DEPARTMENT OF SUSTAINABLE DEVELOPMENT
4800 WEST COPANS ROAD
COCONUT CREEK, FLORIDA 33063

SITE PLAN AESTHETIC DESIGN CRITERIA

Please fill out the following in COMPLETE DETAIL, a restatement does not satisfy code requirements.

AESTHETIC DESIGN CRITERIA (Section 13-37)	
1.	***Harmonious and efficient organizations.*** **The site plan shall be organized harmoniously and efficiently in relation to topography, the size and type of plot, the character of adjoining property, and the type and size of buildings. The site will be developed to facilitate orderly development of surrounding property.**
	Site is against Turnpike wall and in area away from units and will ot impact the village or adjacent properties.
2.	***Preservation of natural state.*** **Desirable vegetation or other unique natural features shall be preserved in their natural state when practical. Tree and soil removal and filling of natural watercourses shall be minimized.**
	No natural vegetation will be disurbed. Area of modification will be landscaped.
3.	***Enhancement of residential privacy.*** **The site plan shall provide reasonable visual and sound privacy for all adjacent dwelling units. Fences, walks, barriers and vegetation shall be arranged for protection and privacy.**
	No residentail structures are involved in modification and existing structures to remain, addition is on opposite side of units.
4.	***Emergency access.*** **Structures and other site features shall be arranged to permit practical emergency vehicle access to all sides of buildings.**
	All structures are accesable. The Turnpike wall is on the north side of the site with adequate access to the rear side.
5.	***Access to public ways.*** **Every structure and dwelling unit shall have access to a public street, walkway or other area dedicated to common use.**
	NW 59 Place connects to a public roadway
6.	***Pedestrian circulation.*** **A pedestrian circulation system shall be provided which is separate from the vehicular circulation system.**
	.Sidewalks exist leading to the buding.
7.	***Design of access and egress drives.*** **The location, size, and numbers of ingress and egress drives to a site will be designed to minimize the negative impacts on public and private streets and on adjacent property.**
	There is only one street in the project and there is no thru traffic.
8.	***Coordination with off-site vehicular and pedestrian circulation systems.*** **The arrangement of rights-of-way or easements for vehicular and pedestrian circulation shall coordinate the pattern of existing and planned streets and pedestrian or bicycle pathways in the area.**
	There is no off-site circulation issues, existing conditions to remain.
9.	***Stormwater control.*** **Protective measures shall ensure that removal of stormwater runoff will not adversely affect neighboring properties or the public storm drainage system. Provisions shall be made for construction of wastewater facilities including grading, gutters, and piping to direct stormwater and prevent erosion. Surface water on all paved areas shall be collected at intervals which do not obstruct vehicular or pedestrian traffic.**
	Stormwater will be conained on site, no roadway work is equired and existing utilities are adequate for the minimal mofification.
10.	***Exterior lighting.*** **Location, type, size and direction of exterior lighting shall not glare or direct illumination which interferes with adjacent properties or safety of public rights-of-way.**
	Lighting is existing and residential in nature with no interferance with adjacent prperties. No additional street lights are proposed.
11.	***Protection of property values.*** **Elements of a site plan shall be arranged to have minimum negative impact on values of adjoining property.**
	Modification is adjacent to turnpike on north and buffered by the county environmentl area from adjacent residential on the south.

M.S. ARCHITECTS, INC.
901 S. FEDERAL HIGHWAY #200
FORT LAUDERDALE, FL 33316
LIC. NO. AA C001695 • AR 7456
954.463.3096

December 10, 2020

GREEN BUILDING CONSTRUCTION STATEMENT

Planning Department
City of Coconut Creek

Re: Addition to Administrative Offices for
SOS Children's Villages
3681 NW 59 Place, Coconut Creek, Florida
Job No. 19-08-77

In accordance with Section 13-320 of the City of Coconut Creek's code, which recognizes that green building construction improves the efficiency with which sites utilize energy, water, and building materials to reduce development impacts on the environment and the city, all new development or redevelopment applications shall address the green building components detailed in Section 13-320(b) at time of development application submittal.

More precise details for the building will be included in the site plan submittal. The following are the guiding components that will be included:

I. Conservation of Natural Resources

A. Sustainable Site Development
   1. Construction Pollution Prevention - An erosion and sedimentation control plan will be developed and implemented to control erosion and air born dust.
   2. Construction Site Materials Recycling - Utilizing construction waste management practices 75% of the project's construction waste will recovered, reused and recycled. A regional waste management hauler shall be hired to haul, separate, sort and document all construction waste.

B. Minimize Disruption of Existing Plants and Trees
   1. Native soil will be protected in areas not affected by the new construction.
   2. Existing plants will be protected during construction and relocated, if necessary, for the placement of the new addition.

C. Water Management
   Storm water drainage system will incorporate a combination of swale and underground storage enhancing drainage sustainability.

D. Protect Water Quality
   1. Landscape design will incorporate native plant species and Xeriscaping to reduce need for landscape irrigation.
   2. Water Efficiency - Toilets, urinals, private lavatory faucets and shower heads shall be water sense labeled and/or meet/exceed the USGBC baseline consumption values (water closet 1.6 GPF, lavatory faucets (restroom) 0.5 GPM, kitchen faucet 2.2 GPM, shower head 2.5 GPM)

E. Building Materials
   1. The use of pre-engineered wood trusses makes use of small dimension lumber and helps preserve old growth forests.
   2. The use of metal studs for interior wall partitions instead of wood studs helps in the preservation of existing forests.
   3. The use of cement tile roof will provide a 50%-75% longer lifespan than asphalt-based roofing systems.

F. Recycling of Demolished Waste
   1. Recycling of Demolished Waste - The building will incorporate a high level of regional and recycled material. By utilizing construction waste management practices, the project will divert 75-80% of construction waste based on weight. A regional waste management hauler will be hired to haul, separate, sort and document all construction waste.
   2. Building Re-Use - The existing buildings will remain. Only minor modifications are being implemented in order to connect to the new addition.

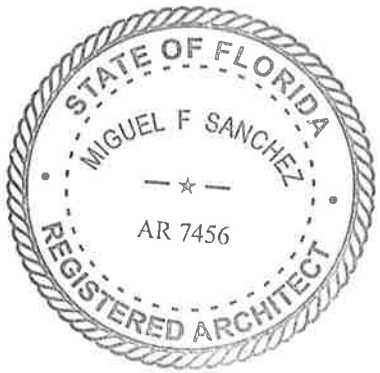
II. Energy Efficiency

A. Energy Performance - Building will be designed to meet the 2017 Florida Building Code and Florida energy code which is 20% above the national baseline.
B. Building
   1. Use of high energy efficiency windows will reduce heat gain and the consumption of electricity.
   2. Properly sealing and caulking all openings and joints will reduce heat gain and consumption of electricity.
C. Electrical and Air Conditioning
   1. Use of efficient appliances and LED lights will reduce the consumption of electricity.
   2. Installation of a tankless water heater will reduce consumption of electricity.
   3. Use of high SEER/EER air conditioning system and non-HCF refrigerant will reduce consumption of electricity.
   4. Use of duct mastic on all air conditioning duct joints will reduce conditioned air loss and consumption of electricity.

III. Indoor Air Quality

A. Materials
   1. Use of low or no VOC paint and wood finishes will improve air quality.
   2. Use of formaldehyde-free materials will improve air quality.
B. Air Filtration
   We will install high efficiency particulate air (HEPA) filter.

Miguel F. Sanchez, President
M.S. Architects, Inc.
msarchms@aol.com



KEITH
Engineering Inspired Design.

February 9, 2021

Department of Sustainable Development
City of Coconut Creek
4800 West Copans Rd.
Coconut Creek, FL 33063

RE: Public Participation Report
SOS Children's Village Site Plan
PZ-20120007

Dear Sirs,

The KEITH Team conducted a pubic participation outreach program for the site plan to modify the existing administration building at the SOS Children's Village. The following is a summary of the efforts and results.

- On January 22, 2021 a mailing was sent out to residents within 500 feet of the Village. The mailing list was prepared by the Broward County Property Appraiser. The notice included the nature of the project and arial map and the time and place of the meeting. The meeting was scheduled for February 8th at 7 PM at the location of the improvement which is adjacent to the notified property owners.
    - Attached is a copy of the notice.
    - List of property owners within 500 feet.
- On February 8th members of the KEITH Team were present along with the Executive Director of SOS to present the project which included renderings, site plans and landscape plans. There were no neighborhood attendees at the meeting, and we received no emails or phone calls for additional information.

Sincerely,

James Kahn, AICP

KEITH

January 22nd, 2021

Dear Neighbor:

This letter is to inform you that The SOS Children's Village has submitted a site plan to the City of Coconut Creek for an addition to an existing building. The addition is to the administrative building located at 3681 NW 59 Place. The addition is one story and is 2,250 square feet. An aerial indicating the location of the addition is on the reverse side. There will be a meeting at the site to review the application and solicit comments.

If you are unable to attend and want to send comments or have questions, please send to:

James Kahn, AICP
954-788-3400 or email to:
jkahn@keithteam.com

SCHEDULE OF EVENTS

SOS Children Village Public Meeting:
Date: Monday, February 8th, 2021
Time: 7:00 PM - 8:00 PM
Location: SOS Children Village - Administrative Building
Address: 3681 NW 59th Place, Coconut Creek, FL 33073

Sincerely,

James Kahn, AICP

CC: City of Coconut Creek
SOS Children's Village

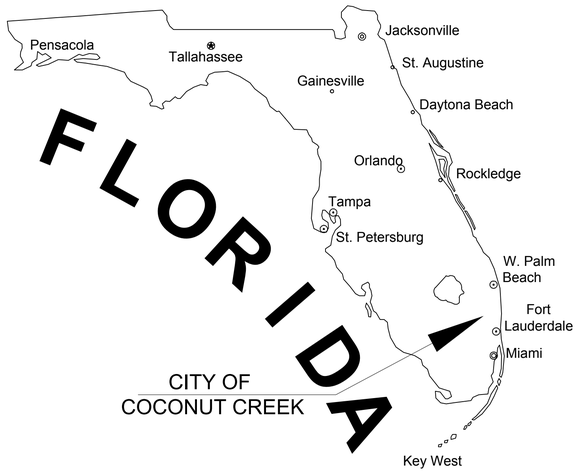
Property Id: 484205190030

January 19, 2021

1:4,800

0 225 450 900 ft

0 65 130 260 m



DRC SUBMITTAL PLAN SET

FOR

SOS CHILDREN'S VILLAGE

3681 NW 59th PLACE
COCONUT CREEK, FLORIDA 33073

FEMA FLOOD ZONE:

THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, AS SHOWN ON F.I.R.M. NUM. 12011C0166H, BEARING A MAP EFFECTIVE DATE OF 08/18/2014.

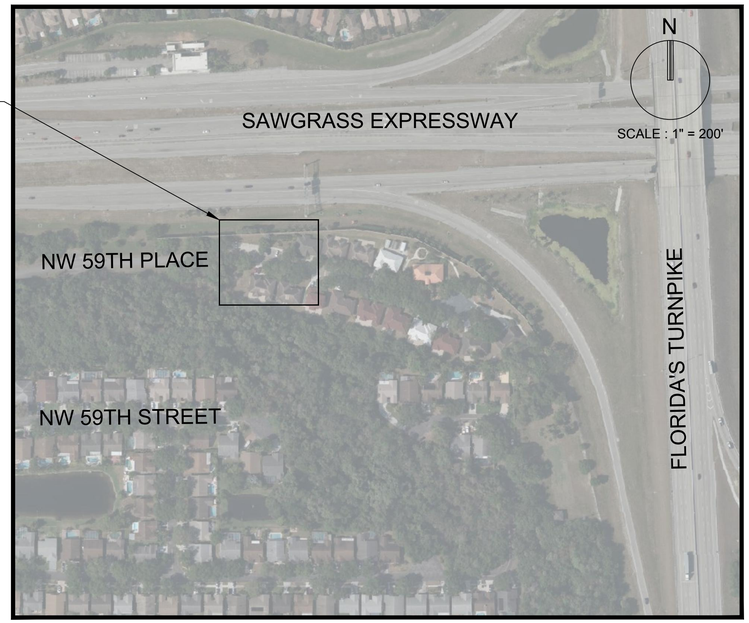
RELATIONSHIP BETWEEN
NGVD 1929 AND NAVD 1988

DATUM	DIFFERENCE	ELEV.
NGVD 1929	+1.56 FEET	1.56'
NAVD 1988		0.00'

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON NAVD 1988 DATUM

LAND DESCRIPTION:

A PORTION OF PARCELS "B" AND "C", "MAPLE POND ~ SOS CHILDREN'S VILLAGE OF FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 05, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP
SECTION 5, TOWNSHIP 48S, RANGE 42E
FOLIO #484205190030

INDEX OF SHEETS		
Sheet Sequence No.	Sheet Identification	Sheet Title
	--	**COVER**
1-2	--	PLAT
3	S1	SURVEY
4	SP-101	SITE PLAN
5	SP-102	SITE PLAN DETAILS
		CIVIL PLANS
6	GI-001	LEGEND
7	GI-002	GENERAL CONSTRUCTION NOTES
8	GI-003	CONSTRUCTION SPECIFICATIONS
9	CG-101	EROSION AND SEDIMENTATION CONTROL PLAN
10	CD-101	DEMOLITION PLAN
11	CP-101	ENGINEERING PLAN
12	CP-501	ENGINEERING DETAILS
		LANDSCAPE PLANS
13	LD-101	TREE DISPOSITION PLAN
14	LP-001	LANDSCAPE NOTE
15	LP-101	LANDSCAPE PLAN
16	LP-501	LANDSCAPE DETAILS
		ARCHITECTURAL PLANS
17	E1	FLOOR PLAN EXISTING
18	A1	FLOOR PLAN PROPOSED
19	A2	ELEVATIONS

THESE PLANS MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

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

PREPARED FOR:
SEAWOOD BUILDERS
1324 W. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442

SOS CHILDREN'S VILLAGES INTERNATIONAL

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643
(954) 788-3400
State of Florida Certificate of Authorization Number - 7928

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

PROJECT No. 11204.00 DECEMBER, 2020

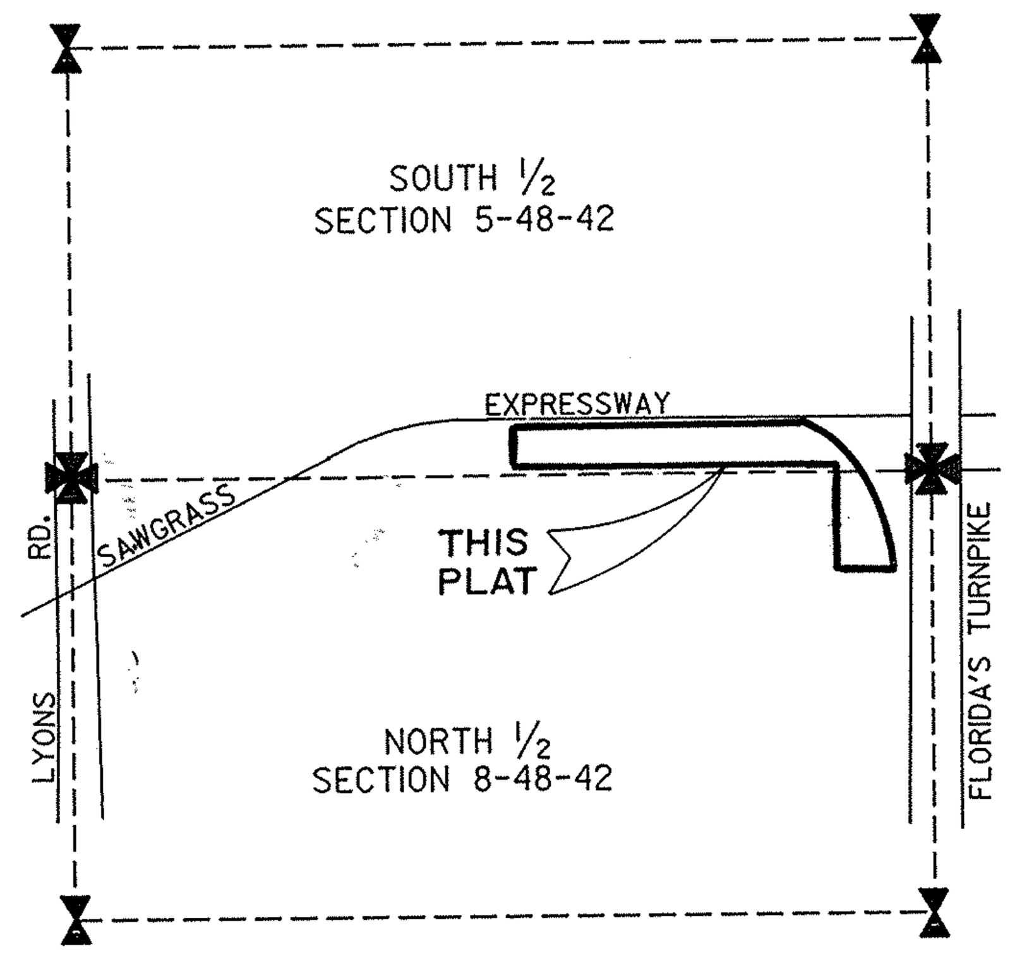
AMENDED 48862/1314

1991 OCT 18 AM 9:53 91414 91

"MAPLE POND - SOS CHILDREN'S VILLAGE OF FLORIDA"

A PORTION OF THE NE 1/4 OF SECTION 8 AND THE SE 1/4 OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF TRACT 1, BLOCK 87 AND TRACT 67, BLOCK 84, "PALM BEACH FARMS CO. PLAT NO. 3"
PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MARCH, 1990



LOCATION SKETCH
NOT TO SCALE

DESCRIPTION

A PORTION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 8 AND THE SOUTH-EAST ONE-QUARTER (S.E. 1/4) OF SECTION 5, BOTH OF TOWNSHIP 48 SOUTH, RANGE 42 EAST, INCLUDING A PORTION OF TRACT 1, BLOCK 87, AND TRACT 67, BLOCK 84, AND THE 50-FOOT ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 1 AND 67 AND THE 25-FOOT ROAD RIGHT-OF-WAY LYING ADJACENT TO THE EAST LINE OF SAID TRACTS 1 AND 67, ALL OF "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH QUARTER (S. 1/4) CORNER OF SAID SECTION 5; THENCE, NORTH 01°05'24" WEST ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 5, A DISTANCE OF 311.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF WAY LINE OF THE SAWGRASS EXPRESSWAY, AS SHOWN IN MISCELLANEOUS RIGHT-OF-WAY MAP BOOK 11, PAGE 36 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING NINE (9) COURSES:

(1) NORTH 81°43'08" EAST, A DISTANCE OF 138.16 FEET
(2) NORTH 85°41'41" EAST, A DISTANCE OF 219.57 FEET
(3) SOUTH 87°51'22" EAST, A DISTANCE OF 471.70 FEET
(4) NORTH 89°11'19" EAST, A DISTANCE OF 300.17 FEET
(5) NORTH 87°16'46" EAST, A DISTANCE OF 500.00 FEET
(6) SOUTH 81°43'07" EAST, A DISTANCE OF 163.27 FEET
(7) SOUTH 61°53'05" EAST, A DISTANCE OF 178.14 FEET
(8) SOUTH 46°36'21" EAST, A DISTANCE OF 178.14 FEET
(9) SOUTH 31°19'37" EAST, A DISTANCE OF 178.14 FEET

TO A POINT ON A WESTERLY RIGHT-OF-WAY LINE OF THE SAWGRASS EXPRESSWAY AS SHOWN IN SAID MISCELLANEOUS RIGHT-OF-WAY MAP BOOK 11, PAGE 36;
THENCE, SOUTH 22°12'31" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE SAWGRASS EXPRESSWAY, A DISTANCE OF 134.76 FEET; THENCE, SOUTH 12°15'39" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF THE SAWGRASS EXPRESSWAY, A DISTANCE OF 526.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF "FLORIDA'S TURNPIKE";
THENCE, SOUTH 02°43'14" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF "FLORIDA'S TURNPIKE", A DISTANCE OF 22.88 FEET; THENCE, NORTH 89°55'57" WEST, A DISTANCE OF 266.45 FEET; THENCE, NORTH 01°43'41" WEST, A DISTANCE OF 679.89 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE, NORTH 89°48'44" WEST, ALONG SAID SOUTH LINE OF SECTION 5, ALSO BEING THE NORTHERLY LINE OF "PARKWOOD V" ACCCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 6 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 2038.41 TO THE POINT OF BEGINNING.
SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, CONTAINING 826,783 SQUARE FEET (18.98 ACRES), MORE OR LESS.

SURVEYOR'S CERTIFICATE

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

DATE February 05, 1991

KEITH AND SCHNARS, P.A.

BY: THOMAS GENE LUNSFORD
PROFESSIONAL LAND SURVEYOR #4646
STATE OF FLORIDA
(FOR THE FIRM)

COUNTY SURVEYOR	SURVEYOR
	THOMAS GENE LUNSFORD CERTIFICATE NO. 4646 STATE OF FLORIDA REGISTERED LAND SURVEYOR

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS THAT
BROWARD COUNTY,
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
AND

STATE OF NEW YORK
BOROUGH OF MANHATTAN } SS

FRIENDS OF SOS CHILDREN'S VILLAGES, INC.,
A NOT FOR PROFIT ORGANIZATION

OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "MAPLE POND - SOS CHILDREN'S VILLAGE OF FLORIDA" A REPLAT.
EASEMENTS SHOWN HEREON ARE DEDICATED TO THE. PERPETUAL USE OF THE PUBLIC, FOR PROPER PURPOSES.

THE PERPETUAL MAINTENANCE OF PARCELS A AND B SHALL BE THE OBLIGATION OF BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO FRIENDS OF SOS CHILDREN'S VILLAGES, INC., A NOT FOR PROFIT ORGANIZATION, ITS SUCCESSORS OR ASSIGNS.

THE PERPETUAL MAINTENANCE OF PARCEL C SHALL BE THE OBLIGATION OF FRIENDS OF SOS CHILDREN'S VILLAGES, INC., A NOT FOR PROFIT ORGANIZATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS OR ASSIGNS.

ALL UNDERLYING EASEMENTS AND RIGHTS-OF-WAY AS DEDICATED BY "PALM BEACH FARMS CO. PLAT NO. 3" (P.B. 2, PAGES 45-54, P.B.C.R.) ARE HEREBY VACATED BY THIS PLAT AND THE PUBLIC HEARING PROCESS USED FOR ITS ADOPTION.

IN WITNESS WHEREOF, BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 18th DAY OF October, A.D. 1991.

WITNESS AS TO BOTH
Roslyn Ellis
WITNESS AS TO BOTH

Lori Parrish
LORI PARRISH
CHAIRPERSON - COUNTY COMMISSION

B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

IN WITNESS WHEREOF, FRIENDS OF SOS CHILDREN'S VILLAGE, INC., A NOT FOR PROFIT ORGANIZATION HAS CAUSED THESE PRESENTS TO BE EXECUTED
THIS 23 DAY OF October, A.D. 1990

WITNESS
Elizabeth K. Sherman
WITNESS

BY: Bernard Perlman
Sec-Treas.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OWNER.

WITNESS MY HAND AND SEAL THIS 18th DAY OF OCT. A.D., 1991.

MY COMMISSION EXPIRES:

Phyllis Hertzberg
NOTARY PUBLIC, STATE OF FLORIDA

"OFFICIAL NOTARY SEAL"
PHYLLIS HERTZBERG
MY COMM. EXP. 1/2...

ACKNOWLEDGEMENT

STATE OF NEW YORK
BOROUGH OF MANHATTAN } SS

BEFORE ME PERSONALLY APPEARED
BERNARD PERLMAN

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS OWNER OF THE LANDS DESCRIBED HEREON AND THAT HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH DEDICATION AS OWNER, AND THAT SAID DEDICATION IS THE FREE ACT AND DEED OF SAID OWNER.

WITNESS MY HAND AND SEAL THIS 23 DAY OF Oct A.D., 1990.

February 6, 1991
MY COMMISSION EXPIRES:

NOTARY PUBLIC, STATE OF NEW YORK

CITY OF COCONUT CREEK CITY COUNCIL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF COCONUT CREEK BY RESOLUTION NO. 91-5 ADOPTED THIS 24 DAY OF JANUARY, A.D. 1991, PURSUANT TO SECTION 13-166 COCONUT CREEK CODE OF ORDINANCES.

CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11th DAY OF October, A.D. 1991.

CITY ENGINEER
FLA. P.E. REG. # 43982

PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAN HAS BEEN APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, THIS 12 DAY OF September, A.D. 1990.

Francis Williams
CHAIRMAN

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

THIS INSTRUMENT WAS FILED FOR RECORD THIS 18th DAY OF October A.D. 1991, AND RECORDED IN PLAT BOOK 150, PAGE 5, RECORD VERIFIED.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: Carole C. Doyle
DEPUTY

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

BROWARD COUNTY OFFICE OF PLANNING

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD,

BY: __________ DIRECTOR
October 14, 1991
DATE

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook
HENRY P. COOK
FLORIDA P.E., REG. NO. 12506
DIRECTOR OF ENGINEERING
10-14-91
DATE

BY: Emilio V. Llufrio
EMILIO V. LLUFRIO
FLORIDA P.L.S., REG. NO. 4429
COUNTY SURVEYOR
10-14-91
DATE

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS THIS 24th DAY OF JANUARY A.D. 1991.

BY: __________
CHAIRPERSON

2-13-91
DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 11th DAY OF October, A.D. 1991.

BY: __________
ADMINISTRATOR OR DESIGNEE

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

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 5th DAY March A.D., 1991.

ATTEST: B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

BY: __________
DEPUTY

BY: Lori Parrish
CHAIRPERSON - COUNTY COMMISSION

COUNTY COMMISSIONERS CREATED OCT. 1ST 1915 BROWARD COUNTY FLORIDA

CITY OF COCONUT CREEK

SEALS	DEDICATION	NOTARY DEDICATION	DEDICATION	NOTARY DEDICATION	COUNTY ENGINEER	CITY ENGINEER
				CLIFFORD PERLMAN Notary Public		CERTIFICATE NO. 0013932 STATE OF FLORIDA

MAPLE POND-SOS-2	CHECKED BY	DATE
PRELIMINARY CHECK	MANZIE	2-90
ENGINEERING DEPT.	—	—
FIELD BNDRY SURVEY	GILBERT	9-90
CALCULATIONS	GREEN	2-90
PRM'S SET	GILBERT	9-90
PLANNING DEPT.	ROSE	2-90
FINAL CHECK	LUNSFORD	
FILE : 11916A.DGN		

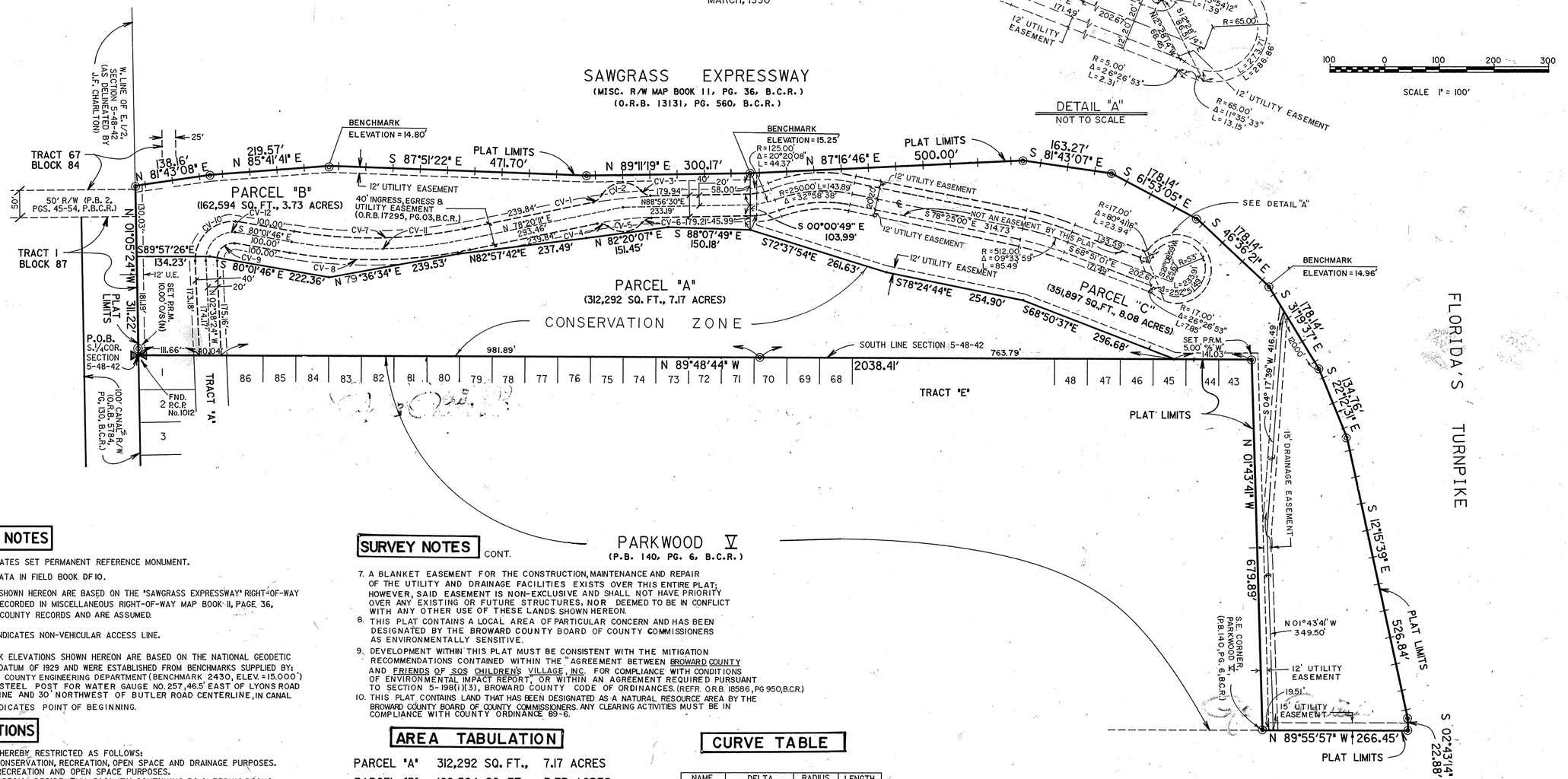
038 - MP - 90

OR Book 18838 PG 483

"MAPLE POND - SOS CHILDREN'S VILLAGE OF FLORIDA"

A PORTION OF THE NE 1/4 OF SECTION 8 AND THE SE 1/4 OF SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST
A REPLAT OF A PORTION OF TRACT 1, BLOCK 87 AND TRACT 67, BLOCK 84, "PALM BEACH FARMS CO. PLAT NO. 3"
PLAT BOOK 2, PAGES 45 - 54, PALM BEACH COUNTY RECORDS
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
6500 NORTH ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33309
(305) 776-1616
MARCH, 1990



SURVEY NOTES

1. ◎ INDICATES SET PERMANENT REFERENCE MONUMENT.
2. SURVEY DATA IN FIELD BOOK DF10.
3. BEARINGS SHOWN HEREON ARE BASED ON THE "SAWGRASS EXPRESSWAY" RIGHT-OF-WAY MAP AS RECORDED IN MISCELLANEOUS RIGHT-OF-WAY MAP BOOK 11, PAGE 36, BROWARD COUNTY RECORDS AND ARE ASSUMED.
4. ++++++ INDICATES NON-VEHICULAR ACCESS LINE.
5. BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WERE ESTABLISHED FROM BENCHMARKS SUPPLIED BY: BROWARD COUNTY ENGINEERING DEPARTMENT (BENCHMARK 2430, ELEV. = 15.000') TOP OF STEEL POST FOR WATER GAUGE NO. 257, 46.5' EAST OF LYONS ROAD CENTERLINE AND 30' NORTHWEST OF BUTLER ROAD CENTERLINE, IN CANAL
6. P.O.B. INDICATES POINT OF BEGINNING.

RESTRICTIONS

THIS PLAT IS HEREBY RESTRICTED AS FOLLOWS:
PARCEL A - CONSERVATION, RECREATION, OPEN SPACE AND DRAINAGE PURPOSES.
PARCEL B - RECREATION AND OPEN SPACE PURPOSES.
PARCEL C - A SPECIAL RESIDENTIAL FACILITY, CONTAINING 30 SLEEPING ROOMS (15 DWELLING UNIT EQUIVALENTS) AS DEFINED BY THE BROWARD COUNTY LAND USE PLAN. THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENEDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

NOTICE

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

SURVEY NOTES CONT.

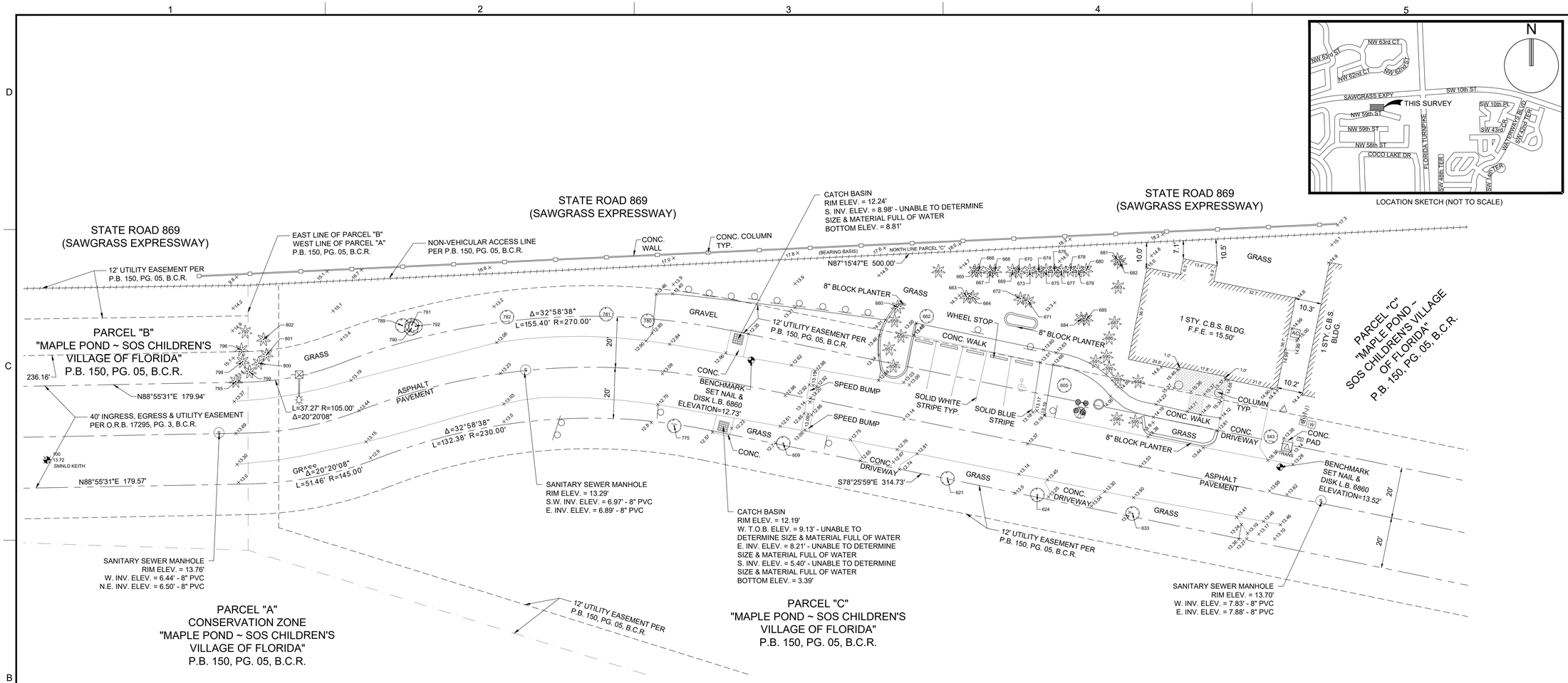
7. A BLANKET EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF THE UTILITY AND DRAINAGE FACILITIES EXISTS OVER THIS ENTIRE PLAT; HOWEVER, SAID EASEMENT IS NON-EXCLUSIVE AND SHALL NOT HAVE PRIORITY OVER ANY EXISTING OR FUTURE STRUCTURES, NOR DEEMED TO BE IN CONFLICT WITH ANY OTHER USE OF THESE LANDS SHOWN HEREON.
8. THIS PLAT CONTAINS A LOCAL AREA OF PARTICULAR CONCERN AND HAS BEEN DESIGNATED BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS AS ENVIRONMENTALLY SENSITIVE.
9. DEVELOPMENT WITHIN THIS PLAT MUST BE CONSISTENT WITH THE MITIGATION RECOMMENDATIONS CONTAINED WITHIN THE "AGREEMENT BETWEEN BROWARD COUNTY AND FRIENDS OF SOS CHILDRENS VILLAGE, INC. FOR COMPLIANCE WITH CONDITIONS OF ENVIRONMENTAL IMPACT REPORT" OR WITHIN AN AGREEMENT REQUIRED PURSUANT TO SECTION 5-198(i)(3), BROWARD COUNTY CODE OF ORDINANCES. (REFR. O.R.B. 18586, PG 950, B.C.R.)
10. THIS PLAT CONTAINS LAND THAT HAS BEEN DESIGNATED AS A NATURAL RESOURCE AREA BY THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. ANY CLEARING ACTIVITIES MUST BE IN COMPLIANCE WITH COUNTY ORDINANCE 89-6.

AREA TABULATION

PARCEL "A"	312,292 SQ. FT.,	7.17 ACRES
PARCEL "B"	162,594 SQ. FT.,	3.73 ACRES
PARCEL "C"	351,897 SQ. FT.,	8.08 ACRES
TOTAL	826,783 SQ. FT.,	18.98 ACRES

CURVE TABLE

NAME	DELTA	RADIUS	LENGTH
CV-1	049°59'41"	25.00'	21.81'
CV-2	110°35'41"	45.00'	86.86'
CV-3	049°59'41"	25.00'	21.81'
CV-4	049°59'41"	25.00'	21.81'
CV-5	089°23'04"	45.00'	70.20'
CV-6	049°59'41"	25.00'	21.81'
CV-7	021°38'03"	832.54'	314.36'
CV-8	021°38'03"	872.54'	329.46'
CV-9	102°36'38"	30.00'	53.73'
CV-10	102°36'38"	70.00'	125.36'
CV-11	021°38'03"	852.54'	321.91'
CV-12	102°36'38"	50.00'	89.54'



LOCATION SKETCH (NOT TO SCALE)

SURVEY NOTES:

1. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR DIGITALLY ENCRYPTED SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
6. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE, RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
7. THE OWNERSHIP OF FENCES, PERIMETER WALLS, PONDS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SAID ELEVATIONS ARE DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK BM 14, A CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED LYONS RD 86 17 B14, AS SHOWN ON PROJECT CONTROL SHEET FOR LYONS ROAD, SHEET 5 OF 6, FPID (FINANCIAL PROJECT ID) 436319-1-52-01, ELEVATION=16.41' AND BENCHMARK BM 15, A CONCRETE MONUMENT WITH ALUMINUM DISC STAMPED SW 3 86/16/B01 AS SHOWN ON PROJECT CONTROL SHEET FOR LYONS ROAD, SHEET 5 OF 6, FPID (FINANCIAL PROJECT ID) 436319-1-52-01, ELEVATION=14.48.'
9. FEATURES AND LINE WORK SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN HORIZONTAL DATUM OF 1983 WITH THE 2011 ADJUSTMENT APPLIED (83/NSRS11) TRANSVERSE MERCATOR, FLORIDA EAST ZONE WHICH WAS ESTABLISHED VIA MULTIPLE REAL TIME KINEMATIC (RTK) GPS OBSERVATIONS ON THE PROJECT CONTROL POINTS. THE HORIZONTAL COORDINATE VALUES FROM THE RTK GPS OBSERVATIONS WERE PROCESSED THROUGH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FPRN) FLORIDA PERMANENT REFERENCE NETWORK.
10. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.03' FOR HARD SURFACE ELEVATIONS AND 0.1 FOOT FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL ACCURACY OF THE INFORMATION SHOWN HEREON IS ±0.1'.
11. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL AND MAY BE ALTERED FOR CLARITY. DISTANCES AND ELEVATIONS SHOWN HEREON ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
12. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
13. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 20' OR SMALLER.
14. ALL MAPPED FEATURES AND ELEVATIONS SHOWN HEREON WERE OBTAINED BY KEITH AND ASSOCIATES FOR THE PURPOSE OF THIS SURVEY.
15. BEARINGS SHOWN HEREON ARE ASSUMED WITH A REFERENCE BEARING OF NORTH 87°15'47" EAST ALONG THE NORTH LINE OF PARCEL "C", "MAPLE POND ~ SOS CHILDREN'S VILLAGE OF FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 05, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

TREE TABLE:

TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET	TREE NUMBER	TREE NAME	DIAMETER IN INCHES	CANOPY IN FEET
543	OAK	20	40	674	PALM	6	15
590	PALM	14	18	675	PALM	6	15
591	PALM	14	18	676	PALM	6	15
592	PALM	12	18	677	PALM	6	15
593	PALM	18	18	678	PALM	6	15
594	PALM	14	18	679	PALM	6	15
595	PALM	14	18	680	PALM	6	15
596	PALM	14	18	681	PALM	12	15
605	OAK	18	40	682	PALM	14	15
609	OAK	24	60	683	PALM	10	15
621	OAK	20	50	684	PALM	4	10
624	OAK	24	50	685	PALM	4	10
633	OAK	20	40	686	PALM	14	10
656	PALM	14	20	687	PALM	14	10
657	PALM	14	20	775	OAK	18	40
658	PALM	14	20	780	OAK	18	40
659	PALM	16	20	781	OAK	18	40
660	PALM	16	20	782	OAK	18	40
661	PALM	20	20	789	UNKNOWN	14	15
662	UMBRELLA	20	30	790	UNKNOWN	14	15
663	PALM	4	5	791	UNKNOWN	10	25
664	PALM	4	5	792	UNKNOWN	10	25
665	PALM	6	15	795	PALM	16	20
666	PALM	6	15	796	PALM	16	20
667	PALM	6	15	797	PALM	10	20
668	PALM	6	15	798	PALM	10	20
669	PALM	6	15	799	PALM	10	20
670	PALM	6	15	800	PALM	12	20
671	PALM	6	15	801	PALM	10	20
672	PALM	6	15	802	PALM	16	20
673	PALM	6	15				

LEGEND:

AC	AIR CONDITIONER
B.C.R.	BROWARD COUNTY RECORDS
BLDG.	BUILDING
C.B.S.	CONCRETE BLOCK STRUCTURE
CONC.	CONCRETE
ELEV.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
INV.	INVERT
P.B.	PLAT BOOK
PG.	PAGE
PVC	POLYVINYL CHLORIDE PIPE
STY.	STORY
T.O.B.	TOP OF BAFFLE
TYP.	TYPICAL
AC	AIR CONDITIONER
	BACK FLOW PREVENTER
	BENCHMARK
	BOLLARD
	CABLE TELEVISION RISER
	CATCH BASIN
	CONCRETE LIGHT POLE
	DOUBLE SIDED SIGN
TRANS	ELECTRIC TRANSFORMER
	FIBERGLASS LIGHT POLE
	FIRE HYDRANT
	FLOOD LIGHT
S	SANITARY SEWER MANHOLE
	SINGLE POST SIGN
	SHADE TREE
	PALM TREE
W	WATER METER
W	WATER VALVE

Δ	DELTA
L	ARC LENGTH
R	RADIUS

LEGAL DESCRIPTION:

A PORTION OF PARCELS "B" AND "C", "MAPLE POND ~ SOS CHILDREN'S VILLAGE OF FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 05, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 19, 2019 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.

MICHAEL M. MOSSEY, P.S.M.
FLORIDA REG. NO. 5660

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE
1	ADDITIONAL TOPO	12/08/20

DATE:	11/19/20
DRAWN BY:	DDB
CHECKED BY:	MMM
FIELD BOOK:	951

N

GRAPHIC SCALE
0 20 40
SCALE: 1" = 20 '
NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

SOS CHILDREN'S VILLAGE - SEAWOOD BUILDERS

SHEET TITLE
TOPOGRAPHIC SURVEY

SHEET NUMBER	1
PROJECT NUMBER	11204.00

Plotted by: dbittner On Monday, November 9, 2020 1:55:29 PM
Drawing name: N:\11\11204.00 - SOS Children's Village - Seawood Builders\Survey\DWG\11204.00 TOPOGRAPHIC SURVEY.dwg

DEVELOPMENT TEAM:

OWNER:
SOS CHILDREN'S VILLAGE OF FL INC
3681 NW 59TH PLACE,
COCONUT CREEK FL 33073

CONTRACTOR / BUILDER:
SEAWOOD BUILDERS
1324 W. NEWPORT CENTER DRIVE
DEERFIELD BEACH, FL 33442
954-421-4200

CIVIL ENGINEER / LANDSCAPE ARCHITECT:
KEITH
301 EAST ATLANTIC BLVD
POMPANO BEACH FL 33060
954-788-3400

ARCHITECT:
M.S. ARCHITECTS, INC.
901 S. FEDERAL HIGHWAY, SUITE 200
FORT LAUDERDALE, FLORIDA 33316
954-463-3096

SITE DATA TABLE:

ADDRESS: 3681 NW 59TH PLACE
COCONUT CREEK, FL 33073

PARCEL ID: 484205190030

LAND USE: RESIDENTIAL L-5 (5 DU/AC)
ZONING: PUD PLANNED UNIT DEVELOPMENT

TOTAL ACRES: 8.08 (PER PUD)

PROPOSED # OF UNITS: 13 SINGLE FAMILY
BUILDING HEIGHT: 1-STORY TO MATCH EXISTING
BUILDING GFA: 4,680SF (TOTAL BUILDING S.F.)

ANCILLARY BUILDING SETBACKS

	REQUIRED:	PROVIDED:
FRONT:	15 FT*	15.16'
SIDE:	10 FT	N/A
REAR:	7 FT	7.08'

* (FROM INGRESS/EGRESS EASEMENT)

SITE AREA CALCULATIONS:

	SQ FT.	ACRES	%
TOTAL LOT AREA:	351,965	8.08	100 %
EXISTING BUILDINGS	27,878.5	0.64	7.90 %
PROPOSED BLDG ADDITION	2,711.5	0.06	0.70 %
PAVEMENT	30,492	0.69	8.70 %
GREEN SPACE	290,883	6.69	82.70 %
LAKE & WATER	0	0	

PUD USE TABLE

	APPROVED PUD	EXISTING	PROPOSED SITE PLAN
DWELLING UNITS	14	13	13
COMMUNITY CENTER/ ADMINISTRATIVE/ VISITOR	15,000 SF	5,625 SF	7,875 SF

PARKING

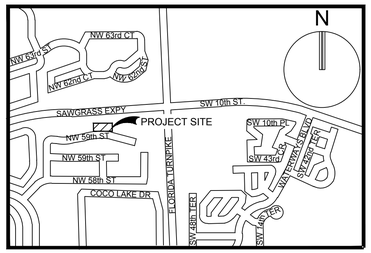
	PUD REQUIRED	EXISTING	PROPOSED SITE PLAN
DWELLING UNITS	28 (14 UNITS)	26 (13 UNITS)	26 (13 UNITS)
COMMUNITY CENTER/ ADMINISTRATIVE / VISITOR	30 (33 PROPOSED)	32 32	32 32

LEGAL DESCRIPTION:

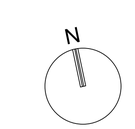
A PORTION OF PARCELS "B" AND "C", "MAPLE POND ~ SOS CHILDREN'S VILLAGE OF FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 05, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. SITE DATA AND CALCULATIONS ARE BASED ON APPROVED PUD
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT



LOCATION SKETCH
(NOT TO SCALE)

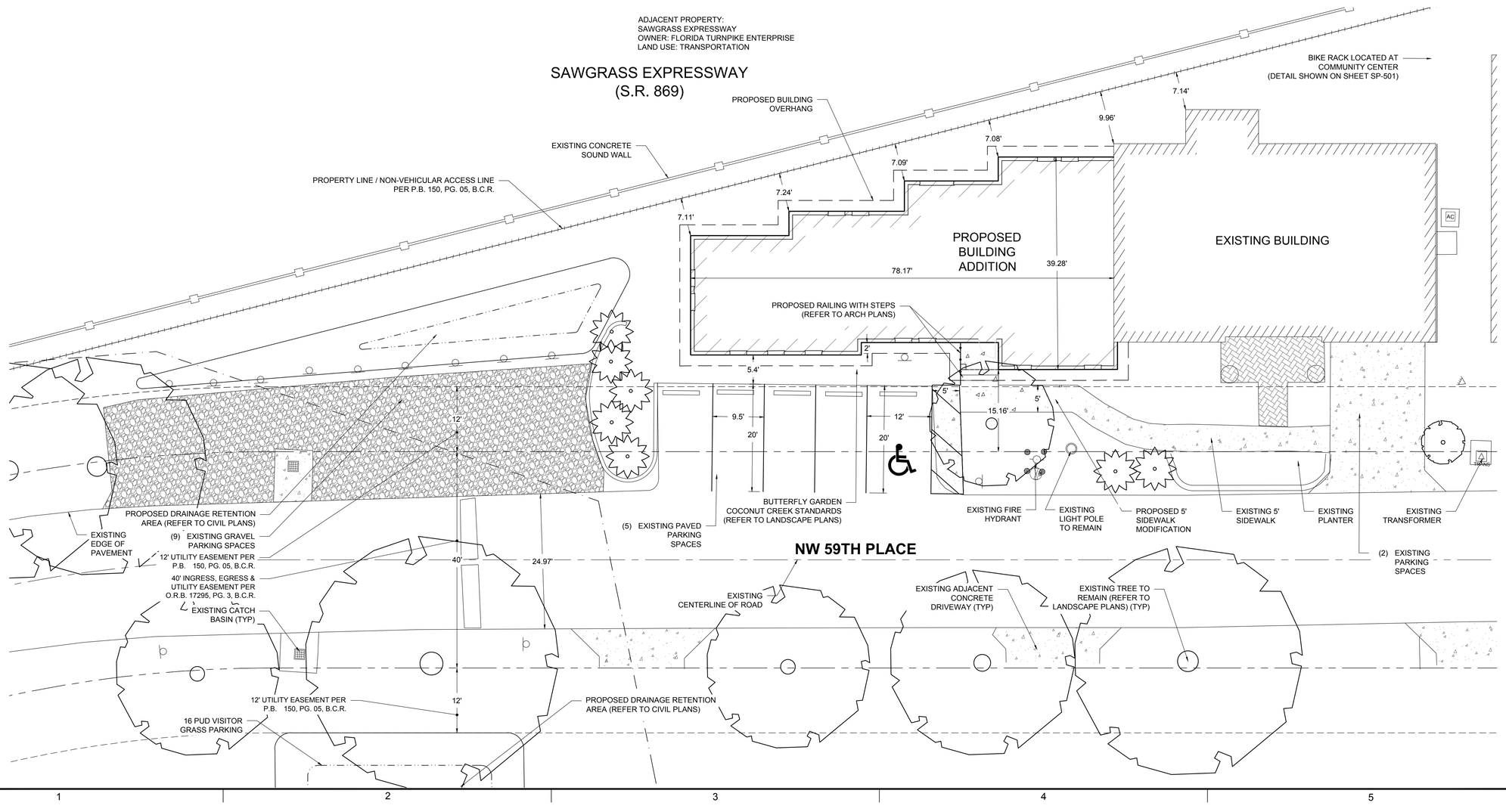


GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

ADJACENT PROPERTY:
SAWGRASS EXPRESSWAY
OWNER: FLORIDA TURNPIKE ENTERPRISE
LAND USE: TRANSPORTATION

SAWGRASS EXPRESSWAY
(S.R. 869)



KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	
DESIGNED BY:	12/15/2020
DRAWN BY:	AM
CHECKED BY:	AM
BID-CONTRACT:	MG

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT
SEAWOOD BUILDERS

PROJECT
SOS CHILDREN'S VILLAGE

SHEET TITLE
SITE PLAN

SHEET NUMBER	SP-101
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

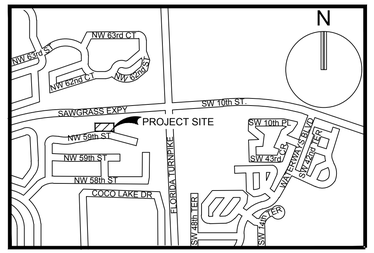
Plotted by: jrinaldi On Wednesday, September 23, 2020 9:40:08 AM

LEGAL DESCRIPTION:

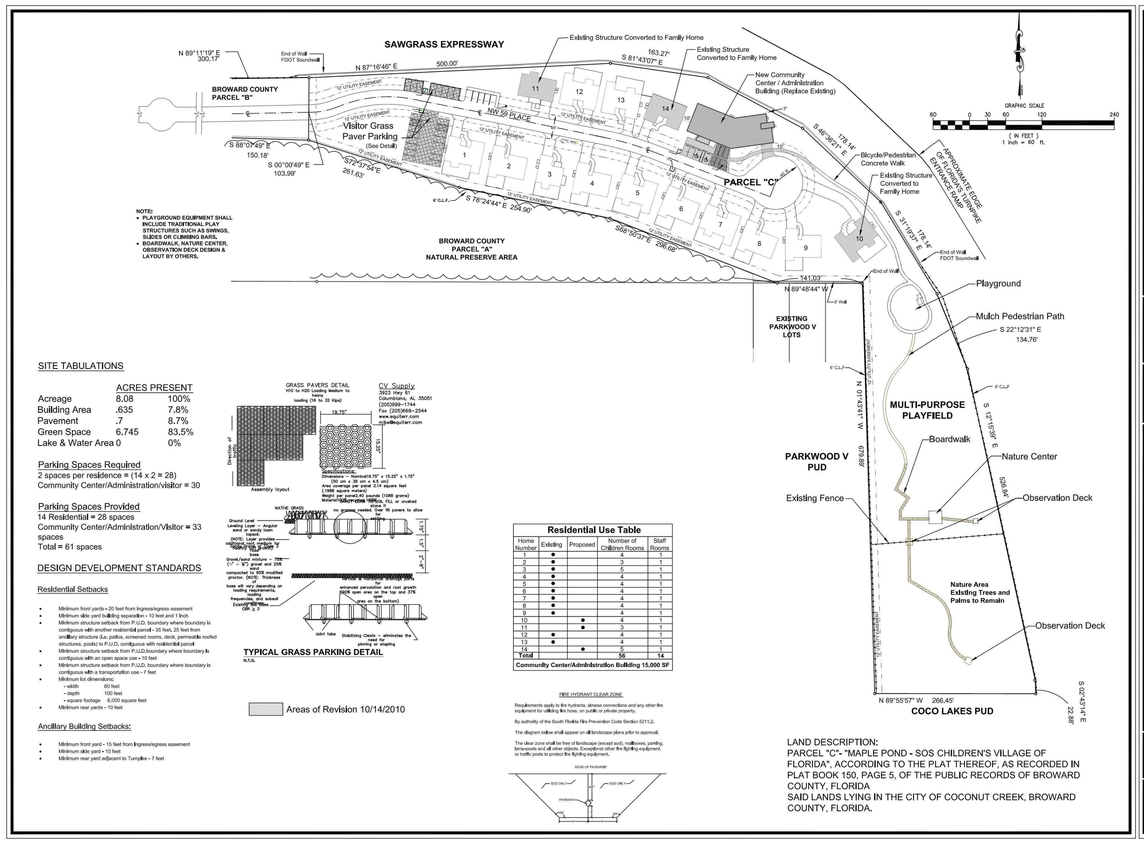
A PORTION OF PARCELS "B" AND "C", "MAPLE POND ~ SOS CHILDREN'S VILLAGE OF FLORIDA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 150, PAGE 05, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES:

1. SITE DATA AND CALCULATIONS ARE BASED ON APPROVED PUD
2. REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT



LOCATION SKETCH
(NOT TO SCALE)



SITE TABULATIONS

	ACRES PRESENT	
Acreage	8.08	100%
Building Area	.635	7.8%
Pavement	.7	8.7%
Green Space	6.745	83.5%
Lake & Water Area	0	0%

Parking Spaces Required
2 spaces per residence = (14 x 2 = 28)
Community Center/Administration/visitor = 30

Parking Spaces Provided
14 Residential = 28 spaces
Community Center/Administration/Visitor = 33 spaces
Total = 61 spaces

DESIGN DEVELOPMENT STANDARDS

Residential Setbacks

- Minimum front yards = 20 feet from ingress/egress easement
- Minimum side yard building separation = 10 feet and 1 inch
- Minimum structure setback from P.U.D. boundary where boundary is contiguous with another residential parcel = 35 feet, 25 feet from ancillary structure (i.e. patios, screened rooms, deck, permeable roofed structures, pools) to P.U.D. contiguous with residential parcel
- Minimum structure setback from P.U.D.boundary where boundary is contiguous with an open space use = 10 feet
- Minimum structure setback from P.U.D. boundary where boundary is contiguous with a transportation use = 7 feet
- Minimum lot dimensions:
  - width 60 feet
  - depth 120 feet
  - square footage 6,000 square feet
- Minimum rear yards = 10 feet

Ancillary Building Setbacks:

- Minimum front yard = 15 feet from ingress/egress easement
- Minimum side yard = 10 feet
- Minimum rear yard adjacent to Turnpike = 7 feet

TYPICAL GRASS PARKING DETAIL
N.T.S.

Areas of Revision 10/14/2010

Residential Use Table

Home Number	Existing	Proposed	Number of Children Rooms	Staff Rooms
1	●		4	1
2	●		3	1
3	●		5	1
4	●		4	1
5	●		4	1
6	●		4	1
7	●		4	1
8	●		4	1
9	●		4	1
10		●	4	1
11		●	3	1
12	●		4	1
13	●		4	1
14		●	5	1
Total			56	14
Community Center/Administration Building 15,000 SF				

LAND DESCRIPTION:
PARCEL "C"- "MAPLE POND - SOS CHILDREN'S VILLAGE OF FLORIDA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 150, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PUD MASTER SITE PLAN

KEITH and SCHNARS, P.A.
FLORIDA'S Big LOCAL FIRM
LLC 000137
8500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33309-2132 (954)776-1616

DATE	REVISIONS
9.28.10	PUD Revision
10.14.10	DRC Comment

DATE	09-25-2010
SCALE	1" = 60'
DESIGNED BY	M.OR.
DRAWN BY	M.OR.
CHECKED BY	M.O.

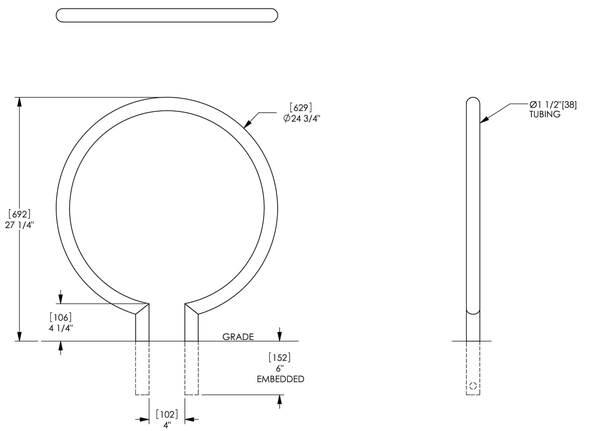
S.O.S. CHILDREN'S VILLAGE OF FLORIDA
CITY OF COCONUT CREEK
FLORIDA
MASTER SITE PLAN

SHEET NO.	SP1
PROJECT NO.	13580

C. MICHAEL OLIVER, R.L.A.
FLORIDA REG. NO. 0003354
(FOR THE FIRM)

Ring® Bike Rack, Embedded
Product Drawing

Date: 8/6/2010
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: RG663-01
Dimensions are in inches [mm]

BIKE RACK DETAIL- TO BE INSTALLED AT COMMUNTIY CENTER

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	
DESIGNED BY:	12/15/2020
DRAWN BY:	AM
CHECKED BY:	AM
BID-CONTRACT:	MG

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

SITE PLAN DETAILS

SHEET NUMBER	SP-501
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

Plotted by: jrinaldi On Wednesday, September 23, 2020 9:40:08 AM

GENERAL SYMBOLS

SYMBOL	DESCRIPTION
A / CP-301	PROPOSED SECTION MARKER INDICATING THE SECTION LETTER AND THE SHEET ON WHICH THE SECTION VIEW APPEARS.
22 / C-05	DETAIL REFERENCE CALL OUT INDICATING THE DETAIL NUMBER AND THE SHEET ON WHICH THE DETAIL VIEW APPEARS.
1	REVISION TRIANGLE NUMBER
	MISC BREAK LINES
PIC#	PHOTO LOCATION AND CORRESPONDING PICTURE NUMBER.
N: 623025.4322 E: 850262.1786	COORDINATE VALUES SHOWN ON PROPOSED IMPROVEMENTS ARE RELATIVE TO THE COORDINATE VALUES INDICATED ON THE RIGHT-OF-WAY, PROPERTY CORNERS OR REFERENCE MONUMENT

GEN SITE & PMS

SYMBOL	DESCRIPTION
	PAVEMENT MARKING ARROWS
	STOP BAR
	ADA PARKING
	CONCRETE CAR STOP
	BICYCLE
	BICYCLE RACK
	AUTOMOBILE
	POST MOUNTED SIGNS 1,2, DOUBLE POST & 4 WAY
33	PARKING SPACE NUMBER
	BASELINE, CENTER, PROPERTY, FLOW & MONUMENT LINE
▶ ▷	BUILDING ACCESS (ADA) / (NON-ADA)

PAVING & GRADING

SYMBOL	DESCRIPTION
0.04% 0.04%	FLOW DIRECTIONAL ARROW
6"	ELEVATION CHANGE
5.00 5.00	MAJOR / MINOR CONTOUR ELEVATION
13.56	GRADE ELEVATION
13.56 / 20.00	TOP OF CURB / PAVEMENT ELEVATION
MEG	MATCH EXISTING GRADE
	SLOPE BANK
A-1 24'	DRIVEWAY TURNOUT IDENTIFICATION (FDOT INDEX 515) W/ DRIVE WIDTH
CR-?	SIDEWALK CURB RAMP (PER FDOT INDEX 304)
	SEAWALL

UTILITY PIPES

SYMBOL	DESCRIPTION
	PIPE FITTINGS: TEE, 90, 45, 22.5, 11.2, CAP, CAP
	W/FVO, REDUCER, VERTICAL, PLUG
	VALVES: GATE, BUTTERFLY, DOUBLE BTRFLY, BFP, VACUUM BREAKER
MBO ABO ARV	MAN/AUTO BLOWOFF, ARV, TAPP SADDLE, PIV, FLUSH VLV, CORP STOP
SP# HYD FDC WW	SAMPLE PNT, HYDRANT, FDC, WATER WELL
	TAPPING SADDLE
SD	EXFILTRATION TRENCH
W	PIPE CASING
V	VENT PIPE BOX
22	UTILITY CROSSING TABLE REFERENCE

HATCH PATTERNS

SYM	DESCRIPTION	SYM	DESCRIPTION
	CONCRETE AREA		BRICK PAVERS
	JOGGING PATH		SOIL TRACKING PREVENTION DEVICE
	PAVEMENT AREA		SAND (DETAIL / ELEVATION)
	BUILDING HATCH		EARTH (DETAIL / ELEVATION)
	MILLING AND RESURFACING		GRAVEL (DETAIL / ELEVATION)
	DETECTABLE WARNING PER FLORIDA CODE		GRASS AREA
	DEMOLITION AREA		

UTILITY STRUCTURES

SYMBOL	DESCRIPTION
CB	FDOT C,D,E,F & FABRIC CATCH BASIN
CB SS	NON-FDOT ROUND CB'S & MANHOLES, MDC STRUCTURE
	CURB INLETS
	TRENCH DRAIN
	PIPE CULVERT - MITERED END SECTION
	STRAIGHT ENDWALL
PS#	PUMP STATION LOCATION AND NUMBER
	GREASE TRAP SINGLE AND DOUBLE
	SEPTIC TANK
	SEPTIC DRAIN FIELD
	DRAINAGE WELL, DRAIN C.B., CONTROL STRUCTURE
MW	MONITORING WELL
WELL	WATER WELL
M	WATER METER
YD DD DD	YARD DRAIN / 9" DECK DRAIN ROUND & SQUARE
CO CO CO	CLEAN OUT 6", 4" & BOX
22	STORM STRUCTURE TABLE REFERENCE NUMBER
22	SEWER STRUCTURE TABLE REFERENCE NUMBER

XX — CO ST. 5 CB
RIM EL. = 12.88
N INV. ELEV. = 4.50' - XX" DIP
E INV. ELEV. = 4.50' - XX" DIP
S INV. ELEV. = 4.50' - XX" DIP
W INV. ELEV. = 4.50' - XX" DIP

SEWER STRUCTURE CALLOUT (SHOWN AS A CIRCLE CIRCUMSCRIBING THE STRUCTURE NUMBER.)

XX — CO ST. 5 CB
RIM EL. = 12.88
N INV. ELEV. = 4.50' - XX" DIP
E INV. ELEV. = 4.50' - XX" DIP
S INV. ELEV. = 4.50' - XX" DIP
W INV. ELEV. = 4.50' - XX" DIP

STORM STRUCTURE CALLOUT (SHOWN AS A HEXAGON CIRCUMSCRIBING THE STRUCTURE NUMBER.)

INDICATES STRUCTURE NUMBER, STATION & OFFSET, STRUCTURE SIZE & TYPE, RIM/GRATE ELEVATION, PIPE INVERT ELEVATIONS & DIRECTION, PIPE SIZE & MATERIAL AS WELL AS ANY SPECIAL NOTES.

LINE TYPES

PROPOSED UTILITIES

W	WATER LINE
SAN	SANITARY SEWER
FM	FORCE MAIN
LFM	LOW PRESSURE FM
SD	STORM DRAIN
PSD	PRESSURE STORM
IRR	IRRIGATION
RAW	RAW WATER
RCW	RECLAIMED WATER

TOPO

	BREAKLINE
	MAJOR CONTOUR
	MINOR CONTOUR
TOB	TOP OF BANK
TOE	TOE OF SLOPE
EOW	EDGE OF WATER
CLS	CENTERLINE OF SWALE

PAVEMENT MARKING

	STRIPE SKIP 2-4
	STRIPE SKIP 3-9
	STRIPE SKIP 6-10
	STRIPE SKIP 10-30
	STRIPE SKIP 10-10-20
	STRIPE SKIP 2-2-2

GENERAL SITE

	DEMOLITION
	TURBIDITY BARRIER
	PARKING STRIPING (SINGLE)
	BUILDING SETBACK
	FIRE TRUCK PATH
	SIGHT TRIANGLE
	BUILDING FOOTPRINT
	VEHICLE OVERHANG
O	CONSTRUCTION LIMITS
SF	SILT FENCE
	PARKING STRIPING (DOUBLE)

ABBREVIATIONS

ABBRV	DESCRIPTION
AADT	ANNUAL AVERAGE DAILY TRAFFIC
ABAN	ABANDON
ADJ	ADJUST
APPROX.	APPROXIMATE
A.C.	ASPHALT CONCRETE
ACCM PIPE	ASPHALT COATED CORRUGATED METAL
BIT.	BITUMINOUS
BC	BACK OF CURB
BD.	BOUND
BL	BASELINE
BLDG	BUILDING
BM	BENCHMARK
BO	BY OTHERS
BOS	BOTTOM OF SLOPE
BR.	BRIDGE
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CBCI	CATCH BASIN WITH CURB INLET
CC	CEMENT CONCRETE
CCM	CEMENT CONCRETE MASONRY
CEM	CEMENT
CI	CURB INLET
CIP	CAST IRON PIPE
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO.	COUNTY
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
CR GR	CROWN GRADE
DHV	DESIGN HOURLY VOLUME
DI	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWY	DRIVEWAY
ELEV (OR EL.)	ELEVATION
EMB	EMBANKMENT
EOP	EDGE OF PAVEMENT
EXIST (OR EX)	EXISTING
EXC	EXCAVATION
F&C	FRAME AND COVER
F&G	FRAME AND GRATE
FDN.	FOUNDATION
FLDSTN	FIELDSTONE
GAR	GARAGE
GD	GROUND
GI	GUTTER INLET
GIP	GALVANIZED IRON PIPE
GRAN	GRANITE
GRAV	GRAVEL
GRD	GUARD
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HEADWALL
HMA	HOT MIX ASPHALT
HOR	HORIZONTAL
HYD	HYDRANT
INV	INVERT
JCT	JUNCTION
L	LENGTH OF CURVE
LB	LEACH BASIN
LP	LIGHT POLE
LT	LEFT
MAX	MAXIMUM
MB	MAILBOX
MEG	MATCH EXISTING GRADE
MH	MANHOLE
MIN	MINIMUM
NIC	NOT IN CONTRACT

ABBREVIATIONS CONTINUED

ABBRV	DESCRIPTION
NO.	NUMBER
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
P.G.L.	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVATURE
PROJ	PROJECT
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
PVMT	PAVEMENT
PWW	PAVED WATER WAY
R	RADIUS OF CURVATURE
R&D	REMOVE AND DISPOSE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RDWY	ROADWAY
REM	REMOVE
RET	RETAIN
RET WALL	RETAINING WALL
ROW	RIGHT OF WAY
RR	RAILROAD
R&R	REMOVE AND RESET
RT	RIGHT
SHLD	SHOULDER
SMH	SEWER MANHOLE
ST	STREET
STA	STATION
SSD	STOPPING SIGHT DISTANCE
SW	SIDEWALK
T	TANGENT DISTANCE OF CURVE/TRUCK %
TAN	TANGENT
TEMP	TEMPORARY
TC	TOP OF CURB
TOS	TOP OF SLOPE
TSV	TAPPING SLEEVE AND VALVE
TYP	TYPICAL
UP	UTILITY POLE
VAR	VARIES
VERT	VERTICAL
VC	VERTICAL CURVE
WCR	WHEEL CHAIR RAMP
WIP	WROUGHT IRON PIPE
WM	WATER METER/WATER MAIN
X-SECT	CROSS SECTION

LINE WEIGHTS

EXISTING	SHADED LINES & TEXT DENOTE EXISTING EQUIPMENT AND STRUCTURES.
FUTURE	NON-SHADED DASHED LINES & TEXT DENOTE FUTURE EQUIPMENT, STRUCTURES AND WORK.
PROPOSED / CONSTRUCT	NON-SHADED, BOLD, SOLID LINES & TEXT DENOTE PROPOSED EQUIPMENT, STRUCTURES AND WORK.

NOTE: THE LEGEND SHOWN HEREON IS REPRESENTATIVE OF ALL KEITH CIVIL ENGINEERING DRAFTING STANDARDS AND IS NOT PROJECT SPECIFIC.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: pshinde On Wednesday, September 23, 2020 9:40:08 AM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	
DESIGNED BY:	12/15/2020
DRAWN BY:	AM
CHECKED BY:	AM
BID-CONTRACT:	MG

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

LEGEND AND ABBREVIATIONS

SHEET NUMBER	GI-002
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

GENERAL NOTES

THIS CONSTRUCTION PROJECT MAY OR MAY NOT INCLUDE ALL ITEMS COVERED BY THESE NOTES AND SPECIFICATIONS, I.E. PAVING, GRADING, DRAINAGE LINES, WATER LINES, OR SANITARY SEWER LINES. SEE PLANS FOR DETAILED PROJECT SCOPE. NOTES AND SPECIFICATIONS ON THIS SHEET REFER TO PAVING, GRADING, DRAINAGE, WATER, AND SANITARY SEWER, AND ARE INTENDED FOR THIS PROJECTS SCOPE OF WORK AND FOR REFERENCE PURPOSES FOR OTHER WORK ITEMS THAT MAY BE REQUIRED DUE TO UNFORESEEN EXISTING CONDITIONS OR REQUIRED REMEDIAL WORK.

1. SPECIFIC SITE NOTES

1.1. COUNTY AND CITY IN THESE NOTES REFERS TO COUNTY AND CITY IN WHICH PROJECT RESIDES.

1.2. STATE IN THESE NOTES REFERS TO THE STATE OF FLORIDA.

1.3. EXISTING TOPOGRAPHIC INFORMATION IN THE PLANS IS BASED ON SURVEY DATA AND BEST AVAILABLE INFORMATION. SEE PROJECT SURVEY AND NOTES ON PLAN SHEETS REGARDING THE SOURCE OF THE TOPOGRAPHIC INFORMATION.

2. APPLICABLE CODES

2.1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY, COUNTY, AND ALL OTHER JURISDICTIONAL, STATE AND NATIONAL CODES WHERE APPLICABLE.

2.2. IN THE EVENT OF A CONFLICT BETWEEN THE GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS IN THESE PLANS, AND THE CONTRACT DOCUMENTS AND SPECIFICATIONS IN THE SPECIFICATION BOOKLET, THE CONTRACTOR SHALL SUBMIT WRITTEN REQUEST FOR CLARIFICATION.

2.3. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND JURISDICTIONAL SAFETY AND HEALTH REGULATIONS.

2.4. THE CONTRACTOR SHALL BE REQUIRED TO COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, CODES, AND REGULATIONS.

2.5. ALL HANDICAP ACCESSIBLE AREAS TO CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA), STATE ADA CODES, AND FLORIDA BUILDING CODE ADA CODES LATEST EDITION.

2.6. TRENCH SAFETY ACT

2.6.1. ALL TRENCH EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 90-96 OF THE LAWS OF FLORIDA (THE TRENCH SAFETY ACT).

2.6.2. ALL TRENCH EXCAVATION IN EXCESS OF 5 FEET IN DEPTH SHALL BE UNDERTAKEN IN ACCORDANCE WITH O.S.H.A. STANDARD 29 CFR. SECTION 1926.650 SUBPART P.

2.6.3. THE CONTRACTOR SHALL SUBMIT WITH HIS CONTRACT A COMPLETED, SIGNED, AND NOTARIZED COPY OF THE TRENCH SAFETY ACT COMPLIANCE STATEMENT. THE CONTRACTOR SHALL ALSO SUBMIT A SEPARATE COST ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY CODES.

2.6.4. A TRENCH SAFETY SYSTEM, IF REQUIRED, SHALL BE DESIGNED BY THE EXCAVATION CONTRACTOR UTILIZING A SPECIALTY ENGINEER AS REQUIRED.

3. CONSTRUCTION NOTES:

3.1. CONTRACTOR SHALL TIE TO EXISTING GRADE BY EVENLY SLOPING FROM CLOSEST PROPOSED GRADE PROVIDED TO EXISTING GRADE AT LIMITS OF CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLANS. IF NO LIMIT OF WORK LINE IS INDICATED, SLOPE TO ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE, AS APPLICABLE.

3.2. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL EXISTING MANHOLES, CATCH BASINS, METERS AND OTHER STRUCTURES, WHETHER INDICATED ON THE PLANS OR NOT SHALL BE ADJUSTED TO MATCH THE NEW GRADE, BY THE CONTRACTOR.

3.3. THE CURB SHALL BE SLOPED TO ACCOMMODATE THE NEW PAVEMENT, CATCH BASIN AND GRATE, AND THE SURFACE FLOW PATTERN.

3.4. THE CONTRACTOR SHALL USE CARE WHEN CUTTING THE EXISTING ASPHALT PAVEMENT AND DURING EXCAVATIONS, SO THAT THE EXISTING CATCH BASINS AND GRATES THAT ARE TO REMAIN WILL NOT BE DAMAGED.

3.5. THE CONTRACTOR SHALL MAINTAIN THE ROADWAY SLOPE WHEN RESURFACING THE ROADWAY. THE EDGE OF PAVEMENT SHALL MATCH THE NEW GUTTER LIP PER FDOT INDEX 300.

3.6. THE NEW SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GIVEN ELEVATIONS AND AT THE PROPER SLOPES DEPICTED IN THE SPECIFICATIONS, DETAILS AND STANDARDS. EXISTING DRIVEWAYS AND OTHER FEATURES SHALL BE MATCHED WHEN POSSIBLE AS DIRECTED BY THE ENGINEER.

3.7. RADII SHOWN ARE TO THE EDGE OF PAVEMENT.

3.8. ALL BENCH MARK MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED AND REFERENCED BY THE CONTRACTOR IN THE SAME WAY AS PUBLIC LAND CORNERS.

3.9. ALL EXCESS MATERIAL IS TO BE DISPOSED BY THE CONTRACTOR WITHIN 72 HOURS.

3.10. IN AREAS WHERE THE BASE IS EXPOSED BY THE MILLING OPERATION, THE CONTRACTOR SHALL RESTORE THE BASE TO ITS ORIGINAL THICKNESS AND STRUCTURAL CAPACITY BEFORE PAVING OVER SUCH AREAS. THIS INCLUDES BUT IS NOT LIMITED TO RESTORING ORIGINAL DEGREE OF COMPACTION, MOISTURE CONTENT, COMPOSITION, STABILITY, AND INTENDED SLOPE. IF PAVING WILL NOT TAKE PLACE THE SAME DAY THE BASE IS EXPOSED AND REWORKED, THE BASE SHALL BE SEALED ACCORDING TO THE GOVERNING STANDARDS AND SPECIFICATIONS. ANY ADDITIONAL WORK RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THE EXPOSED BASE AS STATED ABOVE IN ORDER TO RESTORE THE ORIGINAL STRUCTURAL CAPACITY SHALL BE THE CONTRACTOR'S COST.

3.11. THE CONTRACTOR IS TO MAINTAIN EXISTING SIGNAGE DURING CONSTRUCTION OPERATIONS, IN ORDER TO FACILITATE EMERGENCY VEHICLE TRAFFIC.

3.12. THE TOPOGRAPHIC SURVEY INCLUDED WITH THIS SET OF PLANS REFLECTS PRE-DEMOLITION CONDITIONS AND DOES NOT REFLECT THE SITE CONDITIONS AFTER DEMOLITION. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE IN DETERMINING THE REQUIRED EARTHWORK FOR THE PROPOSED DEVELOPMENT OF THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, ANY EXCAVATION/DREDGE AND FILL ACTIVITIES REQUIRED AT ANY PHASE OF THE PROJECT. THE CONTRACTOR SHALL USE THE FINAL APPROVED (RELEASED FOR CONSTRUCTION) PLANS, SURVEYS, GEOTECHNICAL REPORTS, AND ANY OTHER AVAILABLE INFORMATION FOR DETERMINING THE AMOUNT OF EXCAVATION/DREDGING AND FILLING REQUIRED. ANY QUANTITIES INCLUDED IN THE APPROVED PERMITS WERE ESTIMATED BY THE ENGINEER FOR PURPOSES OF OBTAINING THE PERMIT AND UNDER NO CIRCUMSTANCES SHALL BE USED BY THE CONTRACTOR IN LIEU OF PERFORMING THEIR OWN EARTHWORK CALCULATIONS REQUIRED FOR COST ESTIMATING AND BIDDING THE PROJECT.

3.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ANY AND ALL AVAILABLE GEOTECHNICAL REPORTS PREPARED BY OTHERS AND/OR ANY RECOMMENDATIONS WRITTEN OR IMPLIED BY THE GEOTECHNICAL ENGINEER FOR THIS PROJECT. THE GEOTECHNICAL CONDITIONS AND RECOMMENDATIONS OUTLINED IN THESE REPORTS ARE IN FORCE AND IN FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL THE WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. KEITH AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE SUITABILITY OR UNSUITABILITY OF THE SOILS ENCOUNTERED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE MEANS AND METHODS OF CONSTRUCTION USED CAN AND WILL ALLOW FOR THE SUCCESSFUL COMPLETION OF THE REQUIRED SITE IMPROVEMENTS.

3.14. THE CONTRACTOR SHALL ENSURE THAT THE AVAILABLE GEOTECHNICAL INFORMATION IS SUFFICIENT FOR HIS COMPLETE UNDERSTANDING OF THE SOIL CONDITIONS FOR THE SITE. IF ADDITIONAL GEOTECHNICAL INVESTIGATION IS REQUIRED BY THE CONTRACTOR, THIS ADDITIONAL WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

3.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RESTORATION OF EXISTING PAVEMENT, PIPES, CONDUITS, SPRINKLER HEADS, CABLES, ETC., AND LANDSCAPED AREAS DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS AND/OR THOSE OF HIS SUBCONTRACTORS AND SHALL RESTORE AT NO ADDITIONAL COST.

3.16. THE CONTRACTOR SHALL NOT BRING ANY HAZARDOUS MATERIALS ONTO THE PROJECT. SHOULD THE CONTRACTOR REQUIRE SUCH FOR PERFORMING THE CONTRACTED WORK, THE CONTRACTOR SHALL REQUEST, IN WRITING, PERMISSION FROM THE OWNER, CITY AND ENGINEER. THE CONTRACTOR SHALL PROVIDE THE OWNER, CITY AND ENGINEER WITH A COPY OF THE MATERIAL SAFETY DATA SHEET (MSDS) FOR EACH HAZARDOUS MATERIAL PROPOSED FOR USE. THE PROJECT ENGINEER SHALL COORDINATE WITH THE OWNER AND CITY PRIOR TO ISSUING WRITTEN APPROVAL TO THE CONTRACTOR.

3.17. ANY KNOWN OR SUSPECTED HAZARDOUS MATERIAL FOUND ON THE PROJECT BY THE CONTRACTOR SHALL BE IMMEDIATELY REPORTED TO THE CITY AND/OR ENGINEER, WHO SHALL DIRECT THE CONTRACTOR TO PROTECT THE AREA OF KNOWN OR SUSPECTED CONTAMINATION FROM FURTHER ACCESS. THE CITY AND/OR ENGINEER ARE TO NOTIFY THE OWNER/ENGINEER OF THE DISCOVERY. THE OWNER/ENGINEER WILL ARRANGE FOR INVESTIGATION, IDENTIFICATION, AND REMEDIATION OF THE HAZARDOUS MATERIAL. THE CONTRACTOR SHALL NOT RETURN TO THE AREA OF CONTAMINATION UNTIL APPROVAL IS PROVIDED BY THE ENGINEER.

3.18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE CITY ENGINEERING INSPECTOR AND ENGINEER 48 HOURS IN ADVANCE OF THE EVENT TO NOTIFY THE CITY OF CONSTRUCTION START UP, OR TO SCHEDULE ALL REQUIRED TESTS AND INSPECTIONS INCLUDING FINAL WALK-THROUGHS.

4. PRECONSTRUCTION RESPONSIBILITIES

4.1. ALL UTILITY / ACCESS EASEMENTS TO BE SECURED PRIOR TO CONSTRUCTION.

4.2. NO CONSTRUCTION MAY COMMENCE UNTIL THE APPROPRIATE PERMITS HAVE BEEN OBTAINED FROM ALL MUNICIPAL, STATE, COUNTY, AND FEDERAL AGENCIES AND A PRE-CONSTRUCTION MEETING HAS BEEN CONDUCTED.

4.3. ALL REQUIRED GOVERNMENTAL AGENCY BUILDING PERMITS TO BE OBTAINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.

4.4. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULING FOR CONNECTION TO THE EXISTING WATER AND SEWER LINES WITH THE UTILITY DEPARTMENT THAT OWNS AND/OR MAINTAINS THE WATER AND SEWER LINES.

4.5. PRIOR TO THE START OF CONSTRUCTION, THE OWNER SHALL SUBMIT AN NPDES CONSTRUCTION GENERAL PERMIT (CGP) NOTICE OF INTENT (N.O.I.) TO USE GENERIC PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITIES FORM (DEP FORM 62-621.300(4)(B)) TO FDEP NOTICES CENTER. THE CONTRACTOR WILL BE RESPONSIBLE FOR (1) IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WAS REQUIRED TO BE DEVELOPED PRIOR TO NOI SUBMITTAL, AND (2) RETENTION OF RECORDS REQUIRED BY THE PERMIT, INCLUDING RETENTION OF A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL SITE STABILIZATION. A NOTICE OF TERMINATION (N.O.T.) OF GENERIC PERMIT COVERAGE FORM (DEP FORM 62-621.300(6)) MUST BE SUBMITTED TO FDEP TO DISCONTINUE PERMIT COVERAGE, SUBSEQUENT TO COMPLETION OF CONSTRUCTION. FOR ADDITIONAL INFORMATION SEE FDEP WEBSITE: HTTP://WWW.DEP.STATE.FL.US/WATER/ STORM WATER/NPDES.

4.6. PRIOR TO CONSTRUCTION OR INSTALLATION, 5 SETS OF SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW AS REQUIRED FOR THE FOLLOWING ITEMS LISTED BELOW, BUT NOT LIMITED TO:

- DRAINAGE: CATCH BASINS, MANHOLES, HEADWALLS, GRATES/TOPS, YARD DRAINS.
- WATER: FIRE HYDRANTS, VALVES, BACKFLOW PREVENTER, DDCV, METER BOX.
- SEWER: MANHOLES, LIFT STATIONS (WETWELL, HATCHES, VALVES, PUMP DATA, ELECTRICAL PANEL)

4.0.1. CATALOGUE LITERATURE SHALL BE SUBMITTED FOR DRAINAGE, WATER AND SEWER PIPES, FITTINGS, AND APPURTENANCES.

4.0.2. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS.

4.0.3. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

4.7CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLAN(S) IN ACCORDANCE WITH FDOT AND COUNTY REQUIREMENTS, AND SUBMIT FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.

5. INSPECTIONS / TESTING:

5.1. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER, CITY, COUNTY, ENGINEER OF RECORD, AND ANY OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO REQUIRED INSPECTIONS OF THE FOLLOWING ITEMS, WHERE APPLICABLE:

- CLEARING AND EARTHWORK
- STORM DRAINAGE SYSTEMS
- SANITARY SEWER SYSTEMS
- WATER DISTRIBUTION SYSTEMS
- SUBGRADE
- LIMEROCK BASE
- ASPHALT OR CONCRETE PAVEMENT
- SIDEWALKS, CONCRETE FLATWORK/CURBING
- LANDSCAPING
- PAVEMENT MARKING AND SIGNAGE
- SIGNALIZATION
- SITE LIGHTING
- ELECTRICAL AND COMMUNICATION LINES
- UTILITY CONDUITS
- IRRIGATION
- FINAL

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

5.3. TESTING - ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS SHALL BE PERFORMED BY A LICENSED / FDOT QUALIFIED TESTING COMPANY. REQUIRED TEST FOR ASPHALT AND LIMEROCK SHALL BE TAKEN AT THE DIRECTION OF THE ENGINEER OR THE JURISDICTIONAL GOVERNMENTAL AGENCY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

6. TEMPORARY FACILITIES

6.1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, COMMUNICATIONS, AND ELECTRICITY, FOR HIS OPERATIONS AND WORKS, COST INCLUDED UNDER MOBILIZATION.

6.2. CONTRACTOR SHALL CONSTRUCT TEMPORARY FENCING TO SECURE CONSTRUCTION AREAS AT ALL TIMES, COST INCLUDED IN MOBILIZATION.

6.3. CONTRACTOR TO OBTAIN A SECURE STAGING AREA AND OBTAIN ALL NECESSARY APPROVALS FROM THE OWNER.

6.4. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO LIGHT THE CONSTRUCTION PROJECT LIMITS AT ALL TIMES, TO AT LEAST THE SAME LIGHTING INTENSITY LEVELS AS THE EXISTING CONDITIONS.

6.5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.

7. PROJECT PROGRESS AND CLOSEOUT

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

7.2. THE CONTRACTOR SHALL RESTORE OR REPLACE ANY PUBLIC OR PRIVATE PROPERTY (SUCH AS HIGHWAY, DRIVEWAY, WALKWAY, AND LANDSCAPING), DAMAGED BY HIS WORK, EQUIPMENT, OR EMPLOYEES, TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF CONSTRUCTION. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.

7.3. MATERIAL OR DEBRIS SHALL BE HAULED IN ACCORDANCE WITH NPDES PERMIT AND JURISDICTIONAL LAWS.

7.4. ALL LAND SURVEY PROPERTY MONUMENTS OR PERMANENT REFERENCE MARKERS, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

7.5. ALL UNPAVED SURFACES DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE GRADED, SODDED, & RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THAT WHICH EXISTED BEFORE THE CONSTRUCTION.

8. PROJECT RECORD DOCUMENTS:

8.1. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE LOCATION, LENGTH, MATERIAL AND ELEVATION OF ANY FACILITY NOT BUILT ACCORDING TO PLANS. THIS COPY OF THE AS-BUILT SHALL BE SUBMITTED TO ENGINEER FOR PROJECT RECORD.

8.2. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND LIMEROCK BASE CONSTRUCTION (AT LEAST 48 HOURS BEFORE PLACING ASPHALT PAVEMENT) THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD "AS-BUILT" PLANS FOR THESE IMPROVEMENTS, SHOWING THE LOCATIONS AND PERTINENT GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROCK GRADES OF THE ROAD CROWN AND EDGES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

8.3. UPON COMPLETION OF CONSTRUCTION, AND PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF ALL "AS-BUILT" CONTRACT DRAWINGS. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES, DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS.

8.4. AS-BUILT DRAWINGS OF WATER LINES AND FORCE MAINS SHALL INCLUDE THE FOLLOWING INFORMATION:

8.4.1. TOP OF PIPE ELEVATIONS EVERY 100 LF.

8.4.2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, AND APPURTENANCES.

8.4.3. ALL CONNECTIONS TO EXISTING LINES.

8.4.4. ENDS OF ALL WATER SERVICES AT THE BUILDINGS WHERE THE WATER SERVICE TERMINATES.

8.5. AS-BUILT DRAWINGS OF GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.5.1. RIM ELEVATIONS, INVERT ELEVATIONS, LENGTH OF PIPING BETWEEN STRUCTURES, AND SLOPES.

8.5.2. THE STUB ENDS AND CLEANOUTS OF ALL SEWER LATERALS SHALL BE LOCATED HORIZONTALLY AND VERTICALLY.

8.6. AS-BUILT DRAWINGS OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

8.6.1. RIM ELEVATION, INVERT ELEVATION, LENGTH OF PIPING BETWEEN STRUCTURES, AND CONTROL STRUCTURE ELEVATIONS IF APPLICABLE.

8.6.2. THE SIZE OF THE LINES.

8.6.3. DRAINAGE WELL STRUCTURE SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM ELEVATIONS OF THE STRUCTURE AND BAFFLE WALLS, RIM ELEVATIONS AND PIPE INVERTS.

8.7. AS-BUILT DRAWINGS OF CONSTRUCTION AREAS SHALL INCLUDE THE FOLLOWING:

8.7.1. ROCK ELEVATIONS AT ALL HIGH, AND LOW POINTS, AND AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.

8.7.2. ROCK ELEVATIONS AND CONCRETE BASE ELEVATIONS SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.

8.7.3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS.

8.7.4. FINISH GRADE ELEVATIONS IN ISLAND AREAS.

8.7.5. AS-BUILT ELEVATIONS SHALL BE TAKEN ON ALL PAVED AND UNPAVED SWALES, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

8.7.6. LAKE AND CANAL BANK AS-BUILT DRAWINGS SHALL INCLUDE A KEY SHEET OF THE LAKE FOR THE LOCATION OF CROSS SECTIONS. LAKE AND CANAL BANK CROSS SECTIONS SHALL BE PLOTTED AT A MINIMUM OF EVERY 100 LF, UNLESS OTHERWISE SPECIFIED. AS-BUILT DRAWINGS SHALL CONSIST OF THE LOCATION AND ELEVATION OF THE TOP OF BANK, EDGE OF WATER, AND THE DEEP CUT LINE, WITH THE DISTANCE BETWEEN EACH SHOWN ON THE DRAWING.

8.7.7. RETENTION AREA AS-BUILT ELEVATIONS SHALL BE TAKEN AT THE BOTTOM OF THE RETENTION AREA AND AT THE TOP OF BANK. IF THERE ARE CONTOURS INDICATED ON THE DESIGN PLANS, THEN THEY SHALL BE INCLUDED IN AS-BUILT DRAWINGS AS WELL.

8.8. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE AS-BUILT DRAWINGS ON FULL SIZE, 24" X 36" SHEETS. ALL "AS-BUILT" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. EIGHT (8) SETS OF BLUE OR BLACK LINE DRAWINGS SHALL BE SUBMITTED. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

8.9. AN ELECTRONIC COPY OF THESE "AS-BUILT" DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD, VERSION 2008 OR LATER.

9. UTILITY NOTES

9.1. CONTRACTOR IS RESPONSIBLE FOR UTILITY VERIFICATION PRIOR TO FABRICATION.

9.2. THE CONTRACTOR IS ADVISED THAT PROPERTIES ADJACENT TO THE PROJECT HAVE ELECTRIC, TELEPHONE, GAS, WATER AND/OR SEWER SERVICE LATERALS WHICH MAY NOT BE SHOWN IN PLANS. THE CONTRACTOR MUST REQUEST THE LOCATION OF THESE LATERAL SERVICES FROM THE UTILITY COMPANIES.

9.3. THE CONTRACTOR SHALL USE HAND DIGGING WHEN EXCAVATING NEAR EXISTING UTILITIES. EXTREME CAUTION SHALL BE EXERCISED BY THE CONTRACTOR WHILE EXCAVATING, INSTALLING, BACKFILLING OR COMPACTING AROUND THE UTILITIES.

9.4. THE CONTRACTOR SHALL NOTIFY AND OBTAIN AN UNDERGROUND CLEARANCE FROM ALL UTILITY COMPANIES AND GOVERNMENTAL AGENCIES AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN A SUNSHINE811.COM CERTIFICATION CLEARANCE NUMBER AND FIELD MARKINGS AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION.

- PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.

9.1. FOR STREET EXCAVATION OR CLOSING OR FOR ALTERATION OF ACCESS TO PUBLIC OR PRIVATE PROPERTY, THE CONTRACTOR SHALL NOTIFY:

- ROADWAY JURISDICTIONAL ENGINEERING / PUBLIC WORKS AUTHORITY.
- COUNTY TRANSIT AUTHORITY
- SCHOOL BOARD TRANSPORTATION AUTHORITY
- JURISDICTIONAL FIRE DEPARTMENT DISPATCH
- JURISDICTIONAL POLICE DEPARTMENT(S)

9.1. THE CONTRACTOR SHALL USE EXTREME CAUTION WORKING UNDER, OVER, AND AROUND EXISTING ELECTRIC LINES. THE CONTRACTOR SHALL CONTACT THE ELECTRIC PROVIDER COMPANY TO VERIFY LOCATIONS, VOLTAGE, AND REQUIRED CLEARANCES, ONSITE, IN RIGHT-OF-WAYS, AND IN EASEMENTS, PRIOR TO ANY CONSTRUCTION IN THE VICINITY OF EXISTING LINES.

9.2. LOCATION AND SIZE OF ALL EXISTING UTILITIES AND TOPOGRAPHY (FACILITIES) AS SHOWN ON CONSTRUCTION DRAWINGS ARE DRAWN FROM AVAILABLE RECORDS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FACILITIES SHOWN OR FOR ANY FACILITY NOT SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION (VERTICAL & HORIZONTAL) OF ANY EXISTING UTILITIES AND TOPOGRAPHY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING FACILITIES, IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. IF AN EXISTING FACILITY IS FOUND TO CONFLICT WITH THE PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER SO THAT APPROPRIATE MEASURES CAN BE TAKEN TO RESOLVE THE CONFLICT.

9.3. THE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS IN THE AREA AND ANY OTHER UNDERGROUND UTILITY COMPANIES REQUIRED. THE CONTRACTOR SHALL COORDINATE RELOCATION OF ALL EXISTING UTILITIES WITH APPLICABLE UTILITY COMPANIES.

10. SIGNING AND PAVEMENT MARKINGS

10.1. ALL SIGNING AND PAVEMENT MARKINGS INSTALLED AS PART OF THESE PLANS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COUNTY TRAFFIC DESIGN STANDARDS AND FDOT DESIGN STANDARDS AS A MINIMUM CRITERIA.

10.2. MATCH EXISTING PAVEMENT MARKINGS AT THE LIMITS OF CONSTRUCTION.

10.3. REMOVAL OF THE EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY WATER BLASTING OR OTHER APPROVED METHODS DETERMINED BY THE ENGINEER.

10.4. INCORRECTLY PLACED PAINT OR THERMOPLASTIC PAVEMENT MARKINGS OVER FRICTION COURSE WILL BE REMOVED BY MILLING AND REPLACING THE FRICTION COURSE A MINIMUM WIDTH OF 18 IN AT THE CONTRACTOR'S EXPENSE. THE ENGINEER MAY APPROVE AN ALTERNATIVE METHOD IF IT CAN BE DEMONSTRATED TO COMPLETELY REMOVE THE MARKINGS WITHOUT DAMAGING THE ASPHALT.

10.5. PLACE ALL RETRO-REFLECTIVE PAVEMENT MARKERS IN ACCORDANCE WITH STANDARD INDEX 17352 AND / OR AS SHOWN IN THE PLANS.

10.6. CAUTION SHOULD BE EXERCISED WHILE RELOCATING EXISTING SIGNS TO PREVENT UNNECESSARY DAMAGE TO SIGNS. IF THE SIGN IS DAMAGED BEYOND USE, AS DETERMINED BY THE ENGINEER, SIGNS SHALL BE REPLACED BY THE CONTRACTOR AT HIS EXPENSE.

10.7. ALL EXISTING SIGNS THAT CONFLICT WITH CONSTRUCTION OPERATIONS SHALL BE REMOVED, STOCKPILED, AND RELOCATED BY THE CONTRACTOR. SIGN REMOVAL SHALL BE DIRECTED BY THE ENGINEER.

10.8. RELOCATED SIGN SUPPORT SYSTEM MUST MEET THE CURRENT DESIGN STANDARD.

10.9. THE CONTRACTOR SHALL PROVIDE AN INVENTORY OF EXISTING SIGNS TO REMAIN OR TO BE RELOCATED PRIOR TO STARTING THE JOB AND FORWARD THIS LIST TO THE ENGINEER. CONTRACTOR SHALL NOTIFY IF THERE ARE ANY MISSING OR DAMAGE SIGNS THAT THE PLANS SHOW TO REMAIN OR TO BE RELOCATED.

10.10. ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 711.

10.11. HAND DIG THE FIRST FOUR FEET OF SIGN FOUNDATION.

10.12. ALL SIGNS SHALL MEET ALL OF THE FOLLOWING:

- MEET THE CRITERIA OUTLINED IN SECTION 2A.08 OF THE 2009 MUTCD
- MEET THE SPECIFICATIONS OUTLINED IN SECTION 700 AND 994 OF THE LATEST FDOT STANDARD SPECIFICATIONS.
- CONSIST OF MATERIALS CERTIFIED TO MEET THE RETROREFLECTIVE SHEETING REQUIREMENTS OUTLINED IN THE CURRENT VERSION OF ASTM D4956 FOR TYPE-XI RETROREFLECTIVE SHEETING MATERIALS MADE WITH PRISIMS, EXCEPT FOR SCHOOL ZONE AND PEDESTRIAN SIGNS WHICH SHALL BE COMPRISED OF RETROREFLECTIVE FLUORESCENT YELLOW-GREEN SHEETING CERTIFIED TO MEET ASTM D4956 TYPE IV RETROREFLECTIVE SHEETING MATERIALS.
- CONSIST OF RETROREFLECTIVE SHEETING MATERIALS THAT HAVE A VALID FDOT APPROVED PRODUCT LIST (APL) CERTIFICATION FOR SPECIFICATION 700 HIGHWAY SIGNING FOR FDOT SHEETING TYPE XI (OR TYPE IV FOR SCHOOL AND PEDESTRIAN SIGNS).

10.13. PATCH ATTACHMENT HARDWARE, SUCH AS COUNTERSUNK SCREWS OR RIVET HEADS, WITH RETRO REFLECTIVE BUTTONS THAT MATCH THE COLOR AND SHEETING MATERIAL OF THE FINISHED SIGN PANEL INCLUDING THE BACKGROUND, LEGEND OR BORDER.

10.14. ENSURE THE OUTSIDE CORNER OF SIGN IS CONCENTRIC WITH BORDER. ENSURE WHITE BORDERS ARE MOUNTED PARALLEL TO THE EDGE OF THE SIGN. ENSURE BLACK BORDERS ARE RECESSED FROM THE EDGE OF THE SIGN.

10.15. LAYOUT PERMANENT FINAL STRIPING THAT LEAVES NO VISIBLE MARKS AT TIME OF FINAL ACCEPTANCE.

KEITH

301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400

Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	
DESIGNED BY:	**12/15/2020**
DRAWN BY:	**AM**
CHECKED BY:	**AM**
BID-CONTRACT:	**MG**

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

GENERAL CONSTRUCTION NOTES

SHEET NUMBER GI-002

PROJECT NUMBER **11204.00**

STATUS: PRELIMINARY

Plotted by: pshinde On Wednesday, September 23, 2020 9:40:08 AM

CONSTRUCTION SPECIFICATIONS

Section 20 - General Specifications Paving Grading Drainage and Earthwork

20.General

20.1. It is the intent of these specifications to describe the minimum acceptable technical requirements for the materials and workmanship for construction of site improvements for this project. Such improvements may generally include, but not to be limited to, clearing, grading, paving, removal of existing pavement storm drainage, water lines and sanitary sewers.

20.2. It is the intent that the Florida Department of Transportation (FDOT) "Standard Specifications for Road and Bridge Construction: (current edition) together with "Supplemental Specifications to the Standard Specifications for Road and Bridge Construction" (current edition), and the FDOT Roadway and Traffic Design Standards (current edition) be used where applicable for the various work, and that where such wording therein refers to the State of Florida and its Department of Transportation and personnel, such wording is intended to be replaced with the wording which would provide proper terminology; thereby making such "Standard Specifications for Road and Bridge Construction" together with the FDOT Roadway and Traffic Design Standards as the "Standard Specifications" for this project. If within a particular section, another section, article or paragraph is referred to, it shall be part of the Standard Specifications also. The Contractor shall abide by all local and State laws, regulations and building codes which have jurisdiction in the area.

20.3. The Contractor shall furnish all labor, materials and equipment and perform all operations required to complete the construction of a paving and drainage system as shown on the plans, specified herein, or both. It is the intent to provide a complete and operating facility in accordance with these specifications and the construction drawings. The material and equipment shown or specified shall not be taken to exclude any other incidentals necessary to complete the work.

20.4. All labor, materials, and methods of construction shall be in strict accordance with the plans and construction specifications and the minimum engineering and construction standards adopted by the unit of government which has jurisdiction and responsibility for the construction. Where conflicts or omissions exist, the jurisdictional government Engineering Department's standards shall govern. Substitutions and deviations from plans and specifications shall be permitted only when written approval has been issued by the Engineer.

20.5. Guarantee - all materials and equipment to be furnished and/or installed by the Contractor under this contract, shall be guaranteed for a period of (l) one year from the date of final acceptance thereof, against defective materials, design and workmanship. Upon receipt of notice from the owner of failure of any part of the guaranteed equipment or materials, during the guarantee period, the affected part or materials shall be replaced promptly with new parts or materials by the contractor, at no expense to the owner. In the event the Contractor fails to make necessary replacement or repairs within (7) seven days after notification by the owner, the owner may accomplish the work at the expense of the contractor.

21.Earthwork

21.1. All areas within the project limits shall be cleared and grubbed prior to construction. This shall consist of the complete removal and disposal of all trees, brush, stumps, roots, grass, weeds, rubbish and all other obstructions resting on or protruding through the surface of the existing ground to a depth of 1'. All work shall be in accordance with section 110 of the Standard Specifications.

21.2. None of the existing limerock material from demolished pavement is to be incorporated in the new limerock base, unless noted in plans. The existing limerock material from demolished pavement may be incorporated into the stabilized subgrade / subbase, or stabilized shoulder.

21.3. Fill material shall be classified as A-l, A-3, or A-2-4 in accordance with AASHTO N--145 and shall be free from vegetation and organic material. Not more than 12% by weight of fill material shall pass the no. 200 sieve.

21.4. All fill material in areas not to be paved shall be compacted to 95% of the maximum density as determined by AASHTO T-99.

21.5. All material of construction shall be subject to inspection and testing to establish conformance with the specifications and suitably for the uses intended. The Contractor shall notify the Engineer at least 24 hours prior to the time he will be ready for an inspection or test. The Contractor shall follow City and County inspection procedures. The Contractor shall not proceed with any phase of work dependent on an inspection or test of an earlier phase of work, prior to that test or inspection passing. The Contractor shall be responsible for providing certified material test results to the Engineer of record prior to the release of final certification by the Engineer. Test results must include, but may not be limited to, densities for subgrade and limerock, utilities, excavation, asphalt gradation reports, concrete cylinders, etc.

21.6. When encountered, muck shall be completely removed from the center line (10) ten feet beyond the edge of pavement each side. All such material shall be replaced by approved granular fill.

21.7. When encountered within drainage swales, hardpan shall be removed to full depth for a width of (5) five feet at the invert and replaced with granular materials.

21.8. All underground utilities and drainage installations shall be in place prior to subgrade compaction and pavement construction.

21.9. Ground adjacent to roadway/pavement having runoff shall be graded (2) two inches lower than the edge of pavement to allow for the placement of sod.

21.10.Site grading elevations shall be within 0.1' of the required elevation for non paved areas and all areas shall be graded to drain without ponding.

21.11.The Contractor shall perform all excavation, fill, embankment and grading to achieve the proposed plan grades including typical road sections, side slopes and canal sections. All work shall be in accordance with section 120 of the Standard Specifications. If fill material is required in excess of that generated by the excavation, the Contractor shall supply this material as required from off-site.

21.12.A 2" blanket of top soil shall be placed over all areas to be sodded or seeded and mulched within the project limits unless otherwise indicated on the plans.

21.13.Sod shall be St. Augustine unless otherwise indicated on the plans, and shall be placed on the graded top soil and watered to insure satisfactory condition upon final acceptance of the project.

22.Drainage

22.1. Inlets - all inlets shall be the type designated on the plans, and shall be constructed in accordance with section 425 of the Standard Specifications. All inlets and pipe shall be protected during construction to prevent siltation in the drainage systems by way of temporary plugs and plywood or plastic covers over the inlets. The entire drainage system shall be cleaned of all debris prior to final acceptance.

22.2. Pipe specifications: the material type is shown on the drawings by one of the following designations:

- RCP = reinforced concrete pipe, ASTM designation C--76, section 941 of the Standard Specifications.
- CMP = corrugated metal (aluminum) pipe, ASTM designation M-196.
- CMP (smooth lined) = corrugated metal aluminum pipe, (smooth lined) ASTM designation M-196.
- SCP = slotted concrete pipe, sections 941 and 942, of the Standard Specifications.
- PVC = polyvinyl chloride pipe.
- PCMP = perforated cmp, section 945, of the Standard Specifications
- Corrugated High Density Polyethylene Pipe (HDPE) (12 Inches to 60 Inches), shall meet the requirements of FDOT Specification section 948-2.3.

22.3. Pipe backfill - requirements for pipe backfill crossing roads or parking areas shall be as defined in the section 125-8, of the Standard Specifications. Pipeline backfill shall be placed in 6 inch lifts and compacted to 100% of the standard proctor (AASHTO T--99 specifications)

22.4. Location of drainage structures shall govern, and pipe length may have to be adjusted to accomplish construction as shown on these plans.

22.5. Distance and lengths shown on plans and profile drawings are referenced to the inner walls of structures.

22.6. Filter fabric shall be Mirafi, Typar or equal conforming to section 985 of the Standard Specifications.

23.Asphalt Paving

23.1. Where new asphalt meets existing asphalt, the existing asphalt shall be saw cut to provide a straight even line. Prior to removing curb or gutter, the adjacent asphalt shall be saw cut to provide a straight even line.

23.2. Internal asphalt paving constructed on existing sandy soils shall be constructed with a 12" subgrade, compacted to a minimum density of 100% maximum density as determined by AASHTO T-99. The compacted subgrade shall be constructed in the limits shown on the plans. All subgrade shall have an LBR of 40 unless otherwise noted.

23.3. Asphaltic concrete surface course shall be constructed to the limits shown on the plans. The surface course shall consist of the thickness and type asphaltic concrete as specified in the plans. All asphaltic concrete shall be in accordance with sections 320, 327, 330, 334, 336, 337, 337, 338, 339 and 341 of the Standard Specifications.

23.4. Limerock base shall be prepared, compacted and graded and shall be in accordance with section 200 of the Standard Specifications. All limerock shall be compacted to 98% per AASHTO T-180 and have not less than 70% of carbonates of calcium and magnesium unless otherwise designated. The Engineer shall inspect the completed base course and the Contractor shall correct any deficiencies and clean the base course prior to the placement of the prime coat. A tack coat will also be required if the Engineer finds that the primed base has become excessively dirty or the prime coat has cured to the extent of losing bounding effect prior to placement of the asphaltic concrete surface course. The prime and tack coats shall be in accordance with section 300 of the Standard Specifications.

23.5. Limerock base material shall be placed in maximum 6" lifts. Bases greater than 6" shall be placed in two equal lifts. If, through field tests, the Contractor can demonstrate that the compaction equipment can achieve density for the full depth of a thicker lift, and if approved by the engineer, the base may be constructed in successive courses of not more than 8 inches (200 mm) compacted thickness.

23.6. Asphalt edges that are not curbed shall be saw cut to provide a straight even line to the dimensions shown on plans.

24.Concrete Construction

24.1. Concrete sidewalk shall be in accordance with section 522 of the Standard Specifications and in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 310. Concrete sidewalk shall be 4" thick, unless otherwise not and constructed on compacted subgrade, with 1/2" expansion joints placed at a maximum of 75', unless otherwise noted on plans. Crack control joints shall be 5' on center. All concrete sidewalks that cross driveways shall be 6" thick, unless otherwise noted on plans.

24.2. Sidewalk Curb ramps hall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 304.

24.3. Concrete curb shall be constructed to the limits shown on the plans. The concrete shall have a minimum compressive strength of 2500 PSI at 28 days and shall be in accordance with section 520 of the Standard Specifications. Concrete curbing shall be in accordance with F.D.O.T. Roadway and Traffic Design Standards, index no. 300.

24.4.

Section 30 - Water distribution and sanitary sewer force mains.

30. Materials:

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

30.1. All water main pipe, including fittings, shall be color coded or marked using blue as a predominant color to differentiate drinking water from reclaimed or other water. Underground plastic pipe shall be solid-wall blue pipe, shall have a co-extruded blue external skin, or shall be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall; and underground metal or concrete pipe shall have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe shall have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint shall be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipes with an internal diameter of 24 inches or greater, tape or paint shall be applied in continuous lines along each side of the pipe as well as along the top of the pipe.

30.2. Ductile iron pipe for water distribution mains shall conform to ANSI/AWWA standard C151/A21.51 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. The pipe shall be adapted for use with class 250 fittings for all sizes. Water main shall be colored blue in accordance with Florida State Statutes.

30.3. Ductile iron pipe for sewage force mains shall conform to ANSI/AWWA standard C151/A21.51 latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with a minimum wall thickness of class 51 (pressure class 350) unless otherwise noted in the plans. Ductile iron pipe shall be interior ceramic epoxy lined and exterior coated with the manufacturer's coating system (Protecto 401 ceramic epoxy with a minimum dry film thickness of 40 mils and an outside coating of either coal tar epoxy or asphalt). Cement mortared linings are not appropriate for this application.

30.4. All pipe & fittings on the lift station sites shall be ductile iron conforming to the same specifications as above for sewage force mains except that flanged ductile iron pipe & fittings shall be used inside valve pits and wet wells. Flanged pipe and fittings shall conform to ANSI/AWWA C115/a21.15 latest revision and ANSI/AWWA C110/A21.10 latest revision. The following thickness classes shall be adhered to: 4" - 12" - class 52, 14" & larger - class 51.

30.5. PVC pressure pipe for sizes 4" through 12" and shall conform to ANSI/AWWA standard C900 latest revision. PVC pressure pipe shall be made from class 12454-a or class 12454-b virgin material and conform with the outside diameter of cast iron pipe with a minimum wall thickness of dr series 18. Ultra violet degradation or sun bleached pipe will be cause for rejection. Water main shall be colored blue in accordance with Florida State Statutes. Force main shall be impregnated with green pigment. Reuse main shall be impregnated with purple pigment.

30.6. Ductile iron fittings for water distribution mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be cement lined and seal coated in accordance with ANSI/AWWA standard C104/A21.4 latest revision. Water Main fitting shall be colored blue in accordance with Florida state statutes.

30.7. Cast iron and ductile iron fittings for sewage force mains shall conform to ANSI/AWWA standard C110/A21.10 latest revision. Fittings 4" and larger shall be coated in accordance with the requirements of ductile iron pipe for sewage force mains.

30.8. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C111/A21.11 latest revision. Mechanical joint or push-on joint to be rubber gasket compression-type. Special fittings and joints shall be considered for specific installation subject to the approval of the engineer.

30.9. Joints for PVC pressure pipe shall be bell and spigot push-on rubber gasket type only. No solvent weld or threaded joints will be permitted.

30.10.Water distribution system restraint: all fittings and specific pipe joints shall be restrained as outlined below:

- Joint restraint
- Push-on P.V.C. EBAA iron series 1600
- Push-on DIP EBAA iron series 1700
- tr-flex by U.S. Pipe or
- flex ring by American
- Fittings w/ DIP EBAA iron series 1100 megalug
- Fittings w/ P.V.C. EBAA iron series 2000 megalug
- Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)

30.11. Sewage force main system restraint: all fittings and specific pipe joints shall be restrained as outlined below

- Joint restraint
- Push-on P.V.C. EBAA iron series 1600
- Push-on DIP EBAA iron series 1700
- tr-flex by U.S. Pipe or
- flex ring by American
- Fittings w/ DIP EBAA iron series 1100 megalug
- Fittings w/ P.V.C. EBAA iron series 2000 megalug
- Length of restrained pipe shall be as indicated on restrained joint pipe detail. (see water & sewer detail sheet)

30.12.Water distribution valves shall be gate valves, iron body, fully resilient seat bronzed mounted non-rising stem, rated at 200 PSI and conforming to ANSI/AWWA C509 latest revision, and shall have mechanical joints.

30.12.1. Gate valves 4" and larger shall be Mueller A-2360, American 250 line or Clow F-6100, conforming to ANSI/AWWA C500 latest revision or approved equal.

30.12.2. Tapping valves shall be Mueller T-2360 or approved equal.

30.12.3. Gate valves 3" or less shall be Nibco T-133 or T-136 with malleable hand wheels or approved equal.

30.13. Tapping sleeves shall be Mueller H615, Clow F- 2505 or approved equal.

30.14. Valve boxes shall be U.S. foundry 7500 or approved equal painted blue with the designation "water".

30.15.Retainer glands for DIP shall conform to ANSI/AWWA C111/A21.11 latest revision. All glands shall be manufactured from ductile iron as listed by underwriters laboratories for 250 psi minimum water pressure rating. Clow corporation model f-1058, standard fire protection equipment company or approved equal.

30.16.Dresser couplings shall be regular black couplings with plain gaskets for galvanized steel pipe. They shall be dresser style 90. No substitutions allowed.

30.17.Fire hydrants shall be Mueller centurion traffic type A-423 with 5 1/4" internal valve opening or approved equal. Pumper nozzle to be 18" from finished grade. All hydrants to be installed with control valve. Retainer glands are preferred for restraining. Fire hydrant shall comply with ANSI/AWWA C502 latest revision. Fire hydrants shall be painted in accordance with NFPA #291 or per agency standards having jurisdiction. Blue raised reflective pavement marker (rpm) shall be used to identify fire hydrant location. The placement of the rpm to be at the centerline of the outside roadway lane.

30.18.Sewage force main valves shall be plug valves which shall be of the non-lubricated, eccentric type with resilient faced plugs, port areas for valves 20 inches and smaller shall be at least 80% of full pipe area. Port area of valves 24 inches and larger shall be at least 70% of full pipe area. The body shall be of semi-steel (ASTM A-126 C1.b) and shall have bolted bonnet which gives access to the internals of the valve. Seats shall be welded overlay of high nickel content or a stainless steel plate locked in the body cavity. If a plate is used, it shall be replaceable through the bonnet access. Bearings shall be permanently lubricated of stainless steel, bronze or Teflon lined, fiber glass backed Duralon. Bearing areas shall be isolated from the flow with grit seals. Valves shall have packing bonnets where the shaft protrudes from the valve and the packing shall be self-adjusting chevron type which can be replaced without removing the bonnet. All nuts, bolts, springs and washers shall be stainless steel.

30.19.Plug valves shall be designed for a working pressure of 150 PSI the valve and actuator shall be capable of satisfactory operation in either direction of flow against pressure drops up to and including 100 PSI (for plug valves over 12 in diameter). Valves shall be bubble tight in both directions at 100 psi differential. Plug valves over 12" in diameter shall have worm gear operators. The operating mechanism shall be for buried service with a 2 inch square operating nut.

30.20.Plug valves are to be installed with the seat pointed towards the upstream flow, when specified.

30.21.Swing check valves for water, sewage, sludge, and general service shall be of the outside lever and spring or weight type, in accordance with ANSI/AWWA C 508 latest revision swing-check valves for waterworks service, 2 through 24 NPS, unless otherwise indicated, with full-opening passages, designed for a water-working pressure of 150 PSI they shall have a flanged cover piece to provide access to the disc.

30.22.High density polyethylene pipe (HDPE) for water distribution mains shall conform to AWWA C906 standard, latest revision. Pipes shall be color-coded blue, minimum 40 feet standard lengths.

31.Service connection:

31.1. Service saddles shall be fusion bonded plastic coated ductile iron (ASTM A536) with stainless steel straps, saddles shall be double strap type.

31.2. Service lines shall be polyethylene (PE 3408), 200 p.s.i rated, DR9. Pipe joints shall be of the compression type totally confined grip seal and coupling nut.

31.3. Corporation stops shall be manufactured of brass alloy in accordance with ASTM B-62 with threaded ends, as manufactured by Ford ballcorp, catalog # 1100 or approved equal.

31.4. Curb stops shall be Ford v63-44w-x" latest revision or approved equal.

31.5. Meter stops shall be 90 degree lockwing type and shall be of bronze construction in accordance FV63-777W" latest revision with ASTM B-62. Meter stops shall be closed bottom design and resilient "0" ring sealed against external leakage at the top. Stops shall be equipped with a meter coupling nut on the outlet sides, as manufactured by Ford or approved equal.

32. Installation:

32.1. Where restrained pipe joints are required due to fittings, appurtenances, etc., pipe material shall be DIP

32.2. All PVC pipe shall be installed in accordance with the uni-bell plastic pipe association "guide for installation of PVC pressure pipe for municipal water distribution system," and ANSI/AWWA C605-xx latest revision standard.

32.3. All DIP shall be installed in accordance with ANSI/ C600-xx latest revision.

32.4. All water mains shall typically be laid with a minimum 36" cover for PVC and 30" cover for DIP.

32.5. Detector tape shall be laid 18 inches above all water and sewer lines. A 14 gauge multi-strand wire shall be attached to all nonconductive water mains to facilitate location. An extra 4 feet of wire shall be provided at all valves, blow-offs, hydrants, etc. The wire shall be tested for continuity at the pressure test.

32.6. Pipe deflection shall not exceed 50% of the maximum deflection recommended by the manufacturer.

32.7. A continuous and uniform bedding shall be provided. Backfill material shall be placed in accordance with the plans and specifications.

32.8. All valves shall be installed with adjustable cast iron valve boxes with the word "water" or "sewer", as applicable, cast in the cover. U.S. foundry or approved equal.

33.Testing:

33.1. Before any physical connections and acceptance for operation to the existing water mains are made, the complete water system shall be flushed, pressure tested and disinfected. Copies of passing bacteriological results and pressure test results must be submitted to, and approved by, the engineer, utility owner, and health department. Hydrostatic testing of new mains shall be performed at a minimum starting pressure of 150 PSI for two hours in accordance with ANSI/AWWA C600-05 (hydrostatic test). The pressure test shall not vary more than 5 PSI during the test. The allowable leakage during the pressure test shall be less than the number of gallons per hour as determined by the formula:

L = (sd(p)1/2)/148,000.

In which L equals the allowable leakage in gallons per hour. S equals length of pipe (linear feet), d equals nominal diameter of pipe (inches) and p equals the average test pressure (pounds per square inch gauge). Maximum length of test pipe section should be 2000 feet. The water system shall be disinfected in accordance with the ANSI/AWWA C651-05 (water main bacteriological tests).

33.2. The pressure test shall be witnessed by a representative of the utility owner and the engineer of record.

33.3. For water distribution pipes, sampling points shall be provided by the contractor at the locations shown on the plans.

33.4. For water distribution pipes, disinfection and bacteriological testing shall be in accordance with ANSI/AWWA C651-14 (water main bacteriological tests). Maximum distance between sampling points shall be as follows:

- Transmission mains: every 1200 feet
- Branch mains: every 1000 feet
- Isolated mains < 1000 feet: 2 sample points
- Isolated mains > 1000 feet: 3 sample points

Section 40 - Gravity Sanitary Sewer Collection System

40.General:

40.1. Manhole, valve box, meter box and other structure rim elevations within the limits of construction are to be adjusted to conform to plan grades proposed in these plans. If no other individual cost item is included in the contract schedule for a particular structure adjustment.

40.2. Distance and lengths shown on plans and profile drawings are referenced to the center of structures.

41. Materials:

Note: If materials list here on are in conflict with utility owner, material owner requirements shall govern.

41.1. All PVC sewer pipe and fittings shall be non-pressure polyvinyl chloride (PVC) pipe conforming to ASTM D 3034, SDR 26, with push-on rubber gasket joints.

41.2. Ductile iron pipe shall conform to ANSI/AWWA C151/A21.51-xx latest revision, "ductile iron pipe centrifugally cast in metal molds or sand-lined molds" with wall thickness class 51 for 8" and above, class 52 for 4" and 6", unless otherwise directed by the engineer. Ductile iron pipe shall be epoxy lined or coated with the manufacturer's coating system as approved by the engineer of record and the local municipality or utility owner. In either case, the engineer's review and approval is required for either alternative prior to construction. Cement mortared linings are not appropriate for this application.

41.3. All ductile iron fittings shall conform to ANSI/AWWA standard C110/A21.10-xx latest revision. All fittings and accessories shall be epoxy lined and as manufactured or supplied by the pipe manufacturer or approved equal.

41.4. Manholes shall be precast per ASTM C 478 and in accordance with the plans and specifications.

41.5. Manholes are to be sealed with type II sulphate resistant cement or approved equal - no molding plaster.

41.6. Joints for bell and spigot ductile iron pipe and fittings shall conform to ANSI/AWWA standard C111/A21.11-xx latest revision. Mechanical joint or push-on joint to be rubber gasket compression- type.

41.7. PVC clean-outs to have screw type access plug. Long radius wye connections and fittings shall be used in order to access clean-out operations.

41.8. Cleanouts shall be installed at all sewer services exceeding 75' in length (every 75') with a clean out at the property line, easement line, or 5' from a building. The contractor shall coordinate the location of the building cleanout (5' from the building) and elevation of the end of the sewer service with the building plumbing contractor. Cleanouts shall be the same size as the service lateral in which they are installed.

42. Installation:

42.1. PVC sewer pipe shall be laid in accordance with ASTM D 2321 and the Uni-Bell plastic pipe association's "recommended practice for the installation of PVC sewer pipe."

42.2. DIP shall be installed in accordance with ANSI/AWWA C-600-xx latest revision.

42.3. Pipe to manhole connection to be Fernco neoprene boot couplings with stainless steel accessories or approved equal.

42.4. Manholes shall be set plumb to line and grade on firm subgrade providing uniform bearing under the base.

42.5. All openings and joints shall be sealed watertight.

42.6. Two coats of Koppers 300-m, first red, second one black, shall be applied to the inside of all manholes and shall be applied in accordance with the manufacturer's specifications (16 mils per coat). Coating as required by utility owner or engineer shall be applied to the outside of the manhole. The interior coats shall be applied after sewer lamping of lines. After the application of each coat, the utility owner and engineer shall inspect the manholes. The inspection shall be scheduled a minimum of 48 hours prior to inspection.

43.Testing: Testing of gravity sewer mains and laterals shall be in accordance with the utility owner's minimum design and construction standards latest revision.

43.1. After construction of the sewer system, the engineer may require a visual infiltration and/or exfiltration test to be performed on the entire system or any part thereof.

43.2. An air test may be substituted for the water exfiltration test, upon approval of the engineer.

43.3. The allowable limits of sewer pipe leakage for gravity sewer mains shall not exceed 100 gallons per inch of inside pipe diameter per mile per day for any section tested. No visible leakage shall be allowed.

43.4. The installed sewers may require video inspections.

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Licensed Business Number: 6860

Plotted by: pshinde On Wednesday, September 23, 2020 9:40:08 AM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	
DESIGNED BY:	12/15/2020
DRAWN BY:	AM
CHECKED BY:	AM
BID-CONTRACT:	MG

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

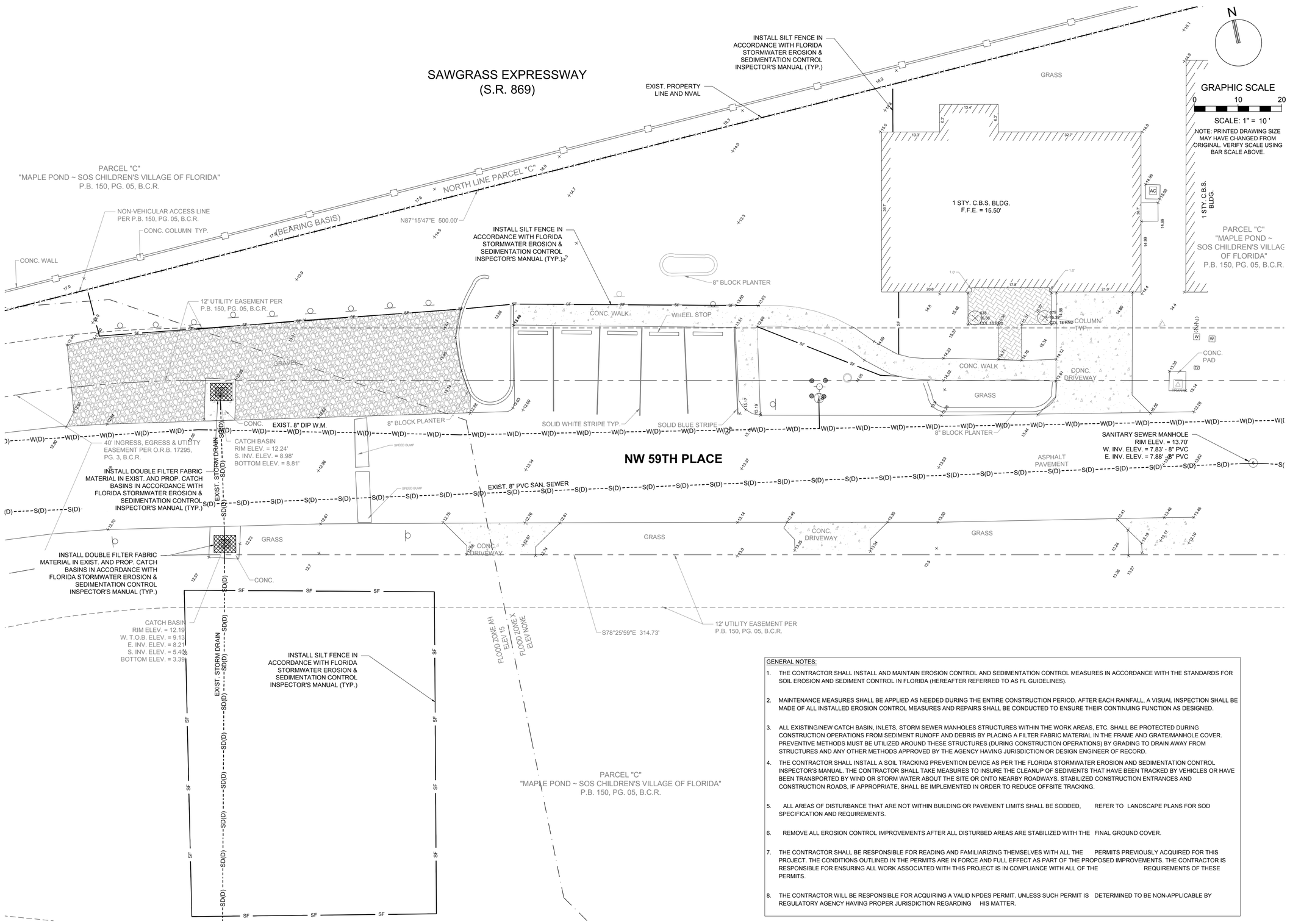
SOS CHILDREN'S VILLAGE

SHEET TITLE

CONSTRUCTION SPECIFICATIONS

SHEET NUMBER	GI-003
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY



GENERAL NOTES:

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN FLORIDA (HEREAFTER REFERRED TO AS FL GUIDELINES).
2. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION PERIOD. AFTER EACH RAINFALL, A VISUAL INSPECTION SHALL BE MADE OF ALL INSTALLED EROSION CONTROL MEASURES AND REPAIRS SHALL BE CONDUCTED TO ENSURE THEIR CONTINUING FUNCTION AS DESIGNED.
3. ALL EXISTING/NEW CATCH BASIN, INLETS, STORM SEWER MANHOLES STRUCTURES WITHIN THE WORK AREAS, ETC. SHALL BE PROTECTED DURING CONSTRUCTION OPERATIONS FROM SEDIMENT RUNOFF AND DEBRIS BY PLACING A FILTER FABRIC MATERIAL IN THE FRAME AND GRATE/MANHOLE COVER. PREVENTIVE METHODS MUST BE UTILIZED AROUND THESE STRUCTURES (DURING CONSTRUCTION OPERATIONS) BY GRADING TO DRAIN AWAY FROM STRUCTURES AND ANY OTHER METHODS APPROVED BY THE AGENCY HAVING JURISDICTION OR DESIGN ENGINEER OF RECORD.
4. THE CONTRACTOR SHALL INSTALL A SOIL TRACKING PREVENTION DEVICE AS PER THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL. THE CONTRACTOR SHALL TAKE MEASURES TO INSURE THE CLEANUP OF SEDIMENTS THAT HAVE BEEN TRACKED BY VEHICLES OR HAVE BEEN TRANSPORTED BY WIND OR STORM WATER ABOUT THE SITE OR ONTO NEARBY ROADWAYS. STABILIZED CONSTRUCTION ENTRANCES AND CONSTRUCTION ROADS, IF APPROPRIATE, SHALL BE IMPLEMENTED IN ORDER TO REDUCE OFFSITE TRACKING.
5. ALL AREAS OF DISTURBANCE THAT ARE NOT WITHIN BUILDING OR PAVEMENT LIMITS SHALL BE SODDED, REFER TO LANDSCAPE PLANS FOR SOD SPECIFICATION AND REQUIREMENTS.
6. REMOVE ALL EROSION CONTROL IMPROVEMENTS AFTER ALL DISTURBED AREAS ARE STABILIZED WITH THE FINAL GROUND COVER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING AND FAMILIARIZING THEMSELVES WITH ALL THE PERMITS PREVIOUSLY ACQUIRED FOR THIS PROJECT. THE CONDITIONS OUTLINED IN THE PERMITS ARE IN FORCE AND FULL EFFECT AS PART OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL WORK ASSOCIATED WITH THIS PROJECT IS IN COMPLIANCE WITH ALL OF THE REQUIREMENTS OF THESE PERMITS.
8. THE CONTRACTOR WILL BE RESPONSIBLE FOR ACQUIRING A VALID NPDES PERMIT. UNLESS SUCH PERMIT IS DETERMINED TO BE NON-APPLICABLE BY REGULATORY AGENCY HAVING PROPER JURISDICTION REGARDING HIS MATTER.

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(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

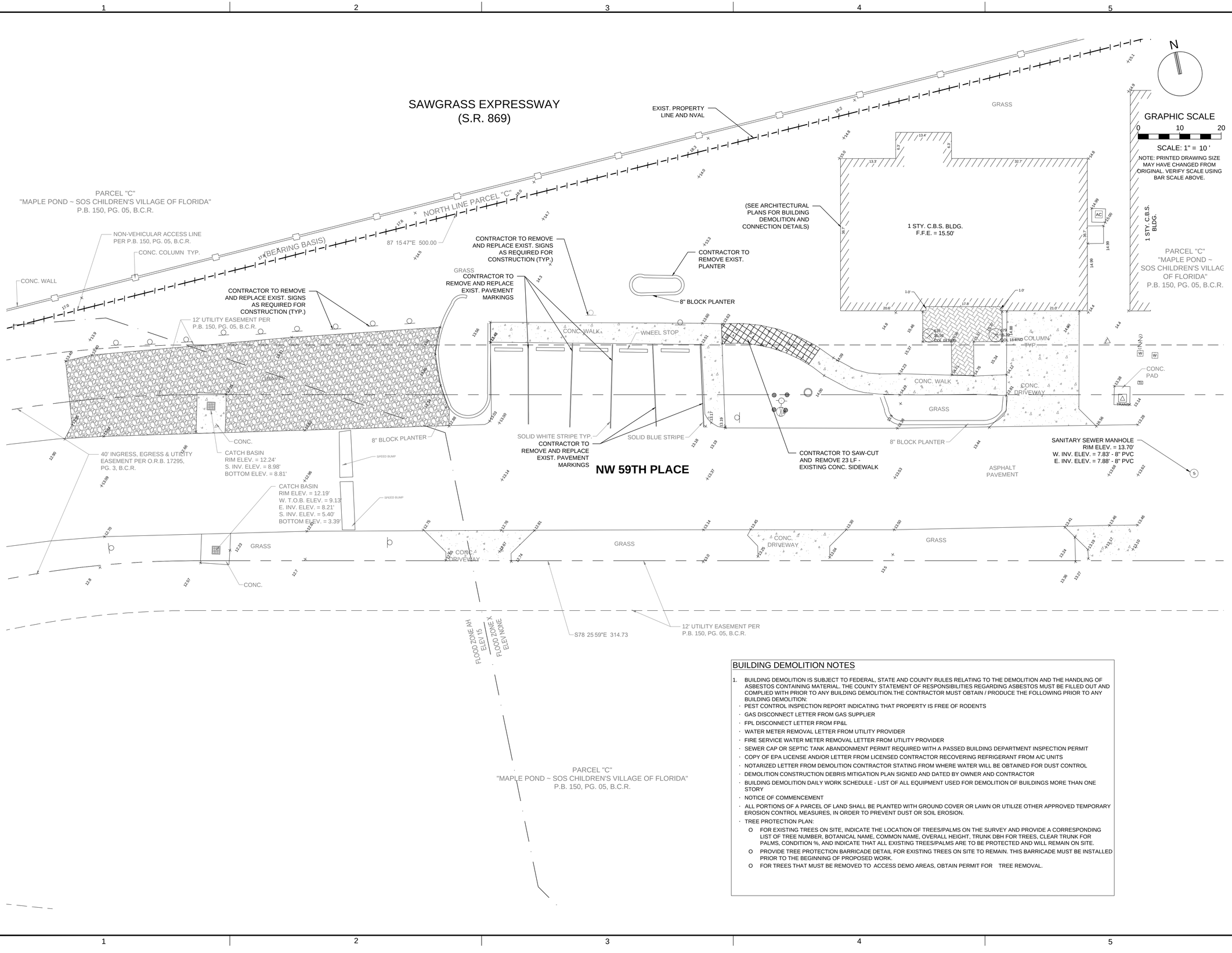
SHEET TITLE

EROSION AND SEDIMENTATION CONTROL PLAN PLAN

SHEET NUMBER	CG-101
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

Plotted by: amizrahi On Wednesday, September 23, 2020 9:40:00 AM



BUILDING DEMOLITION NOTES

1. BUILDING DEMOLITION IS SUBJECT TO FEDERAL, STATE AND COUNTY RULES RELATING TO THE DEMOLITION AND THE HANDLING OF ASBESTOS CONTAINING MATERIAL. THE COUNTY STATEMENT OF RESPONSIBILITIES REGARDING ASBESTOS MUST BE FILLED OUT AND COMPLIED WITH PRIOR TO ANY BUILDING DEMOLITION.THE CONTRACTOR MUST OBTAIN / PRODUCE THE FOLLOWING PRIOR TO ANY BUILDING DEMOLITION:
   - PEST CONTROL INSPECTION REPORT INDICATING THAT PROPERTY IS FREE OF RODENTS
   - GAS DISCONNECT LETTER FROM GAS SUPPLIER
   - FPL DISCONNECT LETTER FROM FP&L
   - WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - FIRE SERVICE WATER METER REMOVAL LETTER FROM UTILITY PROVIDER
   - SEWER CAP OR SEPTIC TANK ABANDONMENT PERMIT REQUIRED WITH A PASSED BUILDING DEPARTMENT INSPECTION PERMIT
   - COPY OF EPA LICENSE AND/OR LETTER FROM LICENSED CONTRACTOR RECOVERING REFRIGERANT FROM A/C UNITS
   - NOTARIZED LETTER FROM DEMOLITION CONTRACTOR STATING FROM WHERE WATER WILL BE OBTAINED FOR DUST CONTROL
   - DEMOLITION CONSTRUCTION DEBRIS MITIGATION PLAN SIGNED AND DATED BY OWNER AND CONTRACTOR
   - BUILDING DEMOLITION DAILY WORK SCHEDULE - LIST OF ALL EQUIPMENT USED FOR DEMOLITION OF BUILDINGS MORE THAN ONE STORY
   - NOTICE OF COMMENCEMENT
   - ALL PORTIONS OF A PARCEL OF LAND SHALL BE PLANTED WITH GROUND COVER OR LAWN OR UTILIZE OTHER APPROVED TEMPORARY EROSION CONTROL MEASURES, IN ORDER TO PREVENT DUST OR SOIL EROSION.
   - TREE PROTECTION PLAN:
     - O FOR EXISTING TREES ON SITE, INDICATE THE LOCATION OF TREES/PALMS ON THE SURVEY AND PROVIDE A CORRESPONDING LIST OF TREE NUMBER, BOTANICAL NAME, COMMON NAME, OVERALL HEIGHT, TRUNK DBH FOR TREES, CLEAR TRUNK FOR PALMS, CONDITION %, AND INDICATE THAT ALL EXISTING TREES/PALMS ARE TO BE PROTECTED AND WILL REMAIN ON SITE.
     - O PROVIDE TREE PROTECTION BARRICADE DETAIL FOR EXISTING TREES ON SITE TO REMAIN. THIS BARRICADE MUST BE INSTALLED PRIOR TO THE BEGINNING OF PROPOSED WORK.
     - O FOR TREES THAT MUST BE REMOVED TO ACCESS DEMO AREAS, OBTAIN PERMIT FOR TREE REMOVAL.

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FLORIDA REG. NO. 60529
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CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

DEMOLITION PLAN

SHEET NUMBER	CD-101
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

Plotted by: pshinde On Wednesday, September 23, 2020 9:40:08 AM

SAWGRASS EXPRESSWAY
(S.R. 869)

NW 59TH PLACE

PARCEL "C"
"MAPLE POND ~ SOS CHILDREN'S VILLAGE OF FLORIDA"
P.B. 150, PG. 05, B.C.R.

CONST. DRY RETENTION AREA
BOTTOM EL. 12.50
4:1 MAX. SLOPE

A
CP-501

NON-VEHICULAR ACCESS LINE
PER P.B. 150, PG. 05, B.C.R.

CONC. COLUMN TYP.

CONC. WALL

NORTH LINE PARCEL "C"

87 15 47"E 500.00
(BEARING BASIS)

4:1 MAX. SLOPE

13.50

12.50

4:1 MAX. SLOPE

GRASS

12' UTILITY EASEMENT PER
P.B. 150, PG. 05, B.C.R.

EXIST. PROPERTY
LINE AND NVAL

PROP. BUILDING
OVERHANG (TYP.)

SEE ARCHITECTURAL
PLANS FOR CONNECTION
TO EXIST. BUILDING

1 STY. C.B.S. BLDG.
FFE = 15.50 NAVD

PROPOSED BUILDING ADDITION
FFE: 15.50 NAVD

CONTRACTOR TO
REPLACE ADA PARKING
SPACE SIGN PER DETAIL
ON SHEET CP-501

CONST. RAILING (SEE
ARCHITECTURAL PLANS
FOR DETAILS)

15.50

CONST. STEPS (SEE
ARCHITECTURAL
PLANS FOR
DETAILS)

15.43

CONC. WALK

SAW-CUT EXIST.
SIDEWALK (TYP.)

MEG

SAW-CUT AND MATCH
EXIST. SIDEWALK EL. (TYP.)

CONST. 5' WIDE
CONC. SIDEWALK

CONST. ADA PARKING
STRIPING PER FDOT
INDEX 711-001

EXIST. FIRE
HYDRANT

CONST. 4" WHITE (TYP.)

GRASS

CONC. WALK

CONC. DRIVEWAY

8" BLOCK PLANTER

COLUMN TYP.

GRASS

1 STY. C.B.S. BLDG.

PARCEL "C"
"MAPLE POND ~
SOS CHILDREN'S VILLAG
OF FLORIDA"
P.B. 150, PG. 05, B.C.R.

CONC. PAD

TRANS

SANITARY SEWER MANHOLE
RIM ELEV. = 13.70'
W. INV. ELEV. = 7.83' - 8" PVC
E. INV. ELEV. = 7.88' - 8" PVC

ASPHALT PAVEMENT

40' INGRESS, EGRESS & UTILITY
EASEMENT PER O.R.B. 17295,
PG. 3, B.C.R.

CATCH BASIN
RIM ELEV. = 12.24'
S. INV. ELEV. = 8.98'
BOTTOM ELEV. = 8.81'

EXIST. STORM DRAIN

CONC.

EXIST. 8" DIP W.M.

8" BLOCK PLANTER

SPEED BUMP

EXIST. 8" PVC SAN. SEWER

B
CP-501

GRASS

CONC. DRIVEWAY

GRASS

GRASS

CONC.

CONST. DRY RETENTION AREA
BOTTOM EL. 12.20
6:1 MAX. SLOPE

CATCH BASIN
RIM ELEV. = 12.19'
W. T.O.B. ELEV. = 9.13'
E. INV. ELEV. = 8.21'
S. INV. ELEV. = 5.40'
BOTTOM ELEV. = 3.39'

EXIST. STORM DRAIN

12.70

12.20

6:1 MAX.
SLOPE

12.20

12.70

6:1 MAX.
SLOPE

FLOOD ZONE AH
ELEV 15

FLOOD ZONE X
ELEV NONE

S78 25 59"E 314.73

12' UTILITY EASEMENT PER
P.B. 150, PG. 05, B.C.R.

PARCEL "C"
"MAPLE POND ~ SOS CHILDREN'S VILLAGE OF FLORIDA"
P.B. 150, PG. 05, B.C.R.

N

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL EXISTING UTILITIES

ALL EXISTING AND PROPOSED ELEVATIONS SHOWN ARE BASED ON NAVD 1988

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

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THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

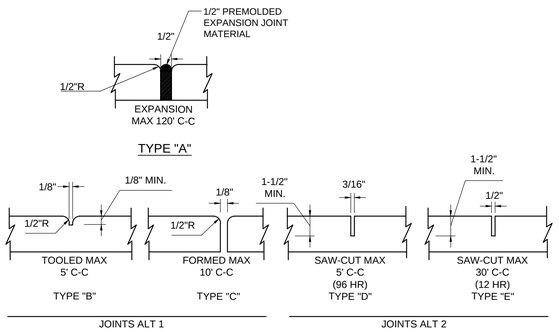
SHEET TITLE

ENGINEERING PLAN

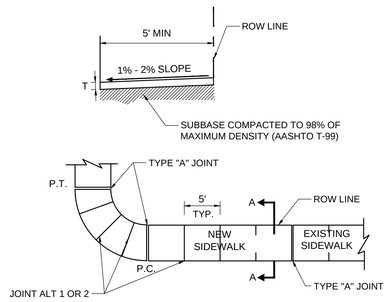
SHEET NUMBER	CP-101
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

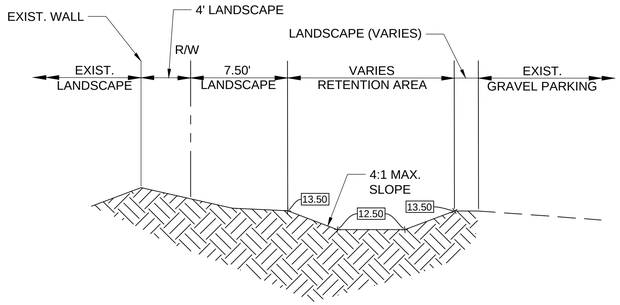
Plotted by: amizrahi On Wednesday, September 23, 2020 9:40:00 AM



CONCRETE PAVEMENT & SIDEWALK JOINTS

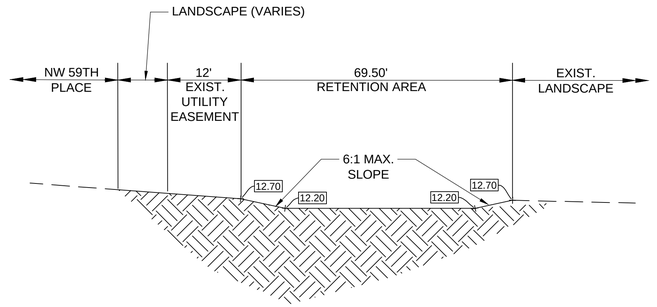


SIDEWALK PLAN



SECTION 'A-A'

N.T.S.



SECTION 'B-B'

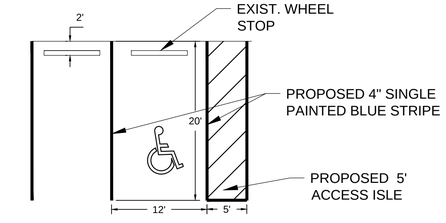
N.T.S.

NOTES:
1. Sidewalk construction is to comply with the latest FDOT standards for sidewalks and ADA curb ramps, per FDOT index 522-001 and 522-002.
2. Provide either joint alternate 1 or 2. If using joint alternate 2: construct type "E" joints at not more than 30' intervals - within 12 hours after finishing, construct 1/2" expansion, provide joint type "A", with non-rising performed joint filler at not more than 120' intervals, construct remaining joints within 96 hours after finishing.
3. Provide 1/2" expansion joint type "A", with non-rising performed joint filler where concrete pavement abuts concrete curbs, driveways and other fixed objects.
4. Sidewalk thickness shall be 4" thick unless otherwise noted. Thickness shall be 6" through driveways and on all commercial sidewalk applications.
5. The use of steel reinforcement is not permitted.
6. Concrete to be 3,000 psi in 28 days.
7. Cure all concrete with approved method.
8. Sidewalk foundation shall be compacted to a firm, even surface, true to grade and cross section, and shall be moist at the time concrete is placed.
9. All construction shall conform to local construction codes and standards.
10. Sidewalk slopes shall meet the requirements of the Americans with Disabilities Act. Minimum transverse slope 0.01 ft./ft. And maximum transverse slope 0.02 ft./ft. toward swale or gutter. Longitudinal slope shall conform to ADA requirements.
11. The vertical deviation for a new sidewalk shall not be more than ".
12. The vertical deviation for a new maintenance access structure cover shall not be more than .
13. Where truncated domes are used, stamped concrete is not permitted. Truncated domes to be cast with the concrete.
14. Sidewalk shall have a transverse hair broom finish.

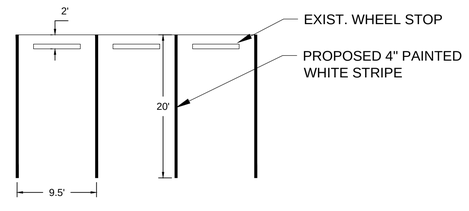
1 SIDEWALK DETAIL

NOT TO SCALE

TYPICAL ADA PARKING SPACE

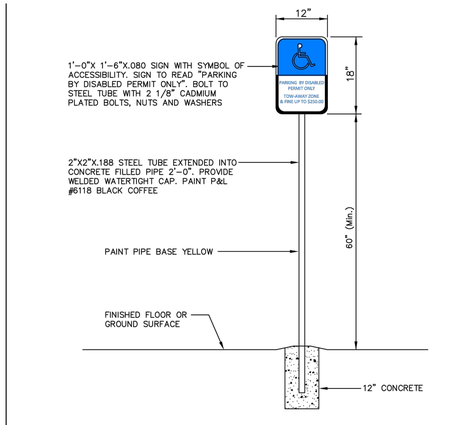


TYPICAL PARKING SPACE



22 TYPICAL ADA PARKING / PARKING SPACE DETAIL

SCALE: NOT TO SCALE



ACCESSIBLE PARKING SPACE SIGN

N.T.S.

SIGN NOTE

ACCESSIBLE PARKING SPACES SHALL BE POSTED WITH A FIXED PARKING SIGN NO LESS THAN 60" Min. TO THE BOTTOM OF THE SIGN AND WHICH BEARS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY MEETING THE REQUIREMENTS OF THE STANDARDS AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY." AND MUST INDICATE THE PENALTY FOR ILLEGAL USE OF THE SPACE.

23 TYPICAL ADA PARKING SIGN DETAIL

SCALE: NOT TO SCALE

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

Plotted by: amizrahi On Wednesday, September 23, 2020 9:40:08 AM

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	
DESIGNED BY:	12/15/2020
DRAWN BY:	AM
CHECKED BY:	AM
BID-CONTRACT:	MG

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60529
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

ENGINEERING DETAILS

SHEET NUMBER	CP-501
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

TREE DISPOSITION TABLE

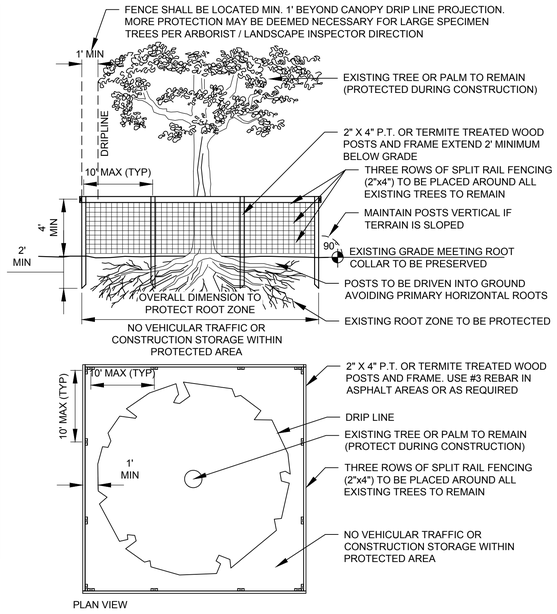
PROJECT #: 11204.00 | **PROJECT NAME: SOS Children's Village**

TREE #	COMMON NAME	SCIENTIFIC NAME	DBH (INCHES)	HT (FEET)	CANOPY SPREAD (FEET)	TREE CONDITION (%)	TREE DISPOSITION	COMMENTS
1	SABAL PALM	*"Sabal palmetto"*		17	12	65	REMAIN	CONST
2	SABAL PALM	*"Sabal palmetto"*		17	12	70	REMAIN	
3	LIVE OAK	*"Quercus virginiana"*	17	22	30	70	REMAIN	CO-D, W CNP
4	SABAL PALM	*"Sabal palmetto"*		15 CT	0	0	**REMOVE**	DEAD, NO CANOPY
5	SABAL PALM	*"Sabal palmetto"*		15 CT	12	70	RELOCATE	CONST
6	SABAL PALM	*"Sabal palmetto"*		17 CT	12	70	RELOCATE	
7	SABAL PALM	*"Sabal palmetto"*		17 CT	12	60	RELOCATE	CURVED TRUNK,SHADED
8	SABAL PALM	*"Sabal palmetto"*		16 CT	12	65	RELOCATE	CONST
9	SABAL PALM	*"Sabal palmetto"*		20 CT	12	75	RELOCATE	
10	SABAL PALM	*"Sabal palmetto"*		12 CT	12	70	RELOCATE	
11	ARIKURY PALM	*"Syagrus schizophylla"*		2 CT	7	75	RELOCATE	
12	PYGMY DATE PALM	*"Phoenix roebelenii"*		3 CT	10	65	**REMOVE**	DOUBLE
13	WASHINGTONIA PALM	*"Washingtonia robusta"*		2, 7 CT	12	65	**REMOVE**	DOUBLE
14	CHRISTMAS PALM	*"Adonidia merrillii"*		12 CT	10	75	RELOCATE	DOUBLE
15	CHRISTMAS PALM	*"Adonidia merrillii"*		13 CT	10	75	RELOCATE	DOUBLE
16	CHRISTMAS PALM	*"Adonidia merrillii"*		14 CT	10	75	RELOCATE	DOUBLE
17	CHRISTMAS PALM	*"Adonidia merrillii"*		15 CT	10	75	RELOCATE	DOUBLE
18	CHRISTMAS PALM	*"Adonidia merrillii"*		16 CT	10	75	RELOCATE	DOUBLE
19	CHRISTMAS PALM	*"Adonidia merrillii"*		17 CT	10	75	RELOCATE	DOUBLE
20	CHRISTMAS PALM	*"Adonidia merrillii"*		18 CT	10	75	RELOCATE	DOUBLE
21	CHRISTMAS PALM	*"Adonidia merrillii"*		14 CT	10	70	**REMOVE**	DOUBLE
22	PYGMY DATE PALM	*"Phoenix roebelenii"*		3 CT	8	60	**REMOVE**	
23	BISMARCK PALM	*"Bismarckia nobilis"*		4 CT	20	80	RELOCATE	
24	SABAL PALM	*"Sabal palmetto"*		17 CT	12	40	**REMOVE**	WRAPPED IN SHEFFLERA
25	UMBRELLA TREE	*"Schefflera actinophylla"*		18	15	0	**REMOVE**	
26	SABAL PALM	*"Sabal palmetto"*		18 CT	12	60	REMAIN	CONST, TW, SHARED CAN
27	SABAL PALM	*"Sabal palmetto"*		18 CT	12	60	REMAIN	
28	SABAL PALM	*"Sabal palmetto"*		17 CT	12	60	REMAIN	
29	SABAL PALM	*"Sabal palmetto"*		15 CT	12	60	REMAIN	
30	SABAL PALM	*"Sabal palmetto"*		14 CT	12	60	REMAIN	
31	LIVE OAK	*"Quercus virginiana"*	23	30	40	75	REMAIN	SHARED
32	LIVE OAK	*"Quercus virginiana"*	23	28	35	75	REMAIN	SHARED
33	LIVE OAK	*"Quercus virginiana"*	17	25	30	75	REMAIN	SHARED
34	LIVE OAK	*"Quercus virginiana"*	21	35	50	75	REMAIN	ROOT DMG
35	LIVE OAK	*"Quercus virginiana"*	17	30	30	70	REMAIN	
36	LIVE OAK	*"Quercus virginiana"*	17	30	40	70	REMAIN	
37	LIVE OAK	*"Quercus virginiana"*	17	30	40	70	REMAIN	CO-D

ABBREVIATIONS LEGEND

B CAV	BRANCH CAVITY
B DMG	BRANCH DAMAGE
CO-D	CO-DOMINANT
CON	CONSTRICTION
D	DECAY
DB	DIEBACK
DL	DUAL LEADER
FB	FUNGUS BODIES
IB	INCLUDED BARK
L	LEANING
MT	MULTI-TRUNK
R DMG	ROOT DAMAGE
T CAV	TRUNK CAVITY
T DMG	TRUNK DAMAGE
W CPY	WEAK CANOPY
OHE	OVERHEAD UTILITIES

CATEGORY 4 TREES TO BE REPLACED	
PALMS TO REMOVE	4
PALMS TO RELOCATE	15
CANOPY'S SQUARE FEET REMOVED	4



00 TEMPORARY TREE PROTECTION

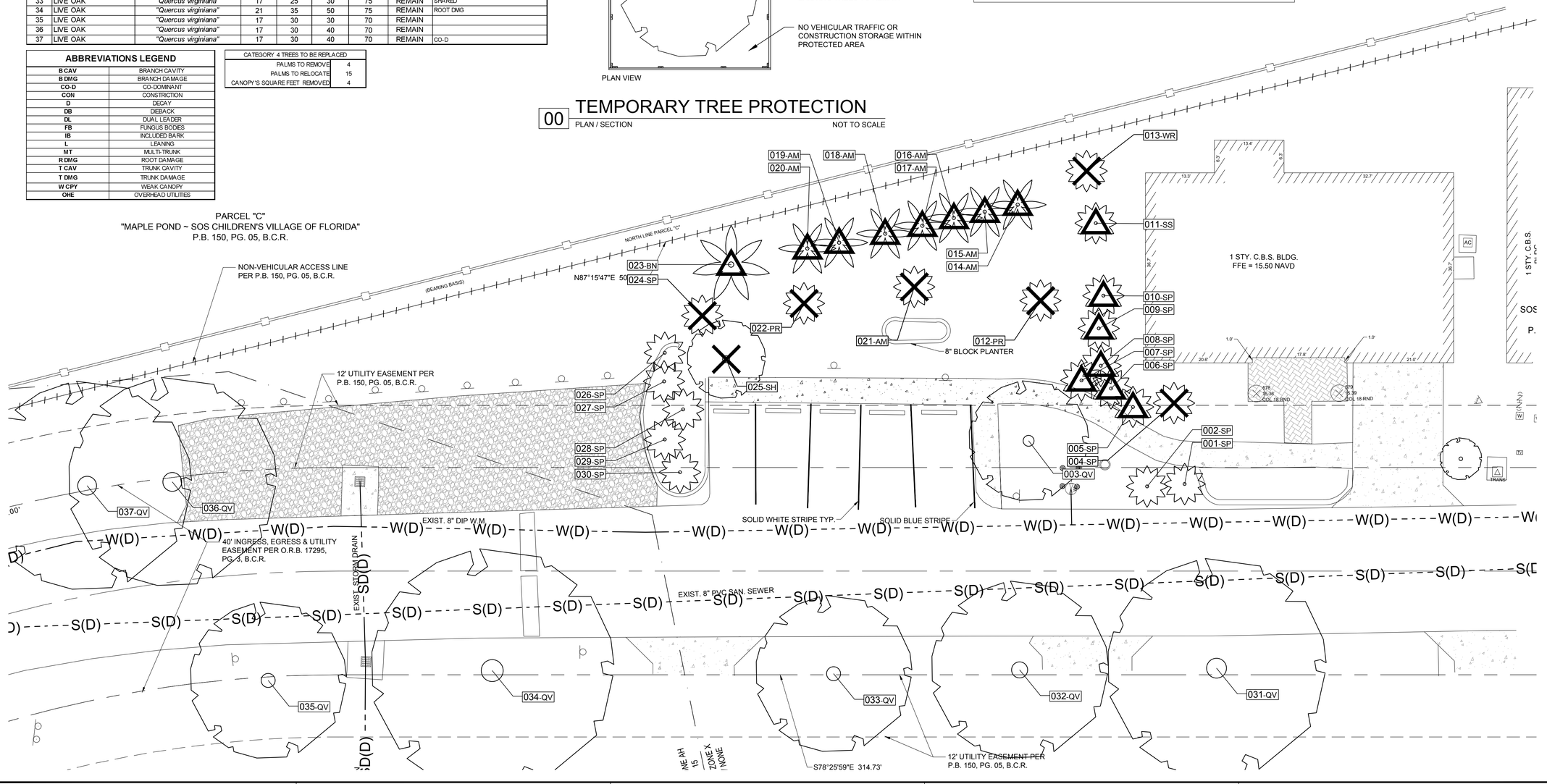
PLAN / SECTION — NOT TO SCALE

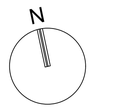
TREE DISPOSITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE / PALM TO REMAIN (NO SYMBOL) TO BE PROTECTED DURING CONSTRUCTION
△	EXISTING TREE / PALM TO RELOCATE. REFER TO LANDSCAPE PLAN FOR NEW LOCATION
X	EXISTING TREE / PALM TO REMOVE. REMOVE ALL CAT 1 INVASIVE EXOTICS. (EX: BRAZ, PEPPER)
XXX-xx	EXISTING TREE / PALM NUMBER. REFER TO TREE DISPOSITION TABLE ON LD-101

TREE DISPOSITION NOTES

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS, REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
2. SYMBOLS MAY BE SHOWN OFFSET FROM ACTUAL TREE LOCATION FOR CLARITY.
3. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON ANY DISCREPANCIES.
4. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
5. ALL TREE WORK REQUIRE PERMITTING BY A REGISTERED COUNTY TREE TRIMMER.
6. BUBBLERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
7. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL. CONFIRM WITH LOCAL GOVERNING AGENCY THAT TREES CLASSIFIED AS NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
8. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.





GRAPHIC SCALE

0 10 20

SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH

301 East Atlantic Blvd. Pompano Beach, FL 33060

PH: (954) 788-3400

Florida Certificate of Authorization: 7928

Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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ISSUE DATE:	12/15/2020
DESIGNED BY:	AS, SL
DRAWN BY:	AS, SL
CHECKED BY:	KS, MP
BID-CONTRACT:	

MICHAEL J. PHILLIPS, R.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

TREE DISPOSITION PLAN

SHEET NUMBER	LD-101
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

Plotted by: jrinaldi On Wednesday, September 23, 2020 9:40:08 AM

A. SCOPE

1. The location of plants, as shown on the plans, is approximate. The final locations may be adjusted slightly to accommodate unforeseen field conditions, to comply with safety setback criteria, to avoid creating unsafe sight conditions, or as otherwise directed or approved by the Landscape Architect / owner in writing. All other location adjustments to the layout are to be approved in advance in writing by the Landscape Architect and owner.
2. Contractor understands that an important element of the design of this project is meeting landscape ordinances with a design flare that includes symmetry, alignment, focal points and / or smooth curvilinear forms where applied and contractor shall follow and instruct the working crews accordingly. In the event of any doubt as to how to execute the plans, Contractor shall immediately consult with Architect and/or Owner.
3. Landscape Contractor shall fine grade, prepare site as outlined in the following notes and per plans; furnish and install all plants, shrubs, trees and / or palms meeting minimum requirements and brace them per details provided. Furnish and install soil, gravel, boulders, sod and mulch as specified in plans and notes below.
4. Landscape contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, fertilizer, herbicide, pre-emergence herbicide, seed, and mulch.

B. BIDDING

1. Contractor to have liability insurance including Owner and Landscaper as insured's in excess of $10,000 as well as Worker's Compensation.
2. Contractors and Subs must ensure they are doing take offs from Bldg Dept.. Revised sets and / or Bid Set documents. Verify with this Office that you are bidding from latest available plans.
3. Read ALL notes and typical planting details sheets prior to submitting RFIs and prior to bidding.
4. When submitting an RFI reference sheet number, detail number and/or note category and number.
5. Landscape contractor shall verify all estimated quantities of material shown on the drawings prior to submitting their bid. Plant list pricing (if shown) is for permitting / mitigation comparison purposes only, any prices shown are to be disregarded by Landscape Contractor.
6. All Plant Material shall meet or exceed height and spread requirement. Heights are local code requirement and / or design intent related and always governs over container size. Container size given for reference only and must be sized-up to meet height requirements of plant list. Plant material available with excessive height beyond specifications must be consulted with Landscape Architect for design intent.
7. All landscape material was confirmed to be available at time of design. Landscape contractor understands that some material may not be available locally, however is available in Tri-County Region. Plant material supply is the responsibility of the Landscape Contractor that is awarded the contract and he/she shall take steps to ensure availability at the time of installation. Bring to the attention of Landscape Architect if specific material is no longer available at the time of bidding and / or prior to actual construction. Substitutions must be approved prior to construction.
8. Pre-inspections of site required prior to bidding.
9. The plant list is intended only as an aid to bidding. Any discrepancies found between the quantities on the plan and the quantities on the plant list shall be brought to the attention of the Landscape Architect for clarification.
10. All labor and material for soil amendments and fertilizer that is required to ensure the successful establishment and survival of the proposed vegetation, as well as all the cost for the removal of unsuitable or excess backfill material from plant beds, in addition to fine grading and mulching all plant beds and individual trees shall be included in the contractor's bid to perform the work represented in this plan set.
11. Bid shall be itemized for possible value engineering.
12. Sod and Rocks (if specified) shall be estimated by scaling plans. Include price per square foot for sod. Rocks (include price per ton). Small rocks and gravel beds shall have landscape fabric material and minimum 4" depth. Boulders to be bid by unit.
13. All S.F. if noted is approximate and shall not be considered all inclusive; it is the contractor's responsibility to do his or her take off, submit price per S.F. and in the end, sod all areas that are not covered either by plants, mulch and/or rocks. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
14. Final payment to the Contractor shall be for actual plants installed on the project.
15. Contractor shall be responsible for obtaining and paying for costs of all permits described in bid whether permit costs are reimbursable by owner or included in bid. Research permit status and research all permits and additional documentation and certifications required such as separate tree removal permit for example, and consider prior to bidding.
16. General / Landscape Contractor shall leave a 5% unforeseen conditions allowance such as for additional root barriers determined to be needed on site and as job progresses.
17. Refer to Section T, Watering, for supplemental watering requirement.
18. Landscape contractor is responsible for verifying all plant quantities prior to bidding and within 7 calendar days of receipt of these plans shall notify the landscape architect in writing of any and all discrepancies. In case of discrepancies, planting plans shall take precedence over plant list. No substitutions are to be made without prior consent of the Landscape Architect.

C. GENERAL LANDSCAPE NOTES

1. Plants grown in containers prior to installation shall be removed from their containers before they are planted in the ground and have circling roots removed. All screening shrubs shall be planted for proper operation of equipment being screened and/or per the requirements of the utility as necessary. All hedge material required for screening purposes shall be planted with branches touching. Adjust spacing as necessary and/or provide additional plants to provide an adequate screen as required by code. Leave access to utility or clearance as required.
2. All landscaping shall be installed according to sound nursery practices. Contractor shall comply with federal, state and local laws and regulations pertaining to the inspection for plant disease and insect infestation.
3. All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Keith and Associates and may not be duplicated without authorization or used for other projects than the intended.
4. The Landscape Contractor shall exercise caution to protect any existing sod, electrical and irrigation. Any damage to the sod, electrical or irrigation shall be replaced or repaired to the original state by the Landscape Contractor at no additional cost to the owner.
5. Tree, palm, accent shrubs and bed lines are to be located in the field and approved by the Landscape Architect / owner prior to planting. Landscape Contractor acknowledges that material planted without approval of location may be subject to relocation by Landscape Architect to maintain design intent if not followed properly.
6. All trees must be pruned as per Landscape Architect's direction.
7. In areas where asphalt is removed in order to receive landscape material, the lime rock sub-base material must also be removed and replaced with approved planting soil mix.
8. Landscape contractor is responsible for sending photographs to the landscape architect to pre-approve all trees, palms, and shrubs prior to delivery to project site.
9. Landscape contractor shall coordinate his or her work with that of the irrigation, landscape lighting, and hardscape contractor if different.
10. The landscape contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape contractor shall wait 7 days after pre-emergence treatment prior to planting.

D. PERMITS & REGULATIONS

1. Contractor(s) must obtain separate landscape, irrigation and tree relocation/removal permits from the governing authority prior to the issuance of the first building permit for the project.
2. Landscape contractor to call the local Landscape Inspector to schedule a pre-construction meeting prior to installation if required.
3. All mandatory requirements by local Landscape Departments and their inspectors shall govern and landscape contractor commits by accepting contract to comply promptly for builder/owner to obtain C.O.

E. TREE REMOVAL

1. Removal of any trees or palms will require a written "tree removal permit" from the local governing agency prior to removal. Non-native trees classified as "prohibited" trees may be exempt from the permit if listed as Category 1 by Florida Exotic Pest Plant Council. Confirm with Local Municipality.
2. Landscape Contractor is responsible to remove ALL invasive nuisance trees such as Brazilian Pepper, Melaleuca, Australian Pine and all invasive trees as categorized by the governing agencies, whether listed on plans or not.
3. The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the tree/palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, ground covers, sod and weeds within landscape areas.

F. EXISTING TREES

1. Existing trees designated to remain shall be protected during all construction phases. Any trees or shrubs designated to remain that are scarred or destroyed will be replaced at the contractor's expense, per the appraised value.
2. Existing plant material not shown on the plan and in conflict with new planting shall be evaluated at the time of new planting installation by the Landscape Architect. Trees and plant material indicated to be relocated with no new location provided in plans shall be moved to a location on site designated as a nursery holding area with the root ball protected from direct sunlight, maintained and irrigated until new location is determined.
3. Prune trees to remove damaged branches and improve natural shape and thin out structure. Do not remove more than 15% of branches. Do not prune back terminal leader.
4. Prune existing shrubs to remove damaged branches and improve natural shape.
5. Existing trees to remain shall be trimmed per Ansi-A300 standards. Supervision of the trimming shall be performed by an ISA Certified Arborist to ensure quality work.
6. All existing trees shall be "lifted and thinned" to provide an 8' minimum clearance for sidewalks and pedestrian walkways and a 14' minimum clearance for roadways, driveways and all vehicular use areas.
7. Selective canopy and root pruning of existing trees can be conducted (only as necessary and in no event more than 35%) to accommodate for new approved construction. Pruning shall be conducted / supervised by an ISA Arborist.
8. If plans call for relocation of trees, palms or plants. High level of care should be exercised to assure that they are not damaged in the process and that they are promptly replanted upon being dug up.
9. All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
10. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent siltation and/or erosion within the tree protection zone.
11. Roots shall be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.

G. TREE RELOCATION (These notes for relocation trees only and if applicable)

1. Flag all trees and palms to be transplanted with differentiating color than those to be saved or removed.
2. Tree Relocation process must be performed or supervised by ISA Certified Arborist.
3. Water the root zones to field capacity for 5 continuous days before root pruning. At a minimum soak the soil to a 4'-0" depth within a 6' radius.
   Root prune a minimum of six weeks before relocation. Prune away all dead or damaged limbs or fronds. For trees, prune out 1/3 of the existing canopy by selectively trimming small internal branches. For palms, gather fronds above the bud and tie them loosely with jute twine to avoid damage.
4. Brace root pruned trees awaiting relocation.
5. Root prune ½rd of the root system, irrigate daily for 2 weeks then root prune another ½ rd, irrigate daily and prune last ½ rd on actual relocation date, no less than two weeks (six weeks total minimum root pruning by stages). ISA Arborist on staff shall observe for intense shock. Canopy pruning may be deemed necessary by Arborist on staff to balance for intense root ball loss, canopy shall be trimmed only as necessary to increase survival.
6. Root prune with proper clean equipment to sever roots. Ensure roots are not torn or pulled apart.
7. With hand tools, dig a 2'-0" wide by 3'-0" deep trench at a minimum distance as determined by the consulting arborist to expose roots. Cut all roots 1.5" and larger in diameter with a clean, sharp pruning saw. Treat all cuts with a fungicidal barrier. Backfill the trench, within 4 hours of digging, with a 1:1 mixture of site soil and sawdust or other fine organic material. Do not compact.
8. Form a rootball size in compliance with Florida grades and Florida standards number 1 or better.
9. Maintain the soil moisture at field capacity throughout the six weeks.
10. Allow the plant to regenerate roots over a period of six weeks.
11. At the end of six weeks, prepare the planting pit at the new location. Overdig the hole diameter a minimum of 2' beyond the root ball, with the recipient hole to be at least 1/3 larger than the area that was trenched for transplanting.
12. With the consulting arborist present, undercut the entire root ball of the plants to be transplanted at a depth specified by the arborist. The undercutting method may be a choker cable drawn through the root ball with heavy equipment.
13. At the direction of a professional rigger, assemble slings, padding, guiding ropes and cables for attachment to the crane or backhoe. The professional rigger shall determine the size of machinery necessary to execute the lifting and moving operation.
14. Install trees within 24 hours of removal from their original location to locations provided by Landscape Architect or Developer with approval of municipal / Landscape Inspector.
15. Experienced Tree Spade operator shall move tree or experienced tree mover shall choose best means and methods to strap and rig tree for transporting safely without damage to new location.
16. Maintain trees in a healthy and vigorous condition during installation and throughout the plant establishment period. Replace trees that do not meet this requirement with the same species, size, and quality or per mitigation requirements specific to the governing authority with jurisdiction.
17. Fertilize the plant as directed by the consulting arborist.
18. When the plant is placed in the new location, backfill the planting pit with topsoil and water thoroughly to eliminate air pockets and compact the soil. Set the tree no deeper than its original condition.
19. Cover the root ball area with 3" depth of organic mulch.
20. Provide fungicide and fertility applications at the direction of the consulting arborist.
21. Post transplant watering to provide moisture and reduce any excessive stress due to root desiccation. Watering to be adjusted according to conditions and at the supervision and direction of the ISA certified arborist.
22. The diameter of the root–pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
23. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
24. Transplanting must occur within 24 hours after being dug for relocation. Trees/palms should be kept in shade and the canopy kept moist.
25. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
26. The landscape Contractor is to verify that all new holes have appropriate percolation.
27. Padding the sling may be necessary so that the trunk or "boots" are not damaged.
28. A 6" saucer shall be created around the edge of the plant pit to help hold water, see planting detail for additional information.
29. Over the guarantee period the Landscape contractor shall be responsible for resetting any trees or palms that are not vertical when caused by winds less than 74 mph.
30. After transplanting trees and palms, the landscape contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of: First month- daily, Second month - three times per week, Third and Fourth months - two times per week, Last eight months - one time per week.
31. For trees over 4" in caliper at the time of planting, the schedule should be: First six weeks, daily, one and a half months to six months - three times per week, last six months - one time per week.

H. SITE PREPARATION & GRADING

1. Landscape contractor shall loosen and till compacted soils that are overly compacted in all planting areas of the project to provide for proper soil aeration for plant establishment.
2. Planted areas shall be cleared of underground rocks, construction debris and other materials detrimental to the health of the plants. Lime rock base material shall be removed within planting pits and adjacent to pavement. The planting areas should be clean to a depth equal to the root ball of the trees/palms proposed for the area. Planting area soils shall be tested for ph before planting. Soils showing high (alkaline) ph (over 7.5) shall be amended or replaced with native soil having a ph range of 6.5 - 7.5, as approved by Landscape Architect.
3. All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
4. Landscape Contractor shall treat plant areas with pre-emergence herbicide after weeds and grass have been removed. Landscape Contractor shall wait (7) seven days after pre-emergence treatment prior to planting.
5. Site preparation shall include the eradication and removal of any weeds, clean-up of any dead material, debris, and rubbish.
6. General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading shall be provided by the Landscape Contractor. All planting beds shall be free of all rocks 1/2" or larger, sticks, and objectionable material including weeds and weed seeds. All lime rock shall be removed/cleaned down to the native soils.
7. The Landscape contractor shall ensure the planting areas are at finish grade prior to installing plant materials.
8. All trees and plant material to remain shall be protected during construction. Contractor shall install protective barriers such as "Tenax" orange safety fencing or similar, to be installed before the beginning of the project. Barriers shall be located to include the drip line of the trees, palms and plant material. The contractor shall take extra caution to prevent any damage to the trunk, root zones and grade.
9. Final grade within planting areas to be 4" below adjacent paved areas or top of curb. Sod areas to be 2" below.
10. All planting beds shall be shaped and sloped to provide proper drainage away from building and structures and to swales, if applicable.

I. IRRIGATION

1. Any Irrigation Notes and specifications included in Irrigation Sheets govern over the following Irrigation Notes.
2. The Landscape Contractor shall coordinate with the irrigation contractor if not the same and leave provisions for all individual trees in turf areas and all planting beds.
3. Irrigation / Landscape contractor to guarantee 100% coverage and 50% overlap (head to head coverage) to all landscaped areas and furnish and install a rain sensor.
4. Irrigation Contractor to adapt design to onsite conditions adjusting heads and changing nozzles as required to avoid overspray onto buildings or paved areas.
5. The contractor shall ensure that the irrigation system is operational and free of leaks prior to any planting being finalized. Plant material that is installed prior to the irrigation system being operational shall be watered by the contractor at his or her expense. Water for plant establishment should be included in the cost of the plant.
6. All guidelines as outlined by the South Florida Water Management District (SFWMD) or water management district with jurisdiction shall be strictly adhered to.
7. Any existing irrigation system shall be retrofitted to comply with the specifications as outlined above.

J. HARDSCAPE & OTHER MATERIALS

1. Face of trees and palms to be located a minimum of 2' setback from all fences, walkways, walls, and paved surfaces, unless otherwise indicated on the plans. Refer to details.

K. UTILITIES / CLEARANCES

1. The contractor shall be responsible for determining the location of and avoid and protect utility lines, buried cables, and other utilities. The owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
2. Trees shall be placed a minimum of 5 ft. from underground utilities, unless otherwise approved in writing by Landscape Architect and Owner.
3. All canopy trees to be planted min. of 15' from light source/poles. Unless otherwise approved by the governing authority / Landscape Architect and Owner.
4. Landscape contractor shall contact the county, governing authority and/or utility companies to locate all underground utilities or structures prior to digging. Landscape contractor shall repair all damage to underground utilities, and/or construction caused by utility damage, at no cost to the owner.
5. All plant material symbols shown on landscape plan shall be considered diagrammatic and should be adjusted in the field by contractor to avoid all utilities, and all other obstructions.
6. If/ When digging in right of way needed: Two (2) full business days before digging, call toll free 1-800-432-4770, or 811, Sunshine State One Call of Florida, inc. Notification Center. In addition, call the Governing Agency's Utilities/Public Works Department. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
7. Above and below ground utilities shall be verified and located in the field by the contractor prior to commencing work in the project area. The contractor shall examine available utility plans and confirm conflicts between indicated or located utilities and landscape work. The contractor shall then notify the Project Engineer of said conflicts and the Engineer will coordinate any necessary adjustments with the utility provider. Tree locations will be adjusted as necessary when in conflict with existing utilities.
8. The final plant locations may be adjusted, as approved / directed by the Landscape Architect in writing, to accommodate utilities compliance. Excavations within 5' of known utilities should be done by hand.
9. Contractor shall familiarize himself with the location of and avoid and protect utility lines, buried cables, and all other utilities, noted or not, on plans.
10. Leave clearance and access to all above ground or at grade meters and equipment.
11. Landscape planting shall be in conformance with FPL guidelines for setbacks from overhead utility lines.
12. Landscaping shall not interfere with light poles, fire hydrants, electrical/mechanical equipment access, signs, drainage structures, etc. Bring to the attention of Landscape Architect any conflicts.

L. ROOT BARRIERS

1. Root barriers will be installed to protect building foundations, curbing, walkways, paved areas, roadway base material and utilities from existing large trees or proposed new trees that are within 5' of existing or new approved construction or as may be deemed necessary as job progresses.
2. Mechanical Root barriers will be used for large existing Canopy Trees and chemical type barriers will be used for new trees.
3. Mechanical Root barriers will be "DeepRoot" and Chemical Root barriers will be "Biobarrier". Substitutions must be of approved equal or better quality.
4. Root barriers will be installed per manufacturer specifications.
5. Root barrier depths will be determined by the manufacturer recommended depth chart and as required by on-site conditions in a case by case basis as deemed necessary by Landscape Architect Architect / ISA Arborist and Landscape Inspector.

M. LANDSCAPE BACKFILL & SOIL AMENDMENT

1. All building construction material and foreign material shall be removed from the planting areas and replaced with 70/30 mix (70% sand / 30% organic compost) or amend existing soils per section H.2.
2. Planting soil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and shrubs, the top 6" of all shrubs and ground cover beds and top 2" of all grassed areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all undesirable foreign materials. Recycled compost is encouraged as a soil amendment alternative. Planting soil to be weed free.
3. Planting backfill for palms shall be clean coarse native sand unless specified elsewhere.
4. Do not allow air pockets to form when backfilling. All trees shall be watered-in utilizing water probe or a tree bar.

N. PLANT SIZE & QUALITY

1. All plant material must meet or exceed the minimum size requirements as specified on the plant list. Height specification governs over container size if both specifications given cannot be met. Any other requirements for specific shape or effect as noted on the plan shall also be required for acceptance.
2. Material specified as Balled and Burlapped (B&B) can be accepted in container if not available as B&B at the discretion of Landscape Architect; if so, root bound and/or circling roots shall be removed and root ball must be proportionate to Tree / Palm.
3. U.O.N, All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trunks on palms shall be uniform in thickness for the entire length of the palm and shall not taper off to disproportionate thinness towards the crown. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
4. Use nursery grown plant materials that complies with all required inspection, grading standards, and plant regulations in accordance with the latest edition of Florida Department of Agriculture, "Grade & Standards for Nursery Plants".
5. All trees and palms shall be free of open wounds and unsightly visible scars.
6. All substitutions must be approved by the governing authority if it is required Canopy and by Landscape Architect / Owner if supplementary accent material.
7. Contractor shall comply with Federal, State, and Local laws and regulations pertaining to the inspection for plant disease and insect infestation.
8. Trees, palms, shrubs, ground covers:
   Plant species and sizes shall conform to those indicated on the drawings. All nursery stock shall be in accordance with grades and standards for nursery plants parts 1 and 2, latest edition published by the Florida Department of Agriculture and Consumer Services, unless specified otherwise. All plants shall be Florida grade number 1 or better as determined by the Florida Division of Plant Industry and tightly knit plant, so trained or favored in its development that first appearance is unquestionable and it is outstandingly superior in form, number of branches, compactness and symmetry. All plants shall be freshly dug, sound, healthy, vigorous, well branched and free of disease and insect eggs and larvae and shall have adequate root systems. Trees and palms shall be uniform in size and shape. All materials shall be subject to approval by the Landscape architect. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.
9. All container grown material shall be healthy, vigorous, well-rooted plants and established in the container in which they are sold. The plants shall have tops of good quality and be in a healthy growing condition. An established container grown plant shall be transplanted into a container and grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container.
10. Field grown trees and palms previously root pruned shall obtain a root ball with sufficient roots for continued growth without resulting shock.
11. Root suckers on any tree are not acceptable and must be properly pruned.
12. Contractor shall coordinate with Landscape Architect and Owner to obtain prior approval for the selection of the specific specimens of all palms and any trees of more than six feet in height. Contractor to supply photograph of trees prior to purchase and installation.

O. PLANTING NOTES

1. At the discretion of the Landscape Architect, plants are subject to review for approval for size, variety, condition and appropriateness to the design intent.
2. All synthetic burlap, synthetic string or cords, or wire baskets shall be removed before any trees are planted. All synthetic tape (i.e. tagging tape, nursery tape) shall be removed from trunks, branches, etc. before inspection. The top 1/3 of any natural burlap shall be removed or tucked into the planting hole before the trees are back filled.
3. All "groundcover" requires 75% coverage and 100% within 3 months of installation. Bring to the attention of Landscape Architect in writing before commencing if this is not achievable with the design.
4. Set tree no deeper than it was in its original growing condition with the top of the root ball even with, or slightly higher (+/- 1") than the finished grade.
5. All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade.
6. All trees and palms shall be braced / staked per accepted standards by the Florida Nursery, Growers & Landscape Association (FNGLA). Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
7. All trees, new or relocated, to be staked and guyed as detailed.
8. Layout shrubs to create a continuous smooth front line and fill in behind with triangular spacing.
9. Excavate pit or trench to 1-1/2 times the diameter of the balls or containers or 1' wider than the spread of roots and 3" deeper than required for positioning at proper height . Compact a layer of topsoil in bottom before placing plants. Backfill around plants with planting mixture, compacted to eliminate voids and air pockets. Form grade slightly dished and bermed at edges of excavation. Apply 3" of mulch.
10. Groundcover and shrubs to be spaced in a uniform and consistent pattern per planting details.
11. All mechanical equipment, irrigation pumps, FPL transformers, pool pumps, etc. shall be screened on a minimum of three sides by landscape shrubs.
12. Contractor shall not mark or scar trunks in any fashion.
13. When requested by Landscape Architect, demonstration of healthy root system if not previously approved, can include tree removal and re-installation for inspection at no additional cost to the owner.
14. Remove rejected Plant material from the Site immediately and replace with acceptable plants.

P. FERTILIZATION

1. All Fertilization shall comply with state fertilization laws. Fertilization shall be Agriform "20-10-5 Plus minors" or similar approved slow-release tablets applied per manufacturer suggested application rate chart:

Agriform® 21-gm Tablets (SKU# 90026*; 500 tablets/case)

	NEW Tree / Shrub Container Size						
	1 Gal	2 Gal	3 Gal	5 Gal	7 Gal	15 Gal	24" Box
Installation:	1	1 to 2	2 to 3	2 to 3	3 to 5	7 to 10	15 to 24

- Place plant in the hole and backfill to halfway point.
- Do not place tablets in the bottom of the planting hole.
- Place Agriform Tablets in the hole about 1to 2 inches away from root tips.
- Finish filling the hole around the plant to grade level.

SCOTTS: 1-800-492-8255 or visit www.scottspro.com

Q. SOD

1. All areas disturbed during construction shall be sodded with St. Augustine 'Seville' unless otherwise noted. These disturbed areas shall have proper irrigation established or re-established if they were disrupted or non-functional.
   Landscape Contractor to supply and install 2" soil layer 50/50 mix blanket for all new sod areas.
2. All open areas not covered by trees, palms, shrubs, vines, ground covers or existing sod in good condition to remain, shall receive Stenotaphrum Secundatum, St. Augustine 'Seville' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. Sod shall be strongly rooted, free from weed, fungus, insects and disease. Contractor shall be paid by the total sodded area x the unit price submitted (field verified).
3. Sod shall be machine stripped no more than 24 hours prior to laying.
4. Lay sod strips with tight joints, do not overlap, stagger strips to offset joints in adjacent courses. Work sifted soil mix into minor cracks between pieces of sod and remove excess soil deposits from sodded areas. Sod on slopes greater than 3:1 shall be immediately staked after planting.

R. SUBMITTALS

1. Submit 1 gallon container of all planting media for landscape architect review. Samples to include specified planting mix, topsoil, container planting mix (if applicable) and mulch.
2. Submit representative nursery photos of all Trees and Palms for review prior to delivery to the site. Include scale for height.
3. Submit representative nursery photos of all shrub and groundcover material for review prior to delivery to the site.

S. INSPECTION & ACCEPTANCE

1. Notify the governing Agency if required and Landscape Architect of commencement.
2. Onsite plant deliveries shall occur on Monday through Friday only unless otherwise directed by the Landscape Architect / Owner. The contractor shall ensure that plant material is delivered undamaged from transportation or digging operations. The Landscape Architect may reject material that has been damaged or rendered unacceptable due to relocation or transportation from the point of origin. All plant material shall be available for inspection and approval by the Landscape Architect prior to final installation.
3. There shall be one final inspection for approval by each of the presiding governing agency, Landscape Architect and owner. Contractor shall ensure that the plans, details, specifications and notes have been adhered to and that the landscape and irrigation installation is compliant to all items as directed on the plans prior to scheduling of the final inspection.
4. Upon completion of the work, the Landscape Contractor shall notify the Landscape Architect and request a final inspection. Any items that are judged incomplete or unacceptable by the Landscape Architect or owner shall be promptly corrected by the Landscape Contractor.
5. No substitution of plant material, type or sizes will be permitted without prior written authorization from the Landscape Architect and owner.
6. To obtain final payment, Contractor must provide release of all mechanic's liens and material liens.

T. MULCH

1. All planting beds shall be mulched to a depth of 3" with an organic mulch approved by Landscape Architect. No heavy metals, such as arsenic, etc. are to be contained in the mulch. The contractor shall provide certification if requested or proof that all mulch is free of heavy metals or similar environmental contaminants.
2. Shredded approved organic mulch to be used beyond trunk in all directions and throughout all hedges and plant material.
3. All trees in sodded areas shall have a clean cut 4' diameter mulch ring.
4. Preferred mulch is shredded melaleuca, Cypress, red, gold and green mulch is prohibited.
5. All mulch shall have a minimum 3" separation from the trunk of the tree/palm trunk to avoid rotting.

U. WATERING

1. All plant material shall be watered in thoroughly at the time of planting.
2. It is the sole responsibility of the Landscape Contractor to ensure that all new plantings receive adequate water during the installation and until completion of contract. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to ensure proper plant establishment and development and shall be provided by Contractor as a part of this contract.

V. CLEAN UP

1. The Landscape Contractor is responsible for maintaining all landscape planting areas until final acceptance of the owner.
2. The contractor is responsible for mowing the entire project during planting and establishment periods, based on mowing project once a month from October to April, and twice a month from April to October (During installation and plant establishment only and until final inspection and owner accepts and takes ownership).
3. Any excess soil, undesired stones or debris resulting from landscape operations shall be removed promptly, keeping the site clean as work progresses.
4. The Landscape Contractor shall at all times keep the premises free from accumulation of waste material or debris caused by their crews during the performance of the work. Upon completion of the work, the contractor shall promptly remove all waste materials, debris, unused plant material, empty plant containers, and all equipment from the project site.

W. MAINTENANCE

1. Landscape Contractor to return to job site 12 months after tree bracing and remove all tree braces. Owner may choose to retain 5% of payment to ensure compliance.
2. The Landscape Contractor shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until completion of contract or acceptance by landscape architect. Settled plants shall be reset to proper grade, planting saucers restored, and defective work corrected.
3. Trees and shrubs shall be maintained to keep clearance of stop signs and safety clearance for visibility at traffic intersection.

X. GUARANTEE & REPLACEMENT

1. By accepting the contract, the Contractor is thereby guaranteeing all plant materials and design for a period of not less than one (1) year from the time of final acceptance by the owner. Contractor shall replace any plants which die or wither within such period with healthy plants that meet specifications of the same species and size without additional cost to the owner unless such death or withering is due to Owner's failure to do ordinary maintenance on such plants after final acceptance in accordance with any maintenance instructions given by Landscape Architect for such plants. Such replacement shall include all plants and labor to plant the replacement plants. Any plant materials damaged by lightning, storms, freeze damage or other "acts of God" as well plants damaged by vehicles, vandalism or neglect are not included in this replacement agreement. If requested, the Landscape Architect may act as a mediator between owner and Landscape Contractor on a time material basis. "Plants" includes all trees, palms, shrubs, grass and other plants provided or planted by Contractor.

Y. MISCELLANEOUS.

1. All work to be done in a professional manner.
2. No change order shall be valid, due or paid unless it is approved by Owner in writing in advance.
3. These notes shall be an integral part of the contract of Contractor and shall be deemed incorporated therein by reference. In the event of a conflict among the terms among the plans and these notes, the terms of this document shall control.

Z. ABBREVIATIONS IN NOTES AND PLANS

UNO = Unless Otherwise Noted
L.A = Landscape Architect
S.F. = Square Feet
STD = Standard (single trunk)
B&B = Balled and Burlapped
BLDG DEP = Building Department
RFI = Request for Information
FPL= Florida Power & Light
C.O. = Certificate of Occupancy
ISA CA or ISA Arborist = International Society of Arboriculture Certified Arborist

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	12/15/2020
DESIGNED BY:	AS, SL
DRAWN BY:	AS, SL
CHECKED BY:	KS, MP
BID-CONTRACT:	

MICHAEL J. PHILLIPS, R.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER	LP-001
PROJECT NUMBER	11204.00

STATUS: PRELIMINARY

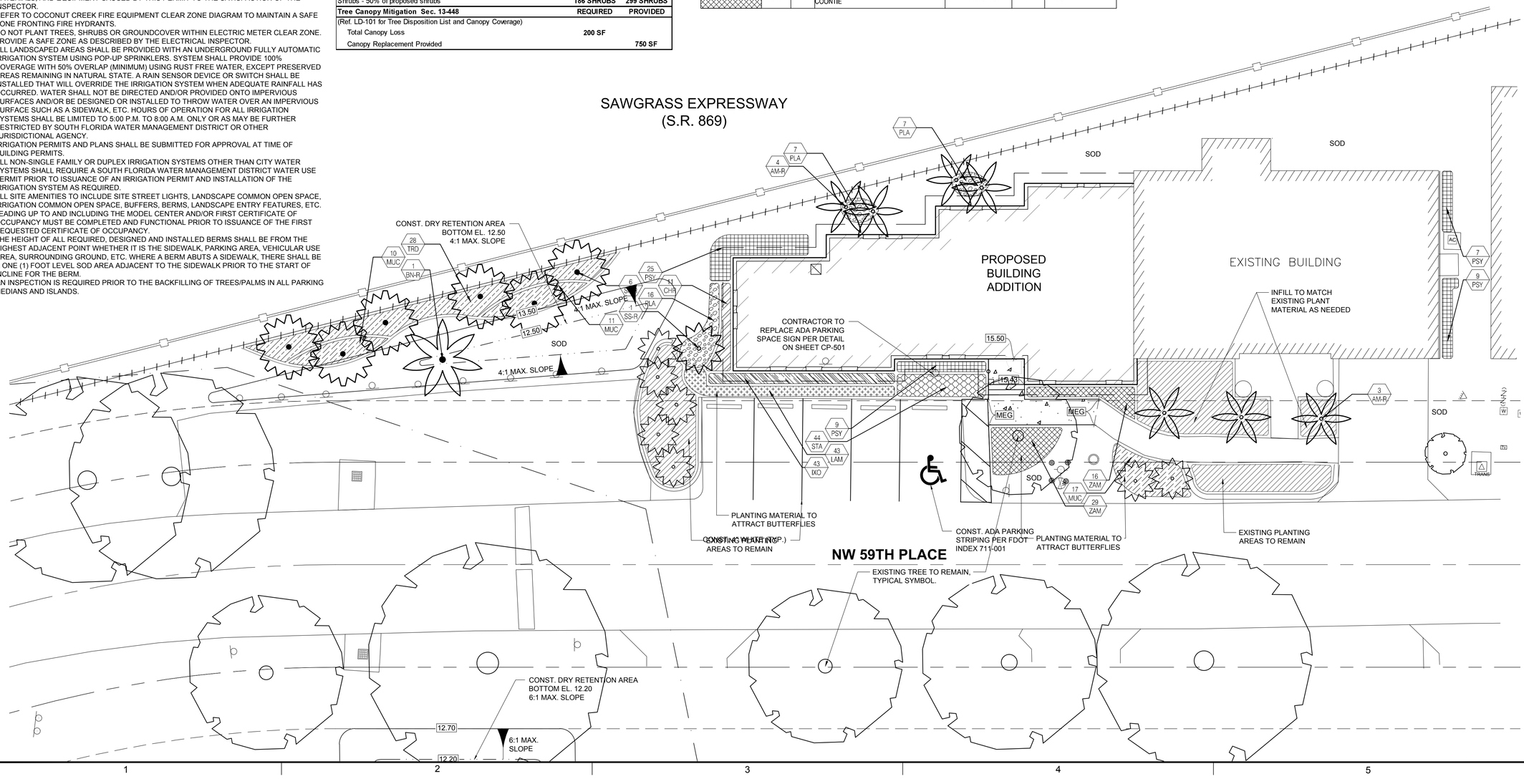
Plotted by: asutton On Wednesday, September 23, 2020 9:40:08 AM

CITY OF COCONUT CREEK STANDARD LANDSCAPE NOTES:

1. ALL LANDSCAPE AND SPECIFICATIONS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS PROVIDED IN THE CITY OF COCONUT CREEK LAND DEVELOPMENT CODE. PLANS ARE INCOMPLETE WITHOUT WRITTEN NOTES AND SPECIFICATIONS.
2. ALL PLANTING MATERIAL SHALL MEET OR EXCEED FLORIDA GRADE #1 AS SPECIFIED IN GRADES AND STANDARDS FOR NURSERY PLANTS, CURRENT EDITION. TREES SHALL NOT BE TIPPED, TOPPED, OR SHAPED PRIOR TO INSTALLATION.
3. LANDSCAPE SHALL BE PLACED TO EDGE OF ABUTTING STREETS, CANALS, LAKES OR OTHER LANDS.
4. ALL MECHANICAL EQUIPMENT, AIR CONDITIONING, IRRIGATION PUMP STATIONS AND EQUIPMENT, FPL TRANSFORMERS, POOL PUMPS, ETC., MUST BE SCREENED ON THREE (3) SIDES BY LANDSCAPE SHRUBS.
   NOTE: THE QUANTITY OF SCREENING SHRUBS IS IN ADDITION TO THE REQUIRED NUMBER OF SHRUBS AS PROVIDED IN THE CODE CALCULATION TABLE. ALL SCREENING SHRUBS SHALL BE PLANTED FOR PROPER OPERATION OF EQUIPMENT BEING SCREENED AND/OR PER THE REQUIREMENTS OF THE UTILITY AS NECESSARY. ALL HEDGE MATERIAL REQUIRED FOR SCREENING PURPOSES SHALL BE PLANTED WITH BRANCHES TOUCHING. ADJUST ON-CENTER SPACING AS NECESSARY AND/OR PROVIDE ADDITIONAL PLANTS TO PROVIDE AN ADEQUATE SCREEN.
5. SIGHT DISTANCE CONCERNS MUST BE MAINTAINED FOR CLEAR SIGHT VISIBILITY FROM THIRTY (30) INCHES TO SEVENTY-TWO INCHES. TREE TRUNKS EXCLUDED. MEASUREMENT SHALL BE MADE FROM TOP OF ROOT BALL PLANTED AT PROPER ELEVATION.
6. GUYING/STAKING PRACTICES SHALL NOT PERMIT NAILS, SCREWS, WIRES, ETC., TO PENETRATE OUTER SURFACES OF TREES, PALMS OR OTHER PLANT MATERIAL. TREES, PALMS AND PLANT MATERIAL REJECTED DUE TO THIS PRACTICE SHALL BE REPLACED WITH THE INSPECTOR ON SITE.
7. BURLAP MATERIAL, WIRE CAGES, PLASTIC/CANVAS STRAPS, ETC., MUST BE CUT AND REMOVED FOR THE TOP ONE-HALF (1/2) DEPTH OF THE ROOT BALL. TREES AND SHRUBS GROWN IN GROW BAGS OR GROW BAG TYPE MATERIAL MUST HAVE SUCH MATERIAL REMOVED ENTIRELY PRIOR TO PLANTING THE TREE OR SHRUB.
8. ALL PLANT MATERIAL SHALL BE FREE OF PESTS, INSECTS, DISEASE, WEEDS, ETC.
9. ALL REQUIRED LANDSCAPE MATERIAL SHALL BE INSTALLED USING A PLANTING SOIL MIX COMPRISED OF A TYPE APPROPRIATE TO THE INDIVIDUAL PROPOSED PLANT MATERIAL AND THE NATIVE SOIL FOUND ON THE SITE.
10. ALL PLANT MATERIAL SHALL BE PLANTED AT THE PROPER DEPTH, AS ORIGINALLY GROWN AND/OR SO THE TOP OF THE ROOT BALL IS FLUSH OR SLIGHTLY ABOVE FINISHED GRADE IMMEDIATELY AFTER PLANTING. ALL TREES SHOULD PROVIDE TRUNK TAPER WHEN PROPERLY PLANTED AT THE CORRECT PLANTING DEPTH.
11. ALL PLANT MATERIAL SHALL BE WATERED IN AT TIME OF PLANTING TO ELIMINATE AIR POCKETS IN THE ROOT ZONE AREA.
12. UPON COMPLETION OF WORK, THE SITE SHALL BE CLEARED OF ALL DEBRIS, SUPERFLUOUS MATERIALS, AND EQUIPMENT CAUSED BY THIS PERMIT TO THE SATISFACTION OF THE INSPECTOR.
13. REFER TO COCONUT CREEK FIRE EQUIPMENT CLEAR ZONE DIAGRAM TO MAINTAIN A SAFE ZONE FRONTING FIRE HYDRANTS.
14. DO NOT PLANT TREES, SHRUBS OR GROUNDCOVER WITHIN ELECTRIC METER CLEAR ZONE. PROVIDE A SAFE ZONE AS DESCRIBED BY THE ELECTRICAL INSPECTOR.
15. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER AN IMPERVIOUS SURFACE SUCH AS A SIDEWALK, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 P.M. TO 8:00 A.M. ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY.
16. IRRIGATION PERMITS AND PLANS SHALL BE SUBMITTED FOR APPROVAL AT TIME OF BUILDING PERMITS.
17. ALL NON-SINGLE FAMILY OR DUPLEX IRRIGATION SYSTEMS OTHER THAN CITY WATER SYSTEMS SHALL REQUIRE A SOUTH FLORIDA WATER MANAGEMENT DISTRICT WATER USE PERMIT PRIOR TO ISSUANCE OF AN IRRIGATION PERMIT AND INSTALLATION OF THE IRRIGATION SYSTEM AS REQUIRED.
18. ALL SITE AMENITIES TO INCLUDE SITE STREET LIGHTS, LANDSCAPE COMMON OPEN SPACE, IRRIGATION COMMON OPEN SPACE, BUFFERS, BERMS, LANDSCAPE ENTRY FEATURES, ETC. LEADING UP TO AND INCLUDING THE MODEL CENTER AND/OR FIRST CERTIFICATE OF OCCUPANCY MUST BE COMPLETED AND FUNCTIONAL PRIOR TO ISSUANCE OF THE FIRST REQUESTED CERTIFICATE OF OCCUPANCY.
19. THE HEIGHT OF ALL REQUIRED, DESIGNED AND INSTALLED BERMS SHALL BE FROM THE HIGHEST ADJACENT POINT WHETHER IT IS THE SIDEWALK, PARKING AREA, VEHICULAR USE AREA, SURROUNDING GROUND, ETC. WHERE A BERM ABUTS A SIDEWALK, THERE SHALL BE A ONE (1) FOOT LEVEL SOD AREA ADJACENT TO THE SIDEWALK PRIOR TO THE START OF INCLINE FOR THE BERM.
20. AN INSPECTION IS REQUIRED PRIOR TO THE BACKFILLING OF TREES/PALMS IN ALL PARKING MEDIANS AND ISLANDS.

CITY OF COCONUT CREEK - LANDSCAPE REQUIREMENTS				
Zoning			**PUD**	
Net Site Area			351,965 SF	
Area of Limits of Construction			10,655 SF	
Total Pervious Area			6,938 SF	
Minimum Landscape Requirements Sec. 13-443 (4)			**REQUIRED**	**PROVIDED**
1 Tree per 1000 SF (not structures & parking)		6,938 SF	**7 TREES**	**9 TREES**
Existing Trees	4	Shade Trees		
Proposed Trees	5	Trees + Palms @ 3:1		
5 shrubs per 1000 SF			**35 SHRUBS**	**372 SHRUBS**
Building Foundation Sec. 13-443 (7) d			**REQUIRED**	**PROVIDED**
Foundation Planting - Tiered landscaping required between the Building and VUA area				
South Façade		78 LF		
1 tree per 40 lf			**2 TREES**	**2 TREES**
20 shrubs per 40 lf			**39 SHRUBS**	**158 SHRUBS**
30 groundcovers per 40 lf			**59 GDCVRS**	**106 GDCVRS**
Perimeter Trees Sec. 13-443 (10)			**REQUIRED**	**PROVIDED**
1 tree per 40 LF (+ continuous hedge)				
South Boundary:		195 LF	**5 TREES**	**5 TREES**
Existing Trees:	5	Shade Trees		
Proposed Trees:	0	Shade Trees		
West Boundary:		33 LF	**1 TREES**	**2 TREES**
Existing Trees:	2	Shade Trees		
Proposed Trees:	0	Shade Trees		
Street Trees Sec. 13-443 (13)			**REQUIRED**	**PROVIDED**
1 tree per 40 LF (30 LF if overhead wires present)				
NW 59TH place (no overhead wires)		194 LF	**7 TREES**	**9 TREES**
Existing Trees	4	Shade Trees		
Proposed Trees	5	Trees + Palms @ 3:1		
Total Trees Required			**REQUIRED**	**PROVIDED**
Includes Min.Landscape, Bldg Foundation, Perimeter, Interior VUA, Street Trees and Roadway Buffer Trees			**14 TREES**	**15 TREES**
Native Requirement Sec. 13-444 (c)			**REQUIRED**	**PROVIDED**
Trees - 50% of proposed trees			**7 TREES**	**8 TREES**
Shrubs - 50% of proposed shrubs			**186 SHRUBS**	**299 SHRUBS**
Tree Canopy Mitigation Sec. 13-448			**REQUIRED**	**PROVIDED**
(Ref. LD-101 for Tree Disposition List and Canopy Coverage)				
Total Canopy Loss			**200 SF**	
Canopy Replacement Provided				**750 SF**

PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS
	SP-R	6	SABAL PALMETTO RELOCATED CABBAGE PALMETTO	12`- 20` CT. SEE SHEET LD-101	N**	RELOCATED FROM ON- SITE
RELOCATED TREES & PALMS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	REMARKS
	AM-R	7	ADONIDIA MERRILLII RELOCATED CHRISTMAS PALM	SEE SHEET LD-101	N**	RELOCATED FROM ON- SITE
	BN-R	1	BISMARK NOBILIS RELOCATED BIZMARK PALM	SEE SHEET LD-101	**	RELOCATED FROM ON- SITE
	SS-R	1	SYAGRUS SCHIZOPHYLLA RELOCATED ARIKURY PALM	SEE SHEET LD-101	N**	RELOCATED FROM ON- SITE
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	NATIVE	SPACING
	CHR	11	CHRYSOBALANUS ICACO `RED TIP` RED TIP COCOPLUM	24" HT. X 24" SPRD.	N**	24" OC
	IXO	43	IXORA TAIWANESIS DWARF IZORA	12" HT. X 12" SPRD.	N**	16" OC
	LAM	43	LANTANA MONTEVIDENSIS TRAILING LANTANA	16" HT. X 16" SPRD.		16" OC
	MUC	79	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	24" HT. X 24" SPRD.	N**	24" OC
	PLA	30	PLUMBAGO AURICULATA BLUE PLUMBAGO	12" HT. X 18" SPRD.	**	24" OC
	PSY	50	PSYCHOTRIA NERVOSA WILD COFFEE	24" HT. X 24" SPRD.	N**	24" OC
	STA	44	STACHTARPHETA JAMAICENSIS NATIVE PORTER	18" HT. X 18" SPRD.	N**	16" OC
	TRD	28	TRIPSACUM DACTYLOIDE FAKAHATCHEE GRASS	24" HT. X 16" SPRD.	N**	36" OC
	ZAM	44	ZAMIA PUMILS COONTIE	15" HT. X 18" SPRD.	N**	24" OC



N

GRAPHIC SCALE
0 10 20
SCALE: 1" = 10 '

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS.

RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

ISSUE DATE:	12/15/2020
DESIGNED BY:	AS, SL
DRAWN BY:	AS, SL
CHECKED BY:	KS, MP
BID-CONTRACT:	

MICHAEL J. PHILLIPS, R.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

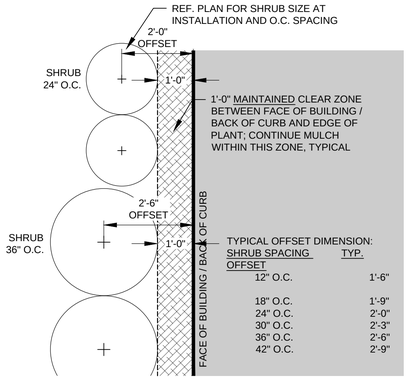
SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER	LP-101
PROJECT NUMBER	11204.00

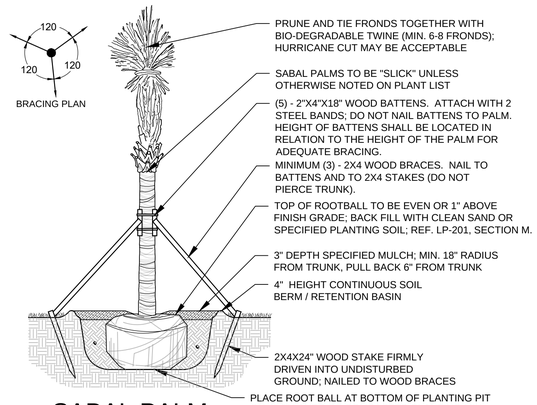
STATUS: PRELIMINARY

Plotted by: jrinaldi On Wednesday, September 23, 2020 9:40:08 AM



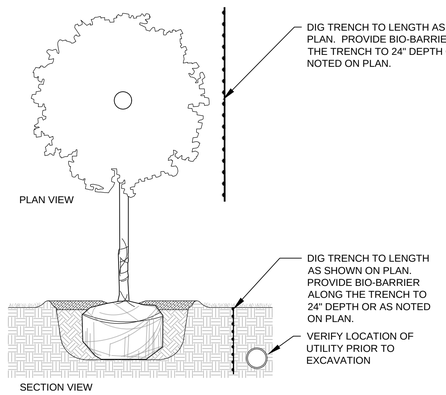
TYPICAL SHRUB OFFSET AT BUILDING / CURB

11 PLAN — NOT TO SCALE



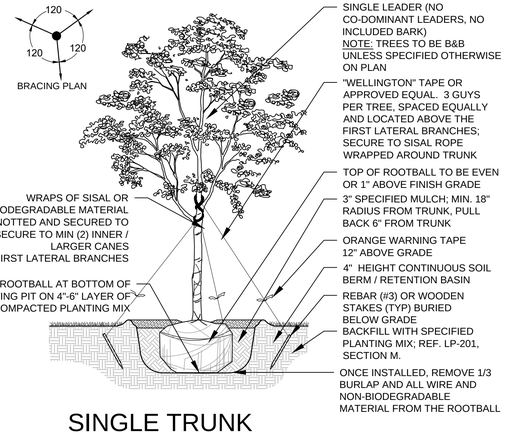
SABAL PALM PLANTING DETAIL

08 SECTION — NOT TO SCALE



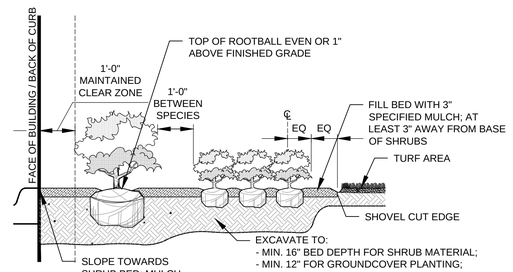
ROOT BARRIER DETAIL

06 PLAN / SECTION — NOT TO SCALE



SINGLE TRUNK TREE PLANTING DETAIL

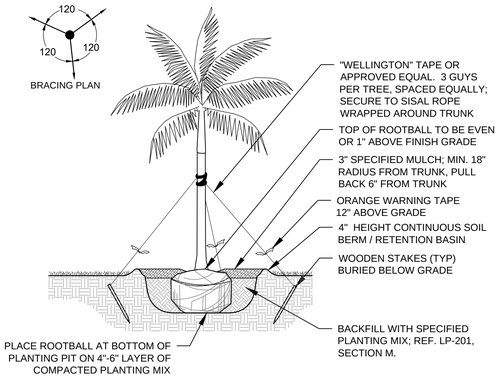
03 SECTION — NOT TO SCALE



NOTE:
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS PRIOR TO INSTALLATION.

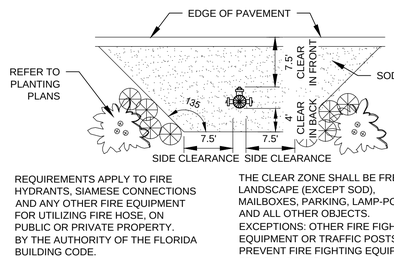
SHRUB AND GROUNDCOVER PLANTING

10 SECTION — NOT TO SCALE



SMALL / MEDIUM TREE PALM PLANTING DETAIL

05 SECTION — NOT TO SCALE

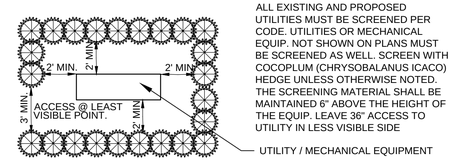


REQUIREMENTS APPLY TO FIRE HYDRANTS, SIAMESE CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE, ON PUBLIC OR PRIVATE PROPERTY, BY THE AUTHORITY OF THE FLORIDA BUILDING CODE.

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 PREVENT FIRE FIGHTING EQUIPMENT BEING BLOCKED.

FIRE HYDRANT CLEAR ZONE

02 PLAN — NOT TO SCALE



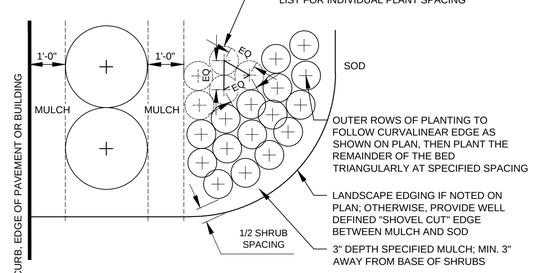
ALL EXISTING AND PROPOSED UTILITIES MUST BE SCREENED PER CODE. UTILITIES OR MECHANICAL EQUIP. NOT SHOWN ON PLANS MUST BE SCREENED AS WELL. SCREEN WITH COCOPLUM (CHRYSOBALANUS ICACO) HEDGE UNLESS OTHERWISE NOTED. THE SCREENING MATERIAL SHALL BE MAINTAINED 6" ABOVE THE HEIGHT OF THE EQUIP. LEAVE 36" ACCESS TO UTILITY IN LESS VISIBLE SIDE

IF DOMESTIC BACKFLOW PREVENTER AND FIRE SERVICE ARE GOING TO BE USED TOGETHER, THE LANDSCAPE HEDGE SHALL SCREEN BOTH DEVICES.

TYPICAL SCREEN FOR UTILITIES / MECH. EQUIP.

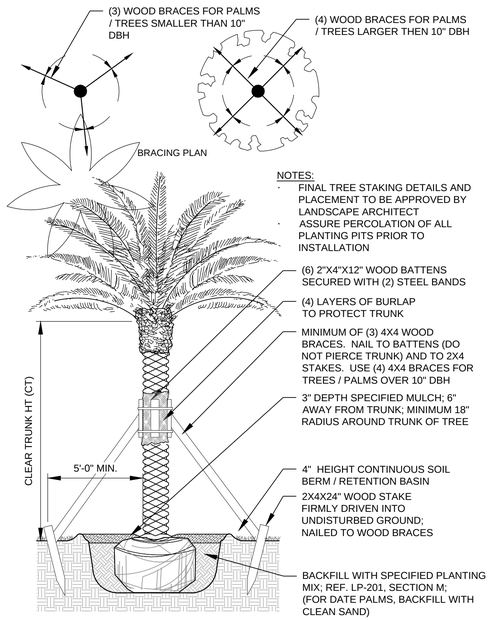
01 PLAN / SECTION — NOT TO SCALE

NOTE:
PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION; ONLY DEAD OR BROKEN BRANCHES MAY BE PRUNED



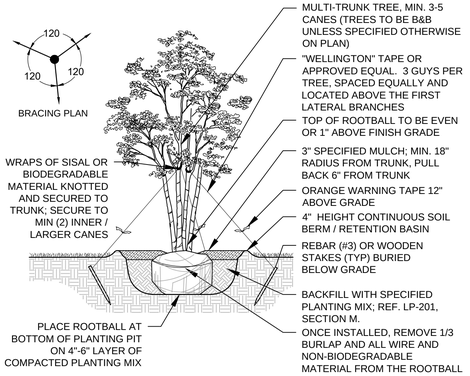
SHRUB AND GROUNDCOVER PLANTING

09 PLAN — NOT TO SCALE



LARGE TREE PALM PLANTING DETAIL

07 SECTION — NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

04 SECTION — NOT TO SCALE

NOTE:
- REF. LP-201, LANDSCAPE NOTES, FOR ADDITIONAL REQUIREMENTS.
- ROOT BALL SIZE FOR ALL TREES AND PALMS TO BE IN PROPORTION TO SIZE AND TYPE OF PALM PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.

KEITH
301 East Atlantic Blvd. Pompano Beach, FL 33060
PH: (954) 788-3400
Florida Certificate of Authorization: 7928
Licensed Business Number: 6860

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY PLAN NOT FOR CONSTRUCTION

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ISSUE DATE:	12/15/2020
DESIGNED BY:	AS, SL
DRAWN BY:	AS, SL
CHECKED BY:	KS, MP
BID-CONTRACT:	

MICHAEL J. PHILLIPS, R.L.A.
FLORIDA REG. NO. LA0001540
(FOR THE FIRM)

CLIENT

SEAWOOD BUILDERS

PROJECT

SOS CHILDREN'S VILLAGE

SHEET TITLE

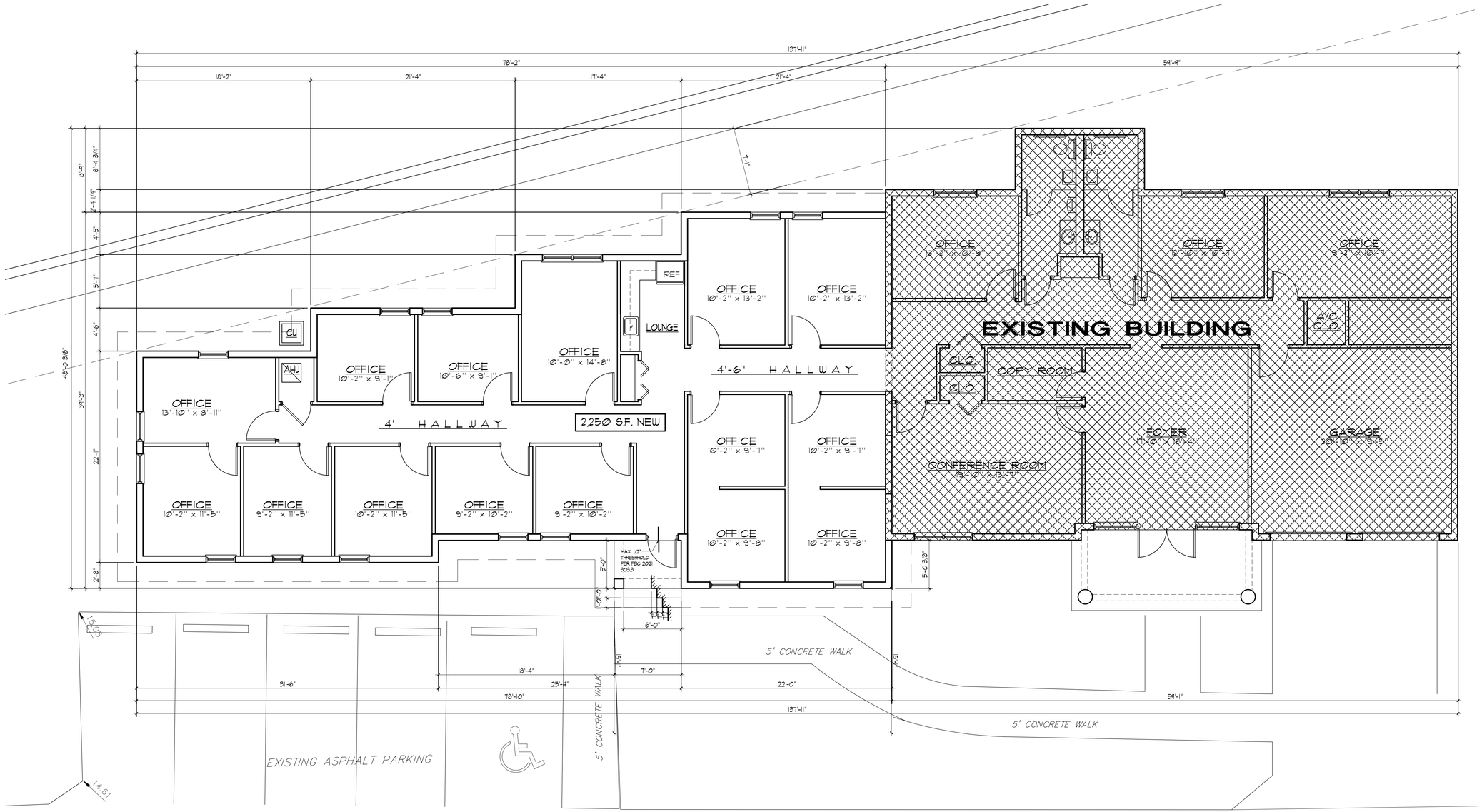
LANDSCAPE DETAILS

SHEET NUMBER LP-501

PROJECT NUMBER 11204.00

STATUS: PRELIMINARY

Plotted by: asutton On Wednesday, September 23, 2020 9:40:08 AM



FLOOR PLAN

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

AREA CALCULATIONS:	
EXISTING OFFICE AREA	1,820 SQ. FT.
PROPOSED NEW OFFICE AREA	2,308 SQ. FT.
TOTAL OFFICE AREA (A/C)	4,128 SQ. FT.
EXISTING GARAGE	432 SQ. FT.
TOTAL ENCLOSED BUILDING AREA	4,560 SQ. FT.
EXISTING COVERED ENTRY	165 SQ. FT.
PROPOSED NEW COVERED ENTRY	35 SQ. FT.
TOTAL BUILDING COVERAGE	4,760 SQ. FT.

REVISIONS

DATE:
12-08-20
01-29-21

STATE OF FLORIDA — MIGUEL F. SANCHEZ — REGISTERED ARCHITECT — 7456 — 1/19/21

ADDITION TO ADMINISTRATIVE OFFICES FOR SOS CHILDREN'S VILLAGES

3681 N.W. 59 PLACE, COCONUT CREEK, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR 7456, AA C001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096

JOB NUMBER: 19-08-77

SHEET: A-1

OF: 2

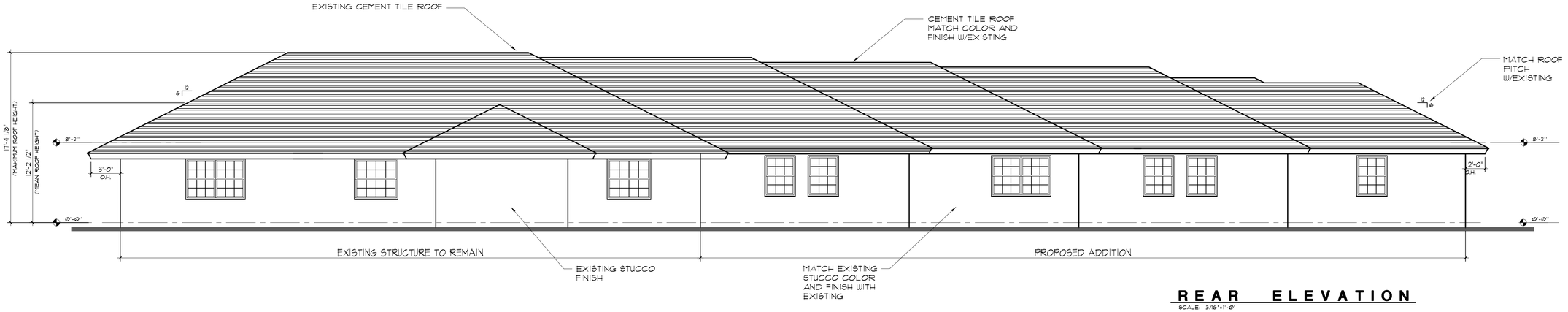
DRAWING NAME: -

PLOT SCALE: 1/4"

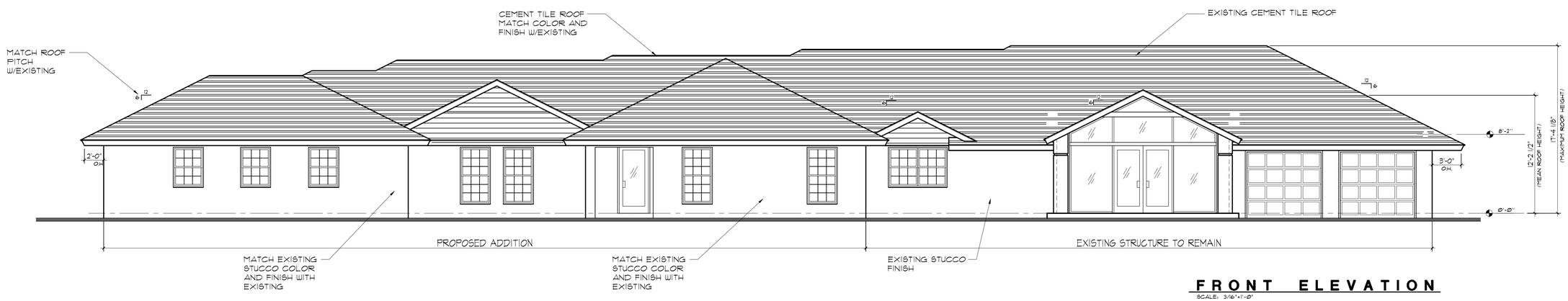
Z:\A_Offices\SOS Childrens Villages\Construction drawings\DRC\EX-1,A-1,2.dwg, 1/29/2021 9:01:23 AM, DWG To PDF.pc3

COLOR CHART	
WALL COLOR	BENJAMIN MOORE CLAY BEIGE OC-11(EXTERIOR)
TRIM COLOR	BENJAMIN MOORE STEEL BLUE 823 (EXTERIOR)
ROOF COLOR	ASHALT SHINGLES RED COLOR

LEFT SIDE ELEVATION
SCALE: 3/16"=1'-0"



REAR ELEVATION
SCALE: 3/16"=1'-0"



FRONT ELEVATION
SCALE: 3/16"=1'-0"

REVISIONS

DATE:
12-08-20
01-29-21

STATE OF FLORIDA — MIGUEL F. SANCHEZ — REGISTERED ARCHITECT — 1/19/21

ADDITION TO ADMINISTRATIVE OFFICES FOR SOS CHILDREN'S VILLAGES

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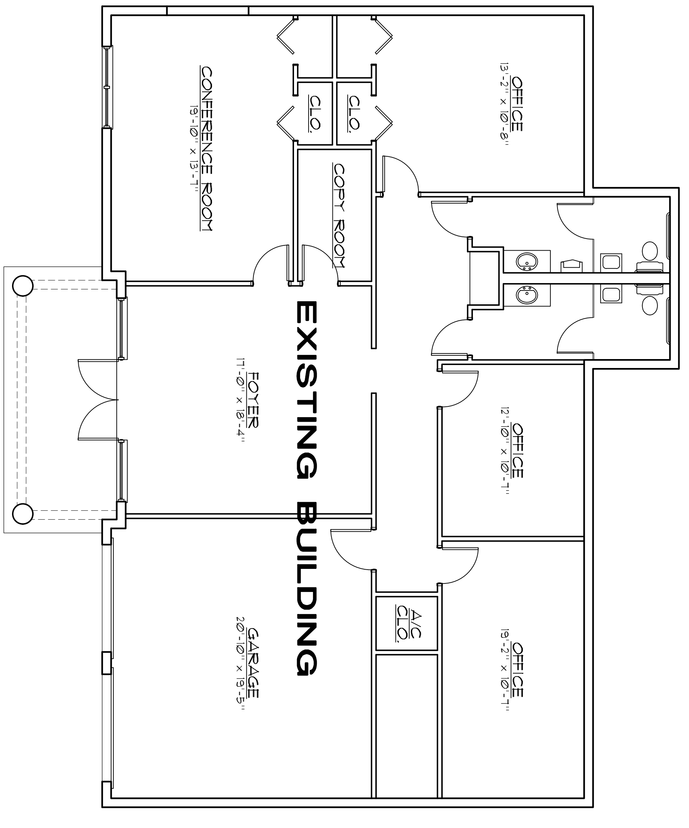
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3096

JOB NUMBER: 19-08-77

A-2
SHEET:

OF: 2

PLOT SCALE: 1/4" DRAWING NAME: --



FLOOR PLAN - EXISTING

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

SHEET:	EX-1
OF:	1

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
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901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
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JOB NUMBER: 19-08-77

ADDITION TO ADMINISTRATIVE OFFICES
FOR
SOS CHILDREN'S VILLAGES

3681 N.W. 59 PLACE, COCONUT CREEK, FLORIDA

STATE OF FLORIDA
MIGUEL F. SANCHEZ
AR 7456
1/29/21
REGISTERED ARCHITECT

DATE:	REVISIONS
12-08-20	
01-29-21	