer shall be an organic fertilizer containing equal percentages of nitrogen, phosphoric acid and potash as available plant food by weight. 50% of the nitrogen shall be derived from natural organic sources. The trace elements of iron and magnesium must also be present. The minimum analysis acceptable shall be 5%N-5%P-6%K. Fertilizer shall be dry, free flowing, and delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. If Micronutrients with trace elements is to be used, application rates are as follows:

- Trees: 12 lbs./2"-3" caliper tree
- 7gal + : 4 lbs./container
- 3gal : 1 lb./container
- 1 Gal. Can: .5 lbs./container
- 4" Pot: .25 lbs./container
- Groundcover Beds: 10 lbs./100 sq. ft.

Fertilizer shall be spread before laying mulch and at the above recommended rates, unless otherwise specified. If plant tablets are called for, they shall be Agriform 20-10-5 formula, 21 gram tablets. Tablets shall be placed mid-way to the plant ball in the back fill material and at manufacturer's rates, unless otherwise specified.

J. WATER

Water is to be furnished by the Owner. The Contractor shall transport as required.

K. SOD (WHEN APPLICABLE)

Sod shall be one year old and of the variety indicated in the plant list. Sod shall be dense, vigorous, and green, with the grass having been mowed at least three times at a 2"-2 1/2" height before lifting from the field. Sod shall have a good root development and compact growth and contain no weeds, vermin, fungus, or other diseases. No sod shall be used which is not certified as being free of the imported fire ant. All sticks, stones, and other foreign material over one inch in diameter shall be removed from the top 2" of soil. Grade areas to be sodded so that the top of sod will be the finished grade. Solid sod shall be laid with closely abutting joints with a tamped or rolled even surface. Avoid a continuous seam during the line of water flow in swales. Place sod at right angles to slope. All sod edges shall be neat and even and conform to the shape of the planting plans. Rolling may be required at the discretion of the Landscape Architect or Owner. If the Landscape Architect or Owner determines that top-dressing is required after rolling, clean sand will be evenly applied over the entire surface and thoroughly washed in. Rolling and top-dressing shall be done at no extra cost to the Owner.

L. SEED (WHERE APPLICABLE)

Grass seed shall be of the mixture called for in the plant list. It shall be a standard grade seed of the current or last year's crop. Seed which has become wet, moldy, or otherwise damaged will not be accepted. Seed must come in unopened packages with the procurer's guaranteed analysis attached. Weed seed content shall not exceed 0.25%. Before any planting, the ground shall be plowed or scarified to a depth of at least 4" and shall be raked and smoothed evenly to establish a final grade. All sticks, and other foreign material over one inch in diameter shall be removed. Contractor shall use the Hydromulch seeding method and supply all material and equipment necessary to perform the specified work. Seed shall be applied at a rate of 2-3 pounds per 1000 sq. ft. (90-100 lbs./acre). Mulch shall be "Silv Fiber" processed wood fiber or approved equal and applied at the rate of 50 lbs./acre. All materials shall be uniformly blended in an agitating system using clean water and applied uniformly at the rates specified. Contractor shall be responsible for proper watering of the seeded areas in order to avoid runoff, and for keeping the ground moist until the grass is re-established, and watering for proper growth until the work is accepted. Contractor shall be responsible for excessive rainfall or watering at no extra cost to the Owner. Any areas which are damaged or do not germinate within the first thirty (30) days shall be re-seeded and maintained until grass is established. Grass shall be vigorous and healthy and coverage shall be at least 55% prior to final acceptance.

III. METHODS OF INSTALLATION

A. LAYOUT

Location of plants and layout of all beds are indicated on the plans. Plant locations are to be staked in the field by the Contractor. Landscape Architect or Owner will check staking of plants in the field and shall adjust to his satisfaction before planting begins. Where surface or subsurface obstructions are encountered or where changes have been made in construction, necessary adjustments will be approved by the Landscape Architect or Owner.

B. EXCAVATION FOR PLANTING

Shrub beds are to be excavated a minimum of 18" and backfilled with planting soil as defined in Section II, G and as shown on details.

Tree and palm planting holes shall be excavated to a minimum depth of four (4) inches deeper than the depth of the root ball except for trees over 10 feet in height (see section III, C).

Holes shall be a minimum of six (6) inches greater in diameter than the root ball for shrubs and eighteen (18) inches greater in diameter for trees. All existing vegetation, including sod, shall be completely removed from all planting beds before planting. Four (4) inches of planting soil shall be incorporated into planting beds for rooted cuttings. Where applicable, planting holes for all trees, shrubs, and groundcovers shall be excavated through any compacted building subgrade or road rock to undisturbed subsoil or clean sand fill. All excess excavation material shall be removed from the site by the Contractor. Holes shall be back-filled with planting soil as defined in Section II, G and as shown in details. The following is a guide for planting soil quantities:

- Trees - 10' or greater 9 cu. ft.
- Trees - 8' ht. 6 cu. ft.

Quantities of planting soil needed may be greater if excavation of building subgrade or roadrock is necessary.

C. SETTING TREES AND SHRUBS

All trees and shrubs are to be planted plumb on four (4) inches of planting soil and centered in the planting hole as to give the best appearance in relation to adjacent plants and structures. Trees over ten (10) feet in height shall be planted directly on the undisturbed subgrade. The finished grade level of the plant after settlement shall be the same as that at which the plant was grown. Rootballs on container grown material shall be scarified to prevent a root-bound condition. When the plant holes have been backfilled approximately 2/3 full with planting soil, water thoroughly saturating rootball, before installing remainder of planting soil to top of hole, eliminating air pockets. After settlement, add planting soil to the level of the finished grade, allowing three (3) inches for mulch. Form a shallow saucer around each plant by forming a ridge of soil along the edge of the planting hole. All Sabal palmets are to be planted in sand. Water all plants immediately after planting.

D. PRUNING

Remove dead and broken branches from all plant material. Prune with sharp instrument flush with trunk or branch so as to leave no stubs. Prune to retain typical growth habit of the particular species. Paint cuts over 1 1/2" in diameter with a waterproof antiseptic tree paint.

E. STAKING AND GUYING

Staking and guying of trees, where specified, is an option to be used by the Contractor, who will be responsible for material remaining plumb and straight for all given conditions through the guarantee period. The Landscape Architect, Owner or Owner's representative may require that a tree or trees be staked or guyed if the tree(s) are obviously unstable or pose a threat to person or property if they should fall. Tree support, if required by Landscape Architect or Owner, shall be done according to staking details provided. Staking or guying shall be done at no extra cost to the Owner. No method of support shall be permitted which causes physical damage to the plant. Any method of staking or guying not shown must be approved by the Landscape Architect.

F. MULCHING

All tree and shrub beds shall be mulched immediately after planting to a three (3) inch depth and thoroughly wetted down. Unless otherwise specified, the following configurations will apply:

- Trees and Palms: 3" diameter ring
  - Hedges: 3" wide beds
  - Shrub masses: continuous bed extending 2' outside of plants, in configurations shown on plans
- Ground cover beds: entire surface (mulching of certain ground cover plants may be waived by Landscape Architect)

G. FINISH GRADES

- Finish grades for all sod areas after settlement shall be 1/2" below top of adjacent curbs, walks, walls, and abutments.
- Finish grade of all ground cover beds after mulching and settling shall be 1/2" below finish grade of sod, adjacent curbs, walks and walls.
- Finish grading shall include the removal of all surface rock and other debris that prevents a smooth level surface.

H. CLEANUP

All areas shall be kept clean and orderly as the work progresses. Upon completion of planting, all excess deleterious materials and debris shall be removed from the site or disposed of as directed by the Landscape Architect or Owner. All tags and ribbons shall be removed from trees and shrubs.

I. MAINTENANCE

A maintenance period shall begin immediately after each plant is planted and shall continue until all planting has passed final inspection and acceptance. Maintenance of new planting shall consist of watering, cultivating, weeding, mulching, restaking, repairing and tightening guys, resetting plants to proper grades and positions, removal of dead material, restoration of planting saucers, maintaining any barriers or fences and any other necessary operations. Any damage caused by the planting operation shall be repaired promptly. All trees and other B&B material shall be deep watered for a period of least twenty one (21) days after installation and at least once every other day during the (21) day period.

IV. FINAL INSPECTION AND ACCEPTANCE

- Inspection of work to determine completion of contract, but exclusive of the replacement of plant materials under the Warranty Period, will be made by the Landscape Architect or Owner at the conclusion of all planting and at the written request of the Contractor.
- The Contractor will be notified by the Landscape Architect or Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to Warranty.

V. WARRANTY PERIOD AND REPLACEMENT

- The Contractor, as part of this contract, shall guarantee all materials, workmanship, and plant materials for a period of twelve (12) months from the time of final acceptance. Exception: sod shall be guaranteed for thirty (30) days. Guarantee shall apply to the position, health, shape, condition, and specified size and quality of all plant material.
- The guarantee shall be null and void for plant material that is damaged or dies as a result of freeze, hail or hurricane-force winds, provided the material was properly planted and in a healthy growing condition prior to such acts of Nature. The Contractor shall not be held responsible for failures due to neglect by Owner or acts of vandalism during the Warranty Period.
- During, or at the end of the Warranty Period, any plant that is dead or not in satisfactory condition as determined by the Landscape Architect or Owner, shall be replaced by the Contractor at no cost to the Owner. Subsequent replacement costs shall be shared equally by the Owner and the Contractor, should the replacement not survive, unless the plant(s) have not been planted in accordance with previous specifications as determined by the Landscape Architect or Owner. All replacements shall be furnished and planted as specified herein.
- The Warranty Period for replaced plant material shall commence on the date of acceptance of the replaced item(s) of plant material.

VI. ADDENDA

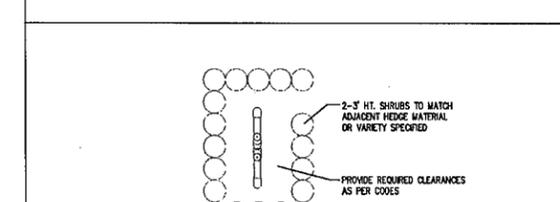
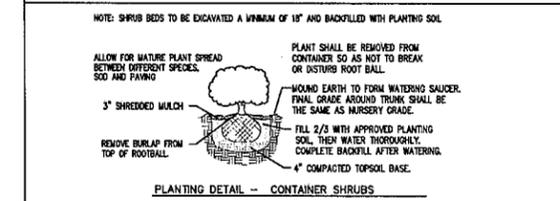
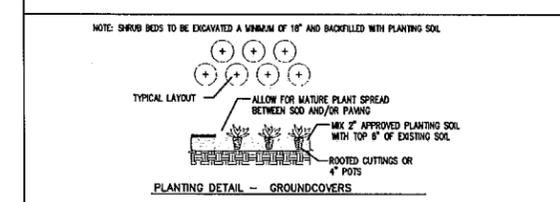
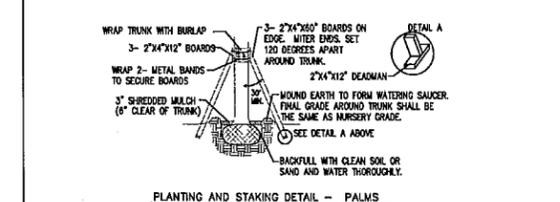
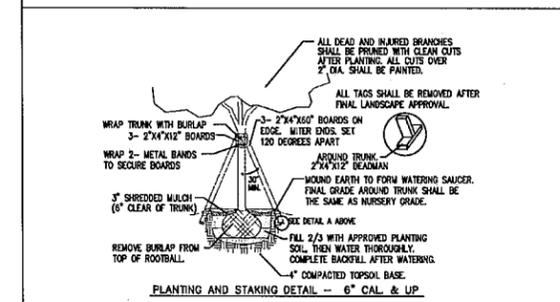
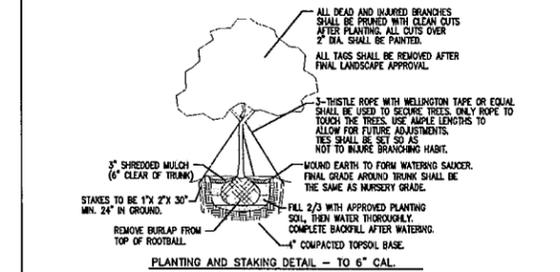
All addenda apply to section(s) specified in the contract documents and therefore are to be considered a part of the contract.

SITE RESTORATION

The Contractor shall remove all excess material and shall clean up and restore the site to its original condition or better. All damage, as a result of work under this contract, done to existing structure, pavement, driveways, paved areas, curbs and gutters, sidewalks, shrubbery, grass, trees, utility poles, utility pipe lines, conduits, drains, catch basins, flagstones, rocked, graveled or stabilized areas or driveways and including all obstructions not specifically named herein, shall be repaired and restored to a condition acceptable to the Landscape Architect or owner.

CONTRACTOR TO CHECK DRAWINGS AND DATA

The Contractor shall verify all dimensions, quantities, locations, materials and details shown on the Drawings, supplementary drawings, schedules or other data received from the Landscape Architect, and shall notify him of all errors, omissions, conflicts and discrepancies found therein. Failure to discover or correct errors, conflicts or discrepancies shall not relieve the Contractor of full responsibility for unsatisfactory work, faulty construction, or improper operation resulting therefrom nor from rectifying such condition at his own expense. He will not be allowed to take advantage of any error or omissions, as full instructions will be furnished by the Landscape Architect or Owner, should any error or omissions be discovered. All schedules are given for the convenience of the Client, Landscape Architect and Contractor and are not guaranteed to be complete.



Digitally signed by  
**Carol B Perez**  
DN: cn=Carol B Perez, o=AGT Land, email=carol@agtland.com, c=US  
Date: 2021.07.23 15:11:56-0400

PROJECT  
**THE MARKETPLACE  
AT HILLSBORO  
EAST OUT-PARCEL  
COCONUT CREEK, FL**

TITLE  
**LANDSCAPE SPECIFICATIONS  
& DETAILS  
EAST OUT-PARCEL**

PROJ. NO.	FILE NAME	DATE	REV.
BB	DRAWN	2/14/20	
		9/24/20	
		03/12/21	
		04/14/21	
		07/23/21	

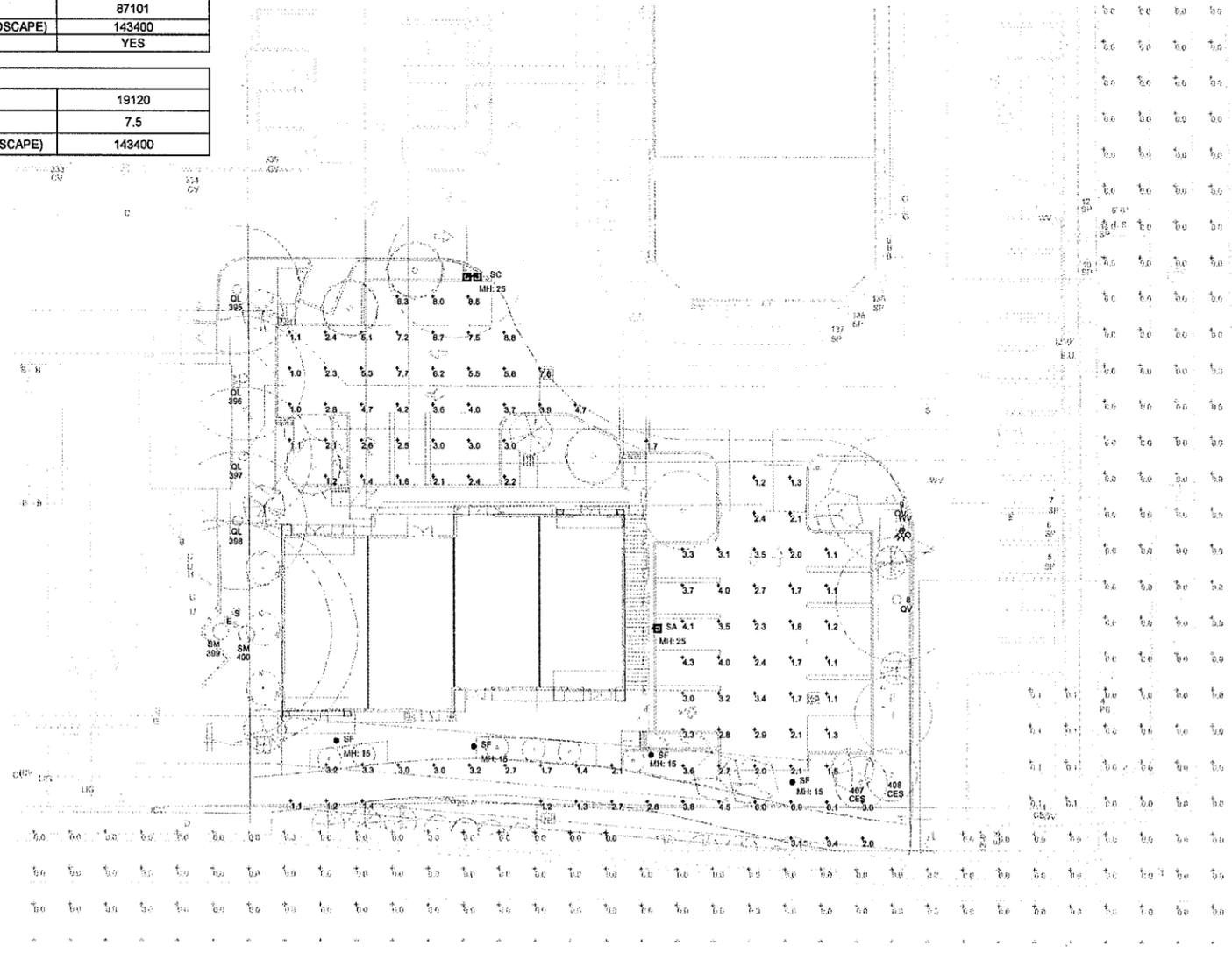
LAST SAVED AT: 7/22/21

Luminaire Schedule					
Symbol	Qty	Label	Description	LLF	Lum. Lumens
	1	SA	CREE LTG#: OSQ-A-NM-4ME-U-40K-UL / OSQ-XX-XX / OSQ-BLSLF / MTD AT 25' AFG	0.900	20427
	1	SC	CREE LTG#: (2) OSQ-A-NM-4ME-U-40K-UL / OSQ-XX-XX / OSQ-BLSLF / MTD AT 25' AFG	0.900	20427
	5	SF	KIM LTG#: RA172-36L-350-4K7-2-CLR-BC / MTD AT 15' AFG	0.900	2098

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Areas	Illuminance	Fc	3.22	8.8	1.0	3.22	8.80
SPILL LIGHT	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

LIGHTING COMPLIANCE CHART			
LABEL	QUANTITY	LUMINAIRE LUMENS	TOTAL
SA	1	20427	20427
SC	1	40854	40854
SF	5	5164	25820
TOTAL LUMINAIRE LUMENS			87101
**SITE ALLOWED TOTAL LUMENS (LUMENS PER SF X HARDSCAPE)			143400
PROJECT IS COMPLIANT			YES
TOTAL LUMENS ALLOWED PER SITE			
HARDSCAPE AREA (SF)			19120
ALLOWED LUMENS PER SF OF HARDSCAPE			7.5
SITE ALLOWED TOTAL LUMENS (LUMENS PER SF X HARDSCAPE)			143400

Note:  
All site lighting is required a reduction of lighting to 1/2 for the entire property after hours.



PHOTOMETRIC PLAN

1" = 20'  
N



14101 NW 8TH STREET  
SUNRISE, FL 33325  
PH: 654-306-3931  
CONTACT: RYAN McCARTHY

DESIGN MATTERS



MUMMAW  
ASSOCIATES, INC

ARCHITECTURE  
INTERIOR DESIGN  
CONSTRUCTION MANAGEMENT  
4730 NW BOCA RATON BLVD.  
BOCA RATON, FL 33431  
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AIA 13002164  
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CDO# 55122  
DOUGLAS A. MUMMAW  
AIA, NCARB  
FLORIDA AR 82310  
PENNSYLVANIA PA 405601  
www.mumma.com



ARCHITECTURAL SEAL

MARKETPLACE AT HILLSBORO - EAST OUT-PARCEL  
4201-4599 W. HILLSBORO BLVD.  
COCONUT CREEK, FLORIDA 33432

SHEET TITLE  
SITE LIGHTING PLAN

PROJECT NUMBER  
1104-C  
PARTIAL RELEASE

FULL RELEASE  
02/14/2020  
P.M.: RENEE JOHNSON

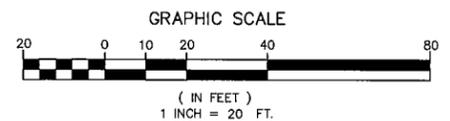
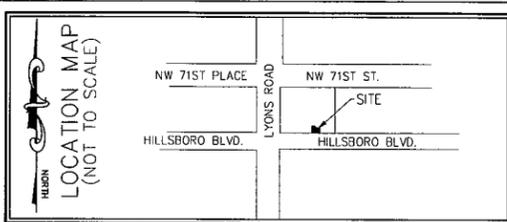
- REVISIONS
- △ SECOND SUBMITTAL 09/29/2020
  - △ THIRD SUBMITTAL 12/17/2020
  - △ FOURTH SUBMITTAL 03/12/2021
  - △ FIFTH SUBMITTAL 04/14/2021
  - △ SIXTH SUBMITTAL 07/23/2021

210-  
PH-1

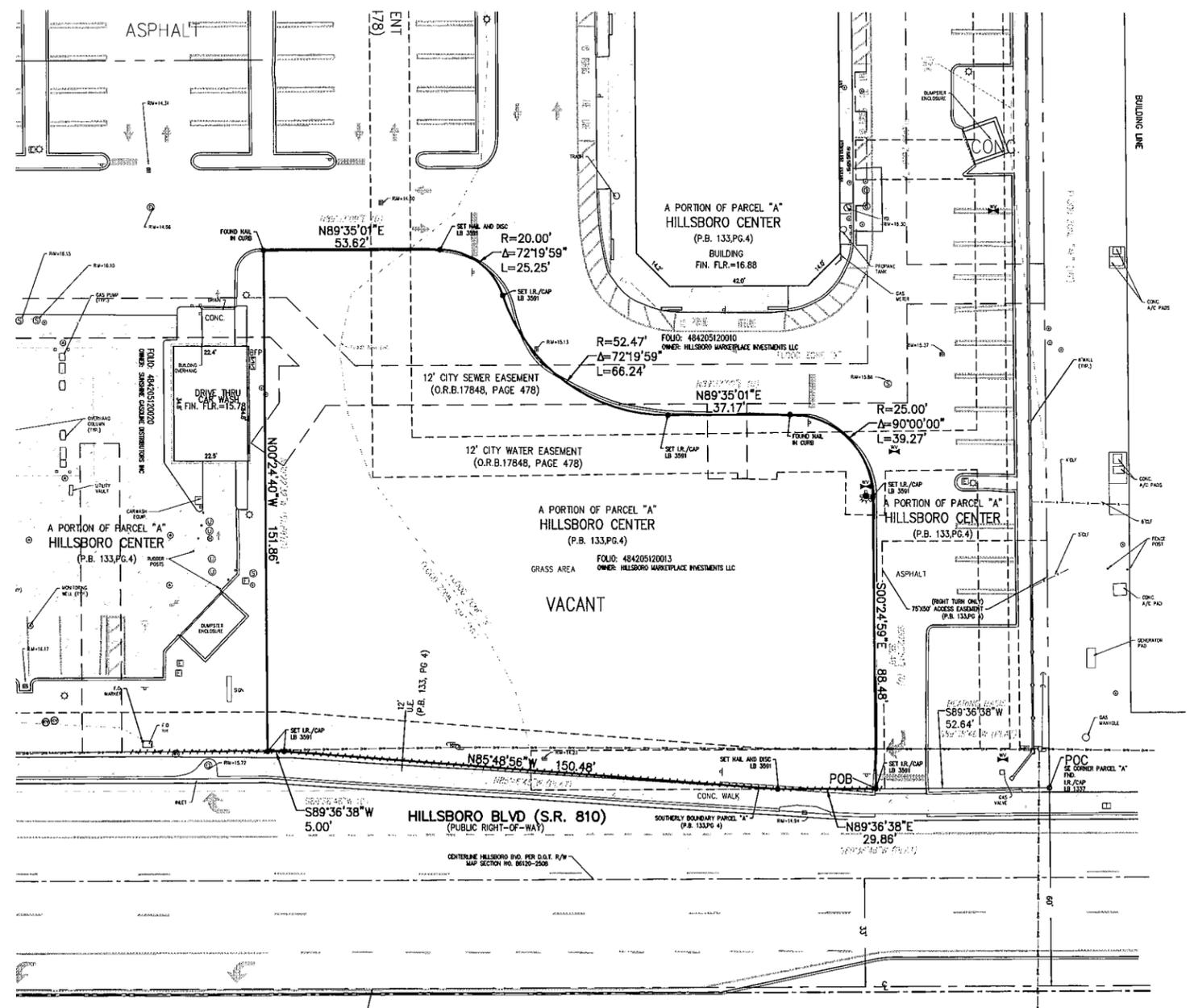
SITE LIGHTING PLAN

B:\Midwest\BIM\Bldg Basic for ARCH\104-02\Hillsboro Market Place\Marketplace at Hillsboro SPA





- LEGEND**
- A/C - AIR CONDITIONER
  - ARC - ARC LENGTH
  - ALUM. - ALUMINUM
  - B.C.R. - BROWARD COUNTY RECORDS
  - B.E. - BUFFER EASEMENT
  - C.O. - CLEANOUT
  - CLF - CHAIN LINK FENCE
  - CONC. - CONCRETE
  - COV. COVERED
  - D.E. - DRAINAGE EASEMENT
  - D.O.T. - DEPARTMENT OF TRANSPORTATION
  - ELEC. - ELECTRIC
  - EQUIP. - EQUIPMENT
  - ESMT. - EASEMENT
  - EXIST. - EXISTING
  - F.P.L. - FLORIDA POWER & LIGHT
  - FIN. - FINISHED
  - FL. - FLOOR
  - F.O. - FIBRIC OPTIC
  - FND. - FOUNDED
  - HH - HAND HOLE
  - MISC. - MISCELLANEOUS
  - IR./CAP - IRON ROD & CAP
  - INV. - INVERT
  - IRR. - IRRIGATION
  - L.A.E. - LIMITED ACCESS EASEMENT
  - O/S - BUILDING OFFSET
  - O.R.B. - OFFICIAL RECORD BOOK
  - P.L.B. - PLAT BOOK
  - P.B.C.R. - PALM BEACH COUNTY RECORD
  - P.I.V. - POINT INDICATOR VALVE
  - P.O.B. - POINT OF BEGINNING
  - P.O.C. - POINT OF COMMENCEMENT
  - P.G. - PAGE(S)
  - P.G.S. - PAGE(S)
  - P.R.M. - PERMANENT REFERENCE MONUMENT
  - PROP. - PROPOSED
  - R - RADIUS
  - R/W - RIGHT-OF-WAY
  - RCE - RANGE
  - SEC. - SECTION
  - Δ - DELTA (CENTRAL ANGLE)
  - SQ. FT. - SQUARE FEET
  - TRANS. - TRANSFORMER
  - TWP. - TOWNSHIP
  - TYP. - TYPICAL
  - U.E. - UTILITY EASEMENT
  - W.M. - WATER METER
  - W.E. - WATER EASEMENT
  - W.P. - WOOD POWER POLE
  - S.E. - SANITARY EASEMENT
  - YD. - YARD DRAIN
  - - LIGHT POLE
  - ⊕ - FIRE HYDRANT
  - ⊖ - CATCH BASIN
  - ⊙ - WATER VALVE
  - ⊙ - SET 5/8" IR./CAP LB 3591
  - ⊙ - SANITARY MANHOLE
  - ⊙ - DRAINAGE MANHOLE
  - ⊙ - WOOD POWER POLE (UNLESS NOTED)
  - ⊙ - YARD DRAIN
  - ⊙ - GREASE MANHOLE
  - ⊙ - UTILITY MANHOLE
  - ⊙ - CENTER LINE
  - ⊙ - EXISTING ELEVATION
  - ⊙ - TRAFFIC SIGN
  - ⊙ - ELECTRICAL WIRES OVERHEAD
  - ⊙ - ANCHOR
  - ⊙ - WATER METER
  - ⊙ - BACKFLOW PREVENTER (UNLESS NOTED)
  - ⊙ - GROUND LIGHT
  - ⊙ - ELECTRIC HAND HOLE
  - ⊙ - IRRIGATION CONTROL VALVE
  - ⊙ - CLEAN OUT
  - ⊙ - HAND HOLE
  - ⊙ - SET IRON ROD AND CAP LB3591, UNLESS NOTED OTHERWISE
  - ⊙ - NVAL - NON-VEHICULAR ACCESS LINE



**Easements, Restrictions, and Other Matters affecting the lands described herein:**

Type of Instrument	Instrument Book & Page	Affect on Property
Deed No. 5551 (reservations)	Deed Book 553, Page 372	Affects not plotted
Non-Use Commitment No. 743	O.R. Book 16027, Page 163	Affects not plotted
Deed No. 3032 (reservations)	Deed Book 557, Page 244	Affects not plotted
Deed No. 5678 (reservations)	Deed Book 566, Page 520	Affects not plotted
Non-Use Commitment No. 743	O.R. Book 16027, Page 163	Affects not plotted
Deed No. 3082 EDDJ (reservations)	Deed Book 568, Page 373	Affects not plotted
Quit Claim Deed (releases rights of entry)	O.R. Book 14274, Page 923	Affects not plotted
Release of Reservations	O.R. Book 16027, Page 165	Affects not plotted
Plat of Hillsboro Center	Plat Book 133, Page 4	Affects as shown
Plat of Hillsboro Center - No. 2	Plat Book 142, Page 45	Affects as shown
Easement	O.R. Book 17848, Page 478	Affects as shown
Declaration of Restrictions and Covenants to Run with the Land	O.R. Book 18324, Page 341	Affects not plotted
Reciprocal Easement Agreement	O.R. Book 18324, Page 333	Affects not plotted
Reciprocal Easement Agreement	O.R. Book 17236, Page 521	Affects not plotted
Agreement to Terminate Reciprocal Easement Agreement	O.R. Book 33523, Page 870	Affects not plotted
FPL Easement	O.R. Book 16980, Page 407	Affects as shown
FPL Easement	O.R. Book 16980, Page 409	Affects as shown
FPL Easement	O.R. Book 16980, Page 411	Affects as shown
FPL Easement	O.R. Book 16980, Page 413	Affects as shown
Easement	O.R. Book 20281, Page 498	Affects as shown
Resolution No. 92-98	O.R. Book 20281, Page 496	Affects not plotted
Bill of Sale	O.R. Book 20281, Page 503	Affects not plotted
Declaration of Easements and Covenants	O.R. Book 25852, Page 350	Affects not plotted
Ordinance No. 2002-61	O.R. Book 34145, Page 1891	Does not lie on property
Cross Access and Parking Easement Agreement	O.R. Book 44305, Page 1882	Affects not plotted
Ordinance No. 2008-032	O.R. Book 47989, Page 1270	Affects not plotted

**NOTES**

- REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT A SIGNED AND SEALED OR VERIFIABLE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- LANDS SHOWN HEREON WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 1062-5197934; DATE: FEBRUARY 5, 2021 AT 8:00 AM. EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING (NAD 83/90) OF S89°36'38"W ALONG THE SOUTH LINE OF PARCEL "A" OF "HILLSBORO CENTER", AS RECORDED IN PLAT BOOK, PLAT BOOK 133, PAGE 4, CONVERSION TO PLAT BEARING IS +0°02'08", CLOCKWISE.
- THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
- UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- FLOOD ZONE: "A", "AH", "EL16", AND "AE" (EL. 16) FIRM MAP NO. 12011C0158H; COMMUNITY NO. 120111; PANEL NO. 0158 H; DATE: AUGUST 18, 2014
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988.
- BENCHMARK ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK #2428; ELEVATION 14.33 NAVD88 (PUBLISHED ELEVATION = 15.89 NAVD29 - 1.56 = 14.33 NAVD88 PER NOAA.GOV VDATUM VERSION 3.7)

**DESCRIPTION**

A PORTION OF PARCEL "A", HILLSBORO CENTER, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 133, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 89 DEGREES 38 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 52.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 38 MINUTES 46 SECONDS WEST A DISTANCE OF 29.86 FEET; THENCE NORTH 85 DEGREES 46 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 150.48 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 46 SECONDS WEST FOR A DISTANCE OF 5.00 FEET (SAID LAST 4 MENTIONED COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A"); THENCE NORTH 00 DEGREES 22 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 151.88 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 53.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 72 DEGREES 19 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 25.25 FEET TO A POINT OF TANGENCY OF A CIRCULAR CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 52.47 FEET THROUGH A CENTRAL ANGLE OF 72 DEGREES 19 MINUTES 59 SECONDS FOR AN ARC DISTANCE OF 66.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST FOR A DISTANCE OF 37.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 88.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,959 SQUARE FEET/0.5500 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

**CERTIFICATE**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON FEBRUARY 6, 2018. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

David Lindley  
 DAVID P. LINDLEY, P.L.S.  
 REG. LAND SURVEYOR #5005  
 STATE OF FLORIDA - LB #3591

DATE	2-10-2021	BY	
ADDED TITLE INFORMATION		REVISIONS	
FILE NAME: 8071-SUR FOR EAST OUTPARCEL 2			

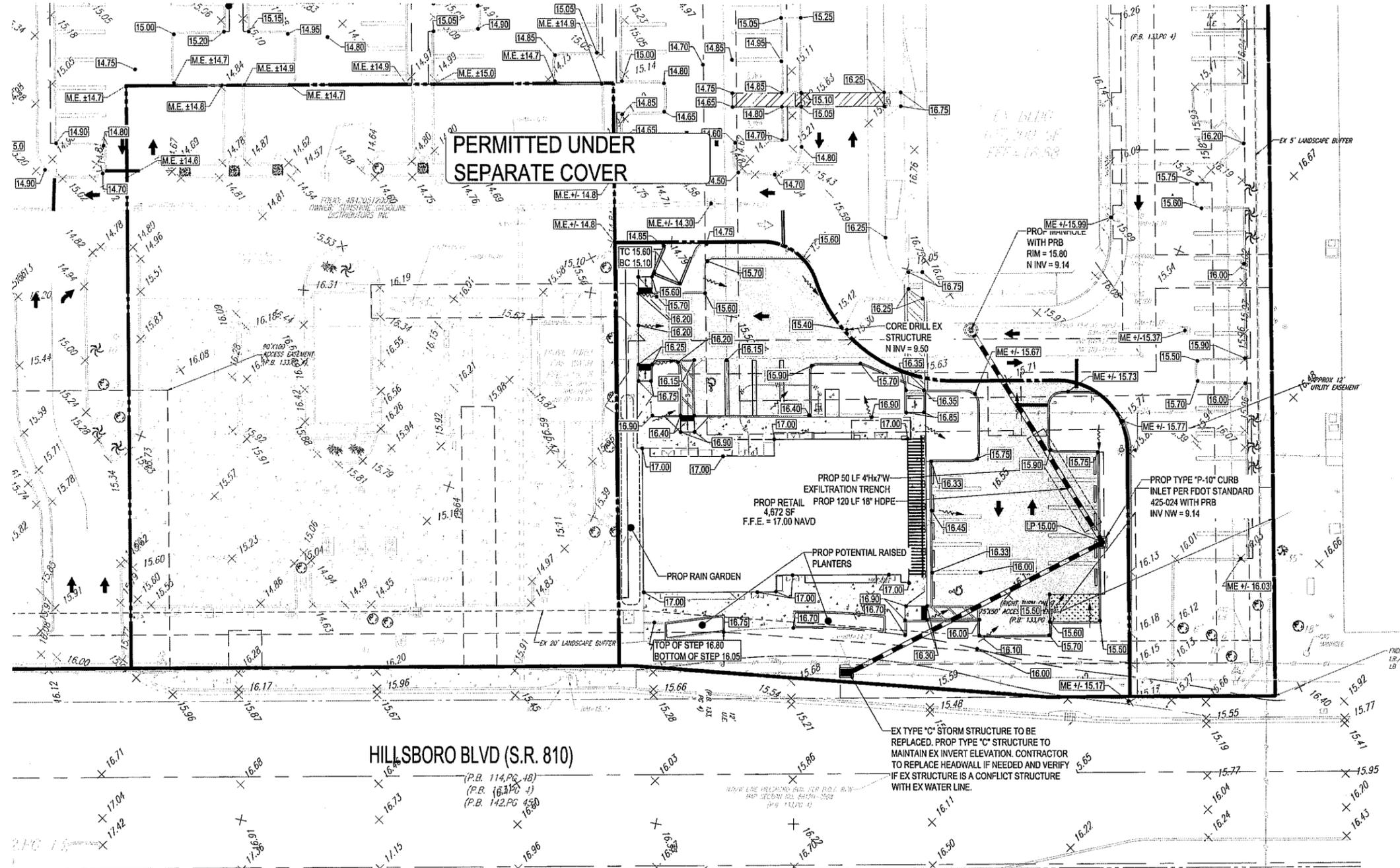
CAULFIELD & WHEELER, INC.  
 CIVIL ENGINEERING SURVEYING  
 LANDSCAPE ARCHITECTURE  
 1000 S. W. 10TH AVE., SUITE 100  
 BOCA RATON, FLORIDA 33432  
 PHONE (561)-392-1991 / FAX (561)-750-1452

EAST OUTPARCEL  
 HILLSBORO MARKETPLACE  
 BOUNDARY SURVEY

DATE	2/6/20
DRAWN BY	AC
F.B./PG.	HDS
SCALE	1"=50'



JOB # 8071  
 SHT. NO.  
 SURESTOP  
 OF 1 SHEETS



**AREA CALCULATIONS**

PRE-DEVELOPMENT  
PERVIOUS AREA = 24,029 SF (0.55 AC)  
IMPERVIOUS AREA = 0 SF (0.00 AC)

POST DEVELOPMENT  
PERVIOUS AREA = 6,699 SF (0.16 AC)  
IMPERVIOUS AREA = 17,330 SF (0.40 AC)

**DATUM NOTE:**  
ALL ELEVATIONS REFERENCED HEREIN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



**BOHLER//**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
SUSTAINING DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/12/21	PHOTOMETRICS	ML	AS

**Sunshine 311**  
ALWAYS CALL 311  
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING QUALIFIED FOR MUNICIPAL AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE REVIEW OF THE AGENCY.

PROJECT NO.: FLB190147  
DRAWN BY: ML  
CHECKED BY: AS  
DATE: 03/12/21  
CAD I.D.: FLB190147-GOP-0

**MARKETPLACE AT HILLSBORO**

FOR  
**MUMMAW AND ASSOCIATES**

4201-4589 W. HILLSBORO BLVD.  
COCONUT CREEK, FL 33432

**BOHLER//**  
2255 GLADES ROAD, SUITE 305E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 571-0230  
Fax: (561) 571-0281  
FLORIDA BUSINESS CERT. OF AUTH. NO. 30380  
LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC20095951

Digitally signed by Andrew Savage  
DN: c=US, o=BOHLER ENGINEERING, llc, ou=AD4270000001681900E760, ou=00095885, cn=Andrew Savage, email=0011.07.23.151330-0400

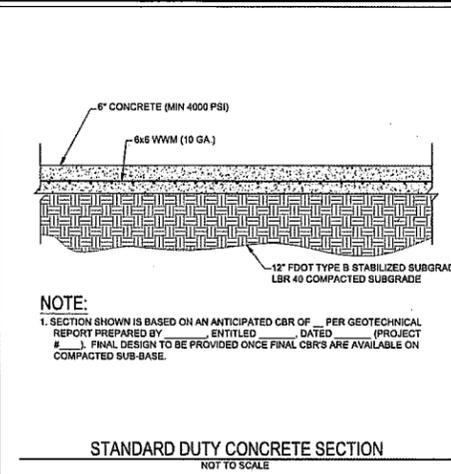
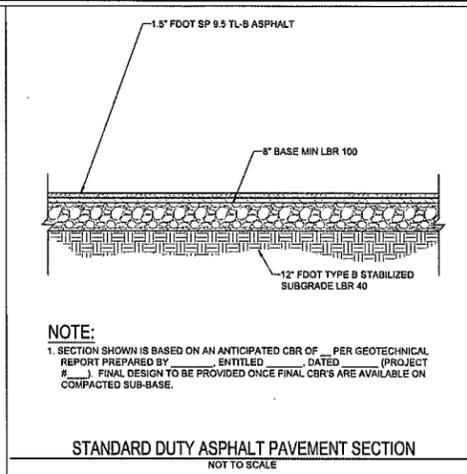
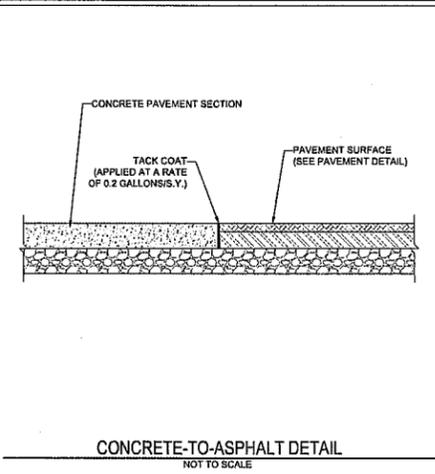
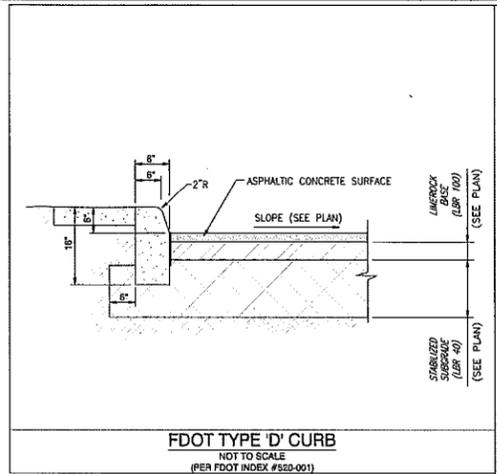
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW SAVAGE, PE ON THE DATE ADJACENT TO THE SEAL.

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

SHEET TITLE:  
**PAVING & DRAINAGE - SOUTHEAST**

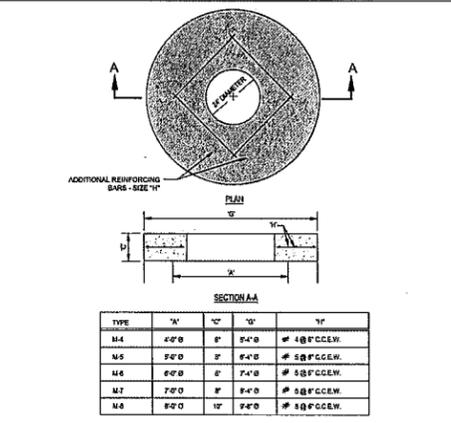
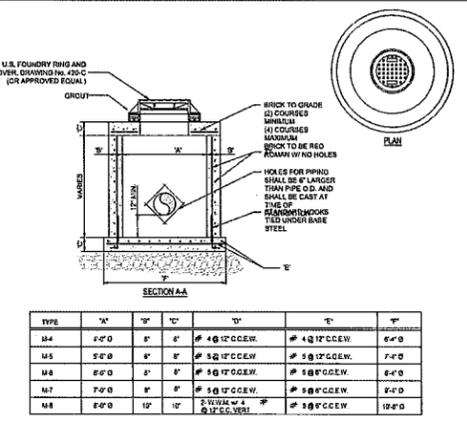
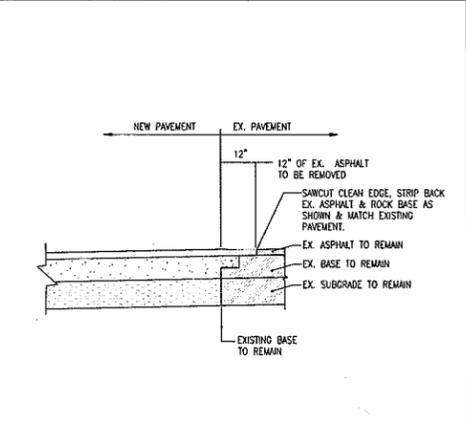
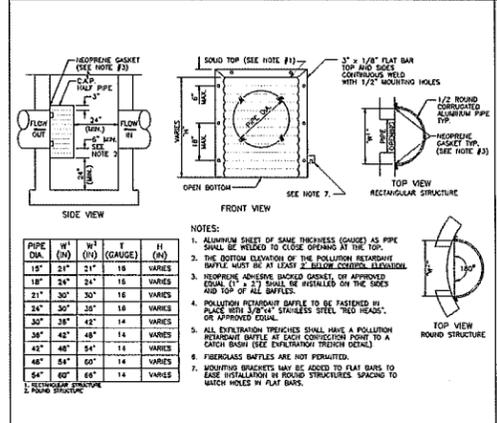
SHEET NUMBER:  
**230-C-1**

ORG. DATE - 02/14/2020



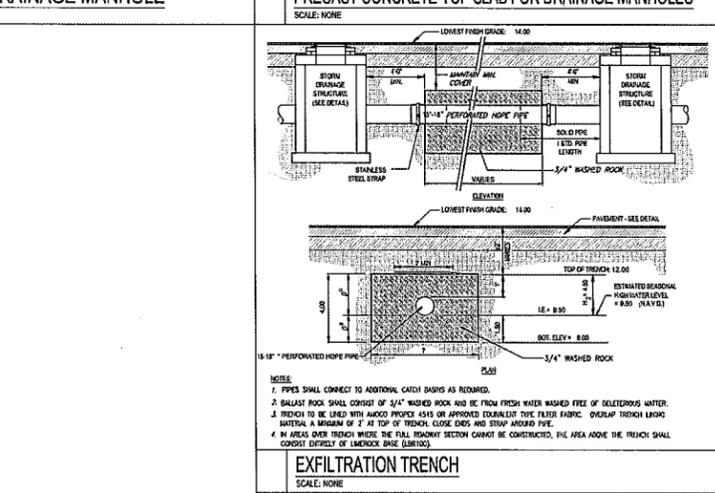
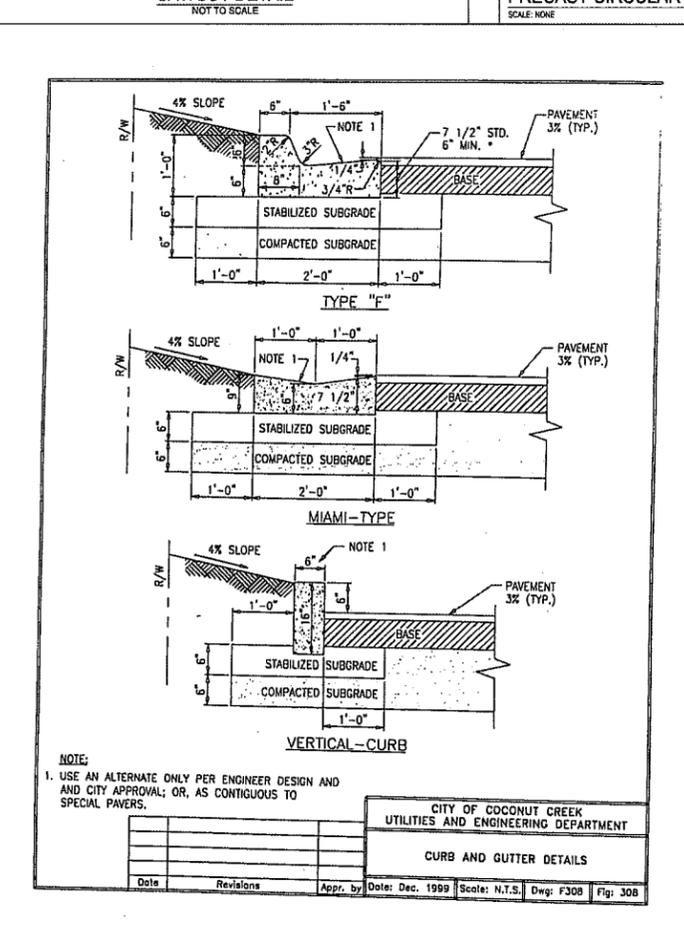
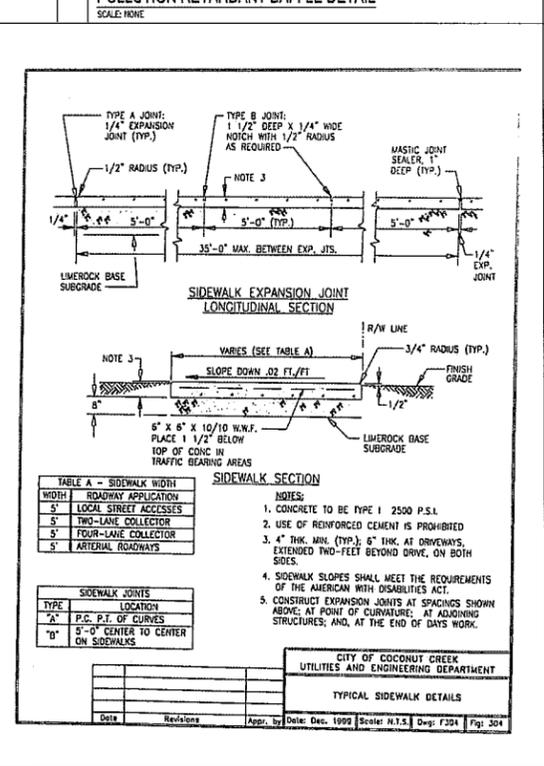
**GRADING LEGEND**

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
15	CONTOUR LINE	15
15	SPOT ELEVATIONS	15
15	SANITARY LABEL	15
15	STORM LABEL	15
15	STORM SEWER	15
15	STORM STRUCTURE	15
15	TYPICAL END SECTION	15
15	HEADWALL OR ENDWALL	15
15	YARD INLET	15
15	CURB INLET	15
15	MONITORING WELL	15
15	BORING	15
15	BENCHMARK	15
15	TEST PIT	15



- GENERAL NOTES:**
- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
  - COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
  - STANDARD INDICES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
  - ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.
  - ANY SIDEWALK THAT IS DAMAGED OR BROKEN DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
  - CONTRACTOR TO COORDINATE WITH BROWARD COUNTY FOR PROPOSED ROADWORK, INCLUDING MOT.
  - CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD FOR EXISTING UTILITY RELOCATIONS.

- PAVING AND GRADING NOTES:**
- GENERAL:
    - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
    - ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION.
    - THE ALTA/ACSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
    - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
    - ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.
    - ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
    - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
    - PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.



- MATERIALS:
  - BASE COURSE SHALL BE COMPLIANT WITH LATEST F.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL AND DESIGN STANDARDS.
  - ASPHALT SURFACES SHALL BE TYPE SUPER PAVE (SP), UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO MINIMUM 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
  - REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
- INSTALLATION:
  - SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-180), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
  - BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
  - BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  - INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-III ASPHALTIC CONCRETE OR THE LATEST REVISION.
- TESTING:
  - THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
  - DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
  - ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
  - DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
  - DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

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

**REVISIONS**

REV	DATE	COMMENT	SHOWN BY	CHECKED BY
1	03/12/21	PHOTOMETRICS	ML	AS

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**ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL**

PROJECT No.: FLB190147  
DRAWN BY: ML  
CHECKED BY: AS  
DATE: 03/12/2021  
CAD I.D.: FLB190147-GDP-0

**MARKETPLACE AT HILLSBORO**

FOR  
**MUMMAW AND ASSOCIATES**

4201-4689 W. HILLSBORO BLVD.  
COCONUT CREEK, FL 33432

**BOHLER//**  
2255 GLADES ROAD, SUITE 308E  
BOCA RATON, FLORIDA 33431  
Phone: (561) 511-0261  
Fax: (561) 571-0261  
FLORIDA BUSINESS CERT. OF AUTH. No. 97930  
LANDSCAPE ARCHITECT BUSINESS LIC. No. LC25000001

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DN: cn=US, o=BOHLER ENGINEERING FL LLC, ou=4014270000015819009, email=andrew@bohler.com, c=Andrew Savidge  
Date: 2021.07.23 15:34:00 -07'

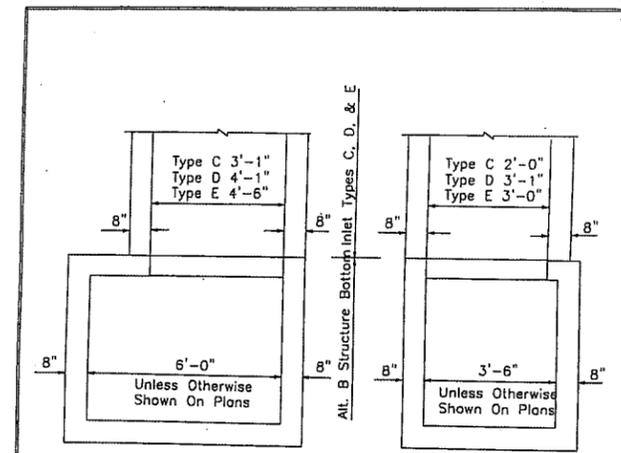
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SHEET TITLE:  
**PAVING & GRADING DETAILS**

SHEET NUMBER:  
**231-C-2**

ORG DATE - 02/14/2020



NOTE: All B Structure Bottom Only. See Index No. 200

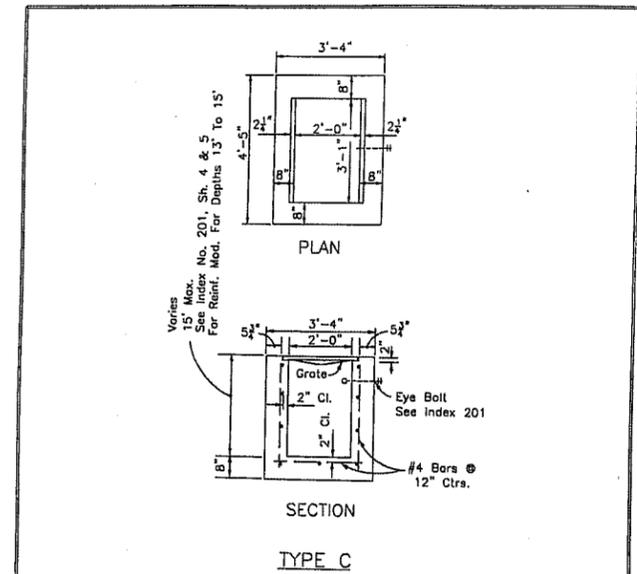
STRUCTURE BOTTOM FOR INLETS TYPE C, D & E

FDOT INDEX 232				
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
STORM INLET DETAIL STRUCTURE BOTTOMS, TYPE 'C', 'D' & 'E' 5 OF 6				
Date	Revisions	Appr. by	Date	Scale: N.T.S. Dwg: F309E Fig: 309E

GENERAL NOTES

- These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.
- Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.
- Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.
- Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.
- All exposed corners and edges of concrete are to be chamfered.
- Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.
- Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.
- Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.

FDOT INDEX 232				
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
STORM INLET DETAIL GENERAL NOTES 6 OF 6				
Date	Revisions	Appr. by	Date	Scale: N.T.S. Dwg: F309F Fig: 309F



Recommended Maximum Pipe Size:  
2'-0" Wall-18" Pipe  
3'-1" Wall-24" Pipe

FDOT INDEX 232				
CITY OF COCONUT CREEK UTILITIES AND ENGINEERING DEPARTMENT				
STORM INLET DETAIL TYPE 'C' 1 OF 6				
Date	Revisions	Appr. by	Date	Scale: N.T.S. Dwg: F309A Fig: 309A

GRADING LEGEND

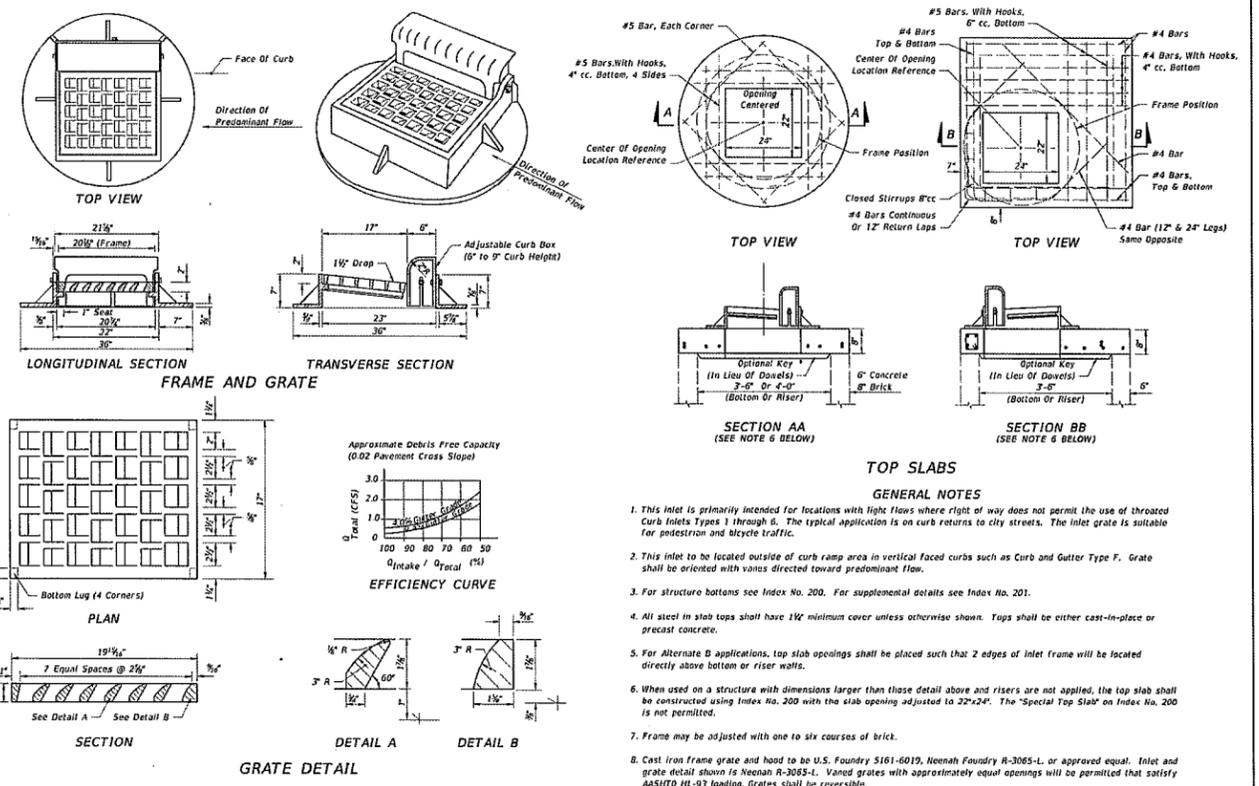
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
15	CONTOUR LINE	15
15	SPOT ELEVATIONS	15.00 TO 15.00 15.00 TO 14.50
15	SANITARY LABEL	SAN
15	STORM LABEL	ST
15	STORM SEWER	SS
15	STORM STRUCTURE	SS
15	TYPICAL END SECTION	ES
15	HEADWALL OR ENDWALL	HW
15	YARD INLET	YI
15	CURB INLET	CI
15	MONITORING WELL	MW
15	BORING	B
15	BENCHMARK	BM
15	TEST PIT	TP

GENERAL NOTES:

- CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CASTING STRUCTURES.
- COORDINATE ALL UTILITY LEADS AND BUILDING CONNECTIONS WITH THE ARCHITECTURAL PLANS.
- STANDARD INDICES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS".
- ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY WILL NEED TO BE SODDED.
- ANY SIDEWALK THAT IS DAMAGED OR BROKEN DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
- CONTRACTOR TO COORDINATE WITH BROWARD COUNTY FOR PROPOSED ROADWORK, INCLUDING MOT.
- CONTRACTOR TO COORDINATE WITH ENGINEER OF RECORD FOR EXISTING UTILITY RELOCATIONS.

PAVING AND GRADING NOTES:

- GENERAL:
  - ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE SURVEYOR'S BENCHMARKS AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
  - ALL GRADES SHOWN REFERENCE PROPOSED ELEVATIONS AT EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. "TC" = TOP OF CURB ELEVATION; "BC" = BOTTOM OF CURB ELEVATION (EDGE OF PAVEMENT); "MATCH" = PROPOSED GRADE TO MATCH EXISTING GRADE; "TW" = TOP OF RETAINING WALL ELEVATION; "BW" = BOTTOM OF RETAINING WALL ELEVATION.
  - THE ALTAGCSM LAND TITLE SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
  - THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN GEOTECHNICAL REPORT AND PLANS, ETC.
  - ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMELOCK BASE.
  - ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION, SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
  - WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT TO ENSURE A PROPER JOINT.
  - PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY APPROVALS IF REQUIRED.
- MATERIALS:
  - BASE COURSE SHALL BE COMPLIANT WITH LATEST F.D.O.T. FLEXIBLE PAVEMENT DESIGN MANUAL AND DESIGN STANDARDS.
  - ASPHALT SURFACES SHALL BE TYPE SUPER PAVE (SP), UNLESS OTHERWISE SPECIFIED ON THE PLANS, AND SHALL BE A MINIMUM OF 1-1/2" THICK, AND CONSTRUCTED IN TWO MINIMUM 3/4" LIFTS, WITH TACKCOAT BETWEEN LIFTS.
  - REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS I CONCRETE WITH A MINIMUM STRENGTH OF 3,000 PSI AND SHALL BE REINFORCED WITH A 6" x 6" NO. 6 GAUGE WIRE MESH.
- INSTALLATION:
  - SUBGRADE FOR ROADWAY SHALL BE COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM DENSITY (AASHTO T-99), TO A MIN. 12" AND SHALL HAVE A MINIMUM LBR 40.
  - BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM THICKNESS OF 8" PLACED IN ONE LIFT. BASE COURSE MATERIAL SHALL HAVE A MINIMUM MARSHALL STABILITY OF 1000, UNLESS OTHERWISE INDICATED (OR LBR-100).
  - BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
  - INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE S-II ASPHALTIC CONCRETE OR THE LATEST REVISION.
- TESTING:
  - THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
  - DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
  - ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
  - DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
  - DENSITY TESTS AND "AS-BUILTS" ON THE FINISHED BASE SHALL BE SUPPLIED TO THE GEOTECHNICAL ENGINEER, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.



- GENERAL NOTES
- This inlet is primarily intended for locations with light flows where right of way does not permit the use of throated curb inlets Types 1 through 6. The typical application is on curb returns to city streets. The inlet grate is suitable for pedestrian and bicycle traffic.
  - This inlet to be located outside of curb ramp area in vertical faced curbs such as Curb and Gutter Type F. Grate shall be oriented with vanes directed toward predominant flow.
  - For structure bottoms see Index No. 200. For supplemental details see Index No. 201.
  - All steel in slab tops shall have 1/4" minimum cover unless otherwise shown. Tops shall be either cast-in-place or precast concrete.
  - For Alternate B applications, top slab openings shall be placed such that 2 edges of Inlet frame will be located directly above bottom or riser walls.
  - When used on a structure with dimensions larger than those detail above and risers are not applied, the top slab shall be constructed using Index No. 200 with the slab opening adjusted to 32"x24". The "Special Top Slab" on Index No. 200 is not permitted.
  - Frame may be adjusted with one to six courses of brick.
  - Cast iron frame grate and hand to be U.S. Foundry 5161-6019, Neenah Foundry R-3065-L, or approved equal. Inlet and grate detail shown is Neenah R-3065-L. Vaned grates with approximately equal openings will be permitted that satisfy AASHTO HL-93 loading. Grates shall be reversible.

LAST REVISION	DESCRIPTION	INDEX NO.	SHEET NO.
04		215	7

FDOT DESIGN STANDARDS  
FY 2012/2013

CURB INLET TOP TYPE 10

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PERMITTING SERVICES  
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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	03/12/21	PHOTOMETRICS	ML	AS

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PROJECT NO.: FLB190147  
DRAWN BY: ML  
CHECKED BY: AS  
DATE: 03/12/2021  
CAD ID: FLB190147-GDP-0

**MARKETPLACE AT HILLSBORO**  
FOR  
**MUMMAW AND ASSOCIATES**  
4201-4589 W. HILLSBORO BLVD.  
COCONUT CREEK, FL 33432

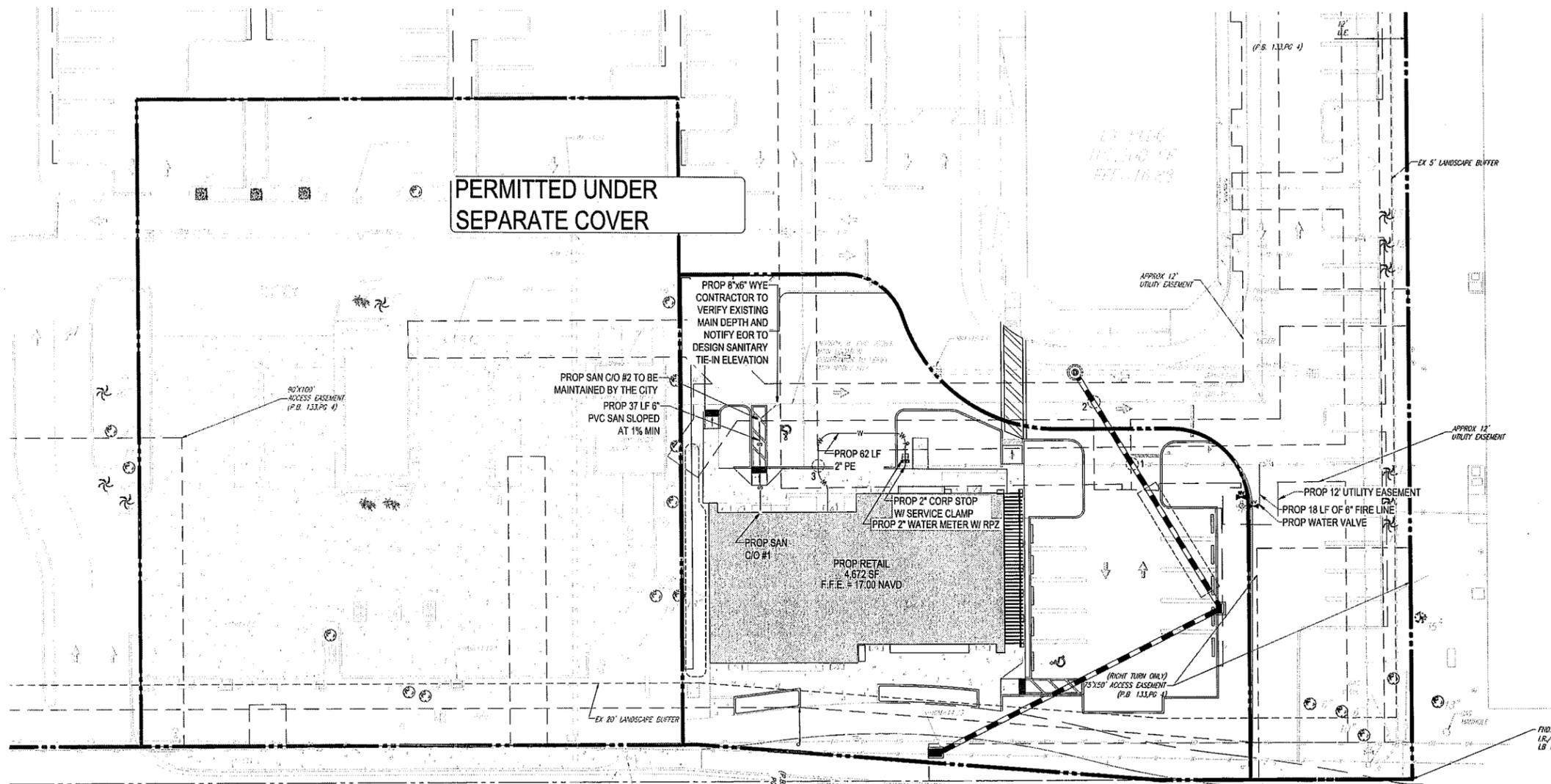
**BOHLER**  
2255 GLADES ROAD, SUITE 305E  
BOCA RATON, FLORIDA 33431  
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LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC20000551  
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Date: 2021.07.23 15:34:35 -0400

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SHEET NUMBER:  
**231-C-2.1**  
ORG. DATE - 02/14/2020



UTILITY CROSSING SCHEDULE	
<b>X-ING 1</b> TOP UTILITY: 8" DIP WATER BOTTOM UTILITY: 18" HDPE STORM BOTTOM 8" WATER: 12.14 TOP 18" STORM: 10.78	<b>X-ING 2</b> TOP UTILITY: 8" PVC SAN BOTTOM UTILITY: 18" HDPE STORM BOTTOM 8" SAN: 11.28 TOP 18" STORM: 10.78
<b>X-ING 3</b> TOP UTILITY: 8" DIP WATER BOTTOM UTILITY: 2" PE WATER MAINTAIN 6" MINIMUM OF SEPARATION	



HILLSBORO BLVD (S.R. 810)

(P.B. 114, PG 4B)  
(P.B. 133, PG 4)  
(P.B. 142, PG 4S)

N/R/W LINE HILLSBORO BLVD. PER D.O.T. R/W  
MAP SECTION NO. 86120-2508  
(P.B. 133, PG 4)

CENTERLINE OF HILLSBORO BLVD. AS SHOWN ON  
D.O.T. R/W MAP SECTION NO. 86120-2502  
(P.B. 133, PG 4)

SOUTHWEST TRACTS SAND 4  
BLOCK 84 (12-45 PLOT)  
(P.B. 133, PG 4)



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PROJECT NO.: FLB190147  
 DRAWN BY: ML  
 CHECKED BY: AS  
 DATE: 03/12/2021  
 CAD L.D.: FLB190147-UTP-0

**MARKETPLACE AT  
 HILLSBORO**

FOR  
**MUMMAW  
 AND  
 ASSOCIATES**

4201-4589 W. HILLSBORO BLVD.  
 COCONUT CREEK, FL 33432

**BOHLER//**  
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 LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC20000031



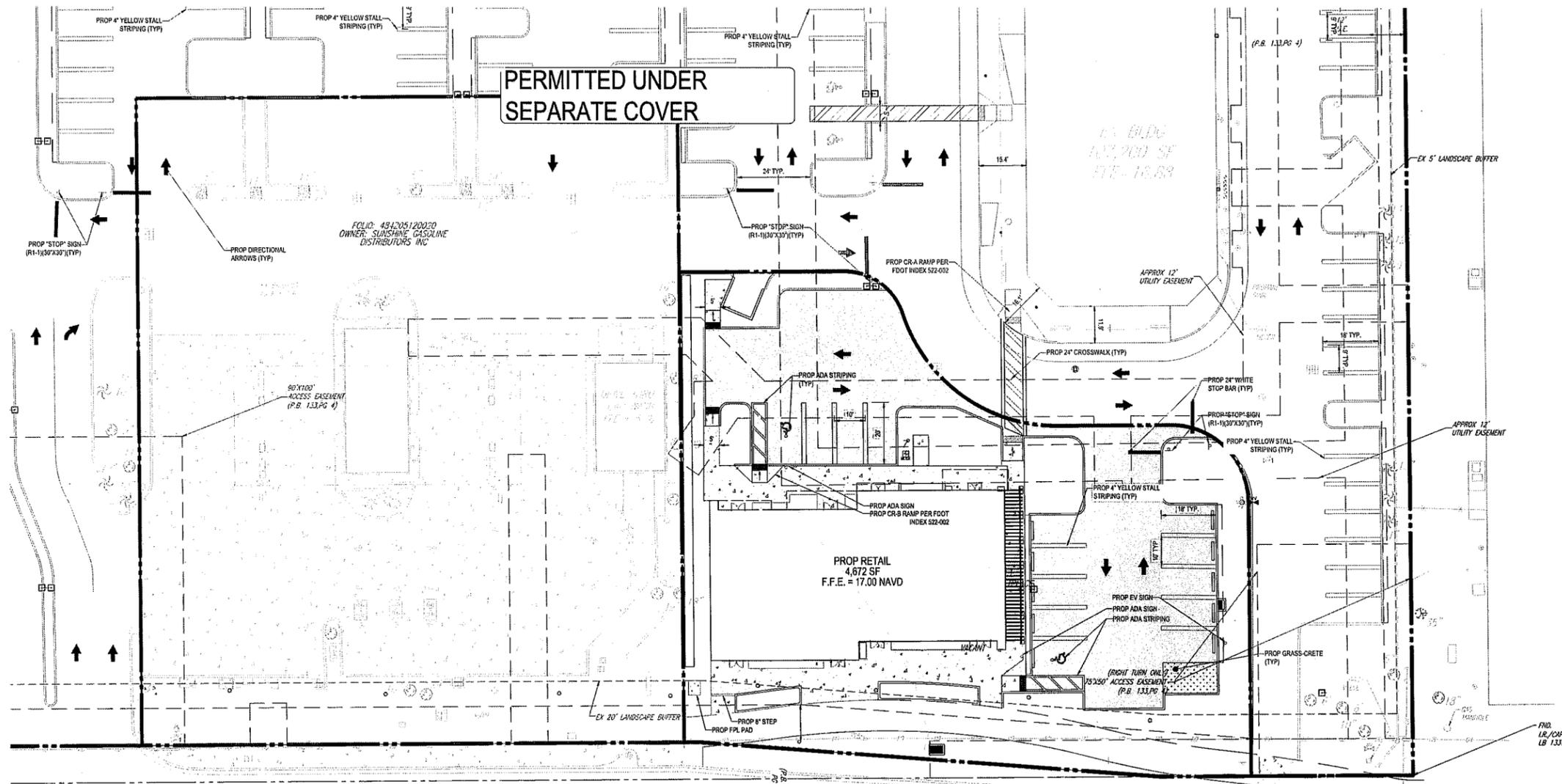
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SHEET TITLE:  
**UTILITY - SOUTHEAST**

SHEET NUMBER:  
**232-C-3**

ORG. DATE - 02/14/2020



HILLSBORO BLVD (S.R. 810)

(P.B. 114, PG 48)  
 (P.B. 133, PG 4)  
 (P.B. 142, PG 45)

PROP CR.A RAMP PER FOOT INDEX 522-002  
 PROP ADA STRIPING  
 PROP 4\"/>

PROP ADA SIGN  
 PROP CR 3 RAMP PER FOOT INDEX 522-002

PROP 4\"/>



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 CHECKED BY: AS  
 DATE: 03/12/2021  
 CAD L.D.: FLB190147-MSP-0

**MARKETPLACE AT  
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 FOR  
**MUMMAW  
 AND  
 ASSOCIATES**  
 4201-4569 W. HILLSBORO BLVD.  
 COCONUT CREEK, FL 33432

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 FLORIDA BUSINESS CERT. OF AUTH. NO. 30780  
 LANDSCAPE ARCHITECT BUSINESS LIC. NO. LC20000551

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 ENGINEERING PL LLC  
 c=FL, ou=BOHLER ENGINEERING PL LLC  
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**PAVEMENT MARKING  
 & SIGNAGE -  
 SOUTHEAST**

SHEET NUMBER:  
**233-C-4**

ORG. DATE - 02/14/2020

HILLSBORO BLVD (S.R. 810) - MARKETPLACE AT HILLSBORO - SOUTHEAST  
 DATE: 02/14/2020  
 DRAWN BY: ANDREW SAVAGE  
 CHECKED BY: ANDREW SAVAGE  
 DATE: 02/14/2020  
 CAD L.D.: ANDREW SAVAGE





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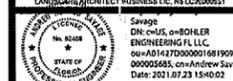
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 CAD I.D.: FLB190147-UTP-0

**MARKETPLACE AT  
 HILLSBORO**

FOR  
**MUMMAW  
 AND  
 ASSOCIATES**

4201-4589 W. HILLSBORO BLVD.  
 COCONUT CREEK, FL 33432

2255 GLADES ROAD, SUITE 305E  
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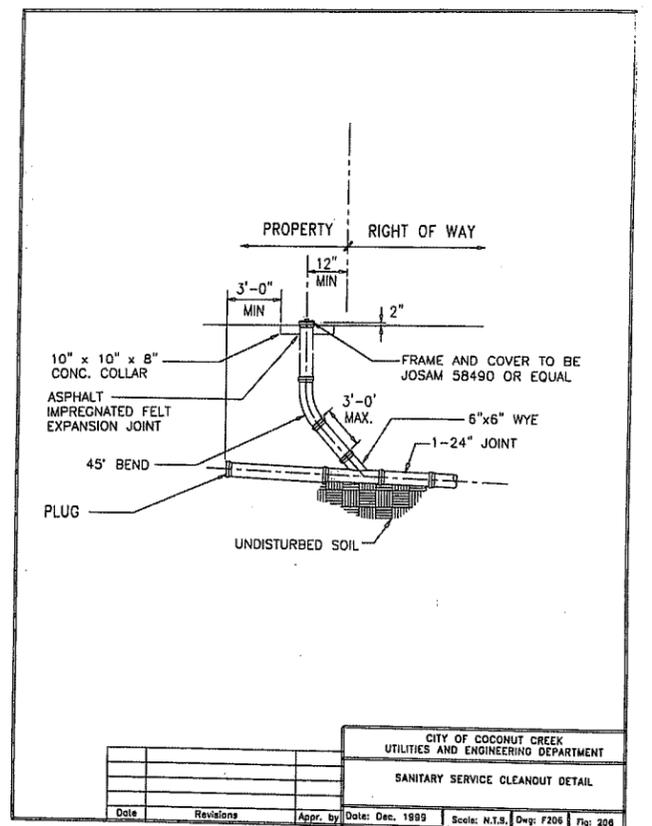
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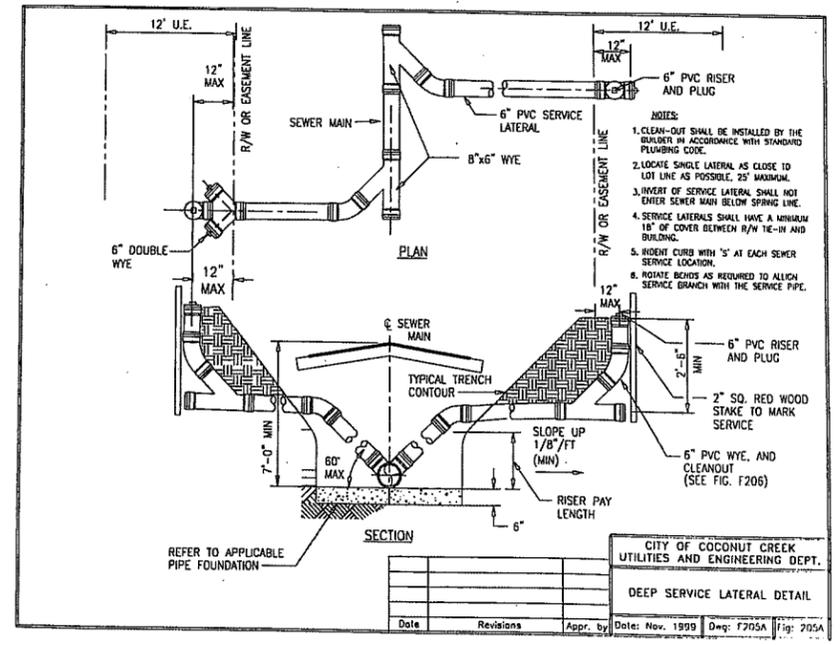
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 DETAILS**

SHEET NUMBER:  
**236-C-7**

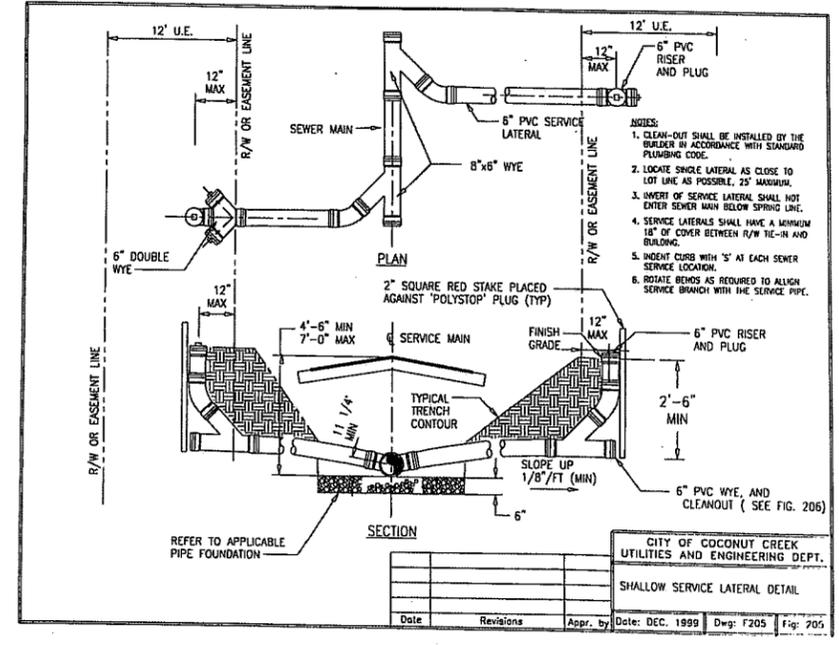
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CITY OF COCONUT CREEK  
 UTILITIES AND ENGINEERING DEPARTMENT  
**SANITARY SERVICE CLEANOUT DETAIL**  
 Date: Dec. 1999 Scale: N.T.S. Dwg: F206 Fig: 206



CITY OF COCONUT CREEK  
 UTILITIES AND ENGINEERING DEPT.  
**DEEP SERVICE LATERAL DETAIL**  
 Date: Nov. 1999 Dwg: F205A Fig: 205A



CITY OF COCONUT CREEK  
 UTILITIES AND ENGINEERING DEPT.  
**SHALLOW SERVICE LATERAL DETAIL**  
 Date: Dec. 1999 Dwg: F205 Fig: 205

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