

**CITY OF HOLLYWOOD, FLORIDA  
INTER-OFFICE MEMORANDUM  
PLANNING & DEVELOPMENT SERVICES**

**DATE:** September 8, 2011 **FILE:** 11-DP-22

**TO:** Planning & Development Board

**VIA:** Andria Wingett, Planning Manager *AW*

**FROM:** Elizabeth Chang, Planning & Development Services Administrator *EC*

**SUBJECT:** Oakwood Plaza Limited Partnership requests Design and Site Plan for an approximate 10,500 sq. ft. expansion to BJ's Wholesale Club and construction of an approximate 35,000 sq. ft. Sports Authority at 4000 Oakwood Boulevard.

**REQUEST**

Design and Site Plan for an approximate 10,500 sq. ft. expansion to BJ's Wholesale Club and construction of an approximate 35,000 sq. ft. Sports Authority at 4000 Oakwood Boulevard.

**RECOMMENDATION**

Design: Approval.

Site Plan: Approval, if Design is granted and with the condition landscaping at the off-site entrance in the median along 26<sup>th</sup> Avenue north of Sheridan Street, as shown in the attached plans dated July 29, 2011 by Michael D. Grosswirth of Bohler Engineering (sheet LP-2 & LP-3), be completed prior to issuance of Certificate of Completion (C/C) or Certificate of Occupancy (C/O) for the latter of the two buildings.

**REQUEST**

Oakwood Plaza Limited Partnership is requesting Design and Site Plan approvals for partial demolition and expansion of the existing BJ's Wholesale Club and construction of a new Sports Authority in Oakwood Plaza. Oakwood Plaza, located between Stirling Road and Sheridan Street, is a large-scale strip shopping complex designed specifically for the automobile. It includes national and "big-box" retailers, entertainment, and office uses with hotels located nearby. Oakwood Plaza is an attractor city wide as well as regionally.

The existing site currently contains BJ's Wholesale Club with attached Tire Center and separate building containing Barnes & Noble Bookstore. The applicant is requesting demolition of the Tire Center and Bookstore which will be replaced with an approximate 10,500 sq ft addition north of the existing BJ's Wholesale Club and a new approximate 35,000 sq ft Sports Authority. Included in the scope of work are improvements to the existing parking lot. Additionally, as per a 2007 agreement, upon the addition of new development the applicant was to provide additional landscaping in the median of 26<sup>th</sup> Avenue, north of Sheridan Street. As such, the applicant has worked with staff to

provide landscaping and irrigation at this off-site location which will help beautify one of the main entrances to Oakwood Plaza.

#### **SITE INFORMATION**

<b>Owner/Applicant:</b>	Oakwood Plaza Limited Partnership
<b>Address/Location:</b>	4000 Oakwood Boulevard
<b>Net Size of Property:</b>	3.38 acres (147,193 sq ft) (Scope of Work)
<b>Present Zoning:</b>	Low Intensity Industrial and Manufacturing (IM-1)
<b>Future Land Use Designation:</b>	General Business
<b>Existing Use of Land:</b>	Shopping Plaza

#### **ADJACENT LAND USE**

<b>North:</b>	Industrial/City of Dania Beach
<b>South:</b>	Low Medium Residential/Industrial
<b>East:</b>	Industrial/Low Medium Residential/General Business/Open Space and Recreation
<b>West:</b>	Transportation

#### **ADJACENT ZONING**

<b>North:</b>	Medium Intensity Commercial (C-3)/City of Dania Beach
<b>South:</b>	Low intensity Industrial and Manufacturing (IM-1)
<b>East:</b>	Low intensity Industrial and Manufacturing (IM-1)/Medium Intensity Industrial and Manufacturing (IM-3)/Open Space (OS)/Planned Development (PD)/Single Family (RS-3)
<b>West:</b>	Not applicable (Interstate 95)

#### **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The proposed project is located in the Industrial Land Use area. The goal of the Land Use Element is to "promote a distribution of land uses to enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property." This proposed project is consistent with the Comprehensive Plan, based upon the following goals, objective and policies:

##### **Land Use Element:**

***Objective 4: Promote improved architectural and streetscape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses, and tourist areas.***

The proposed project achieves the Goals and Objectives outlined in the Land Use Element by allowing for expansion of the existing BJ's and new Sports Authority which is to replace Barnes & Noble. This reconstruction will allow the applicant to improve their property with a new business and expansion of an existing business. Additionally, they will be improving the parking lot with additional landscaping within the affected area, as well as off-site, in order to enhance the area.

## CONSISTENCY WITH THE CITY-WIDE MASTER PLAN

The subject property is located in Sub-Area 3, East-Central Hollywood. It is surrounded by Sub-Areas 2, 6 and 7 (East Hollywood and Downtown, West-Central Hollywood and North Hollywood). Sub-Area 3 is geographically defined by Dixie Highway to the east, Stirling Road to the north, Pembroke Road to the south and I-95 to the west. This area includes the residential neighborhoods of Liberia/Oakwood Hills, North Central and South Central.

The City-Wide Master Plan places a priority on protecting, preserving and enhancing residential neighborhoods. The City-Wide Master Plan addresses the need for strict design controls to maintain the individual character of each neighborhood. Construction of an addition to BJ's and new Sports Authority is consistent with the City-Wide Master Plan based upon the following Guiding Principles and Policies:

***Guiding Principle:*** *Attract and retain businesses that will increase economic opportunities while enhancing the quality of life for residents.*

***Guiding Principle:*** *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

The proposed project is located in Oakwood Plaza which is defined as a large-scale shopping complex designed specifically for the automobile. It includes national and "big-box" retailers, entertainment, office and hotel uses, and is an attractor city wide as well as regionally. Surrounding areas are residential and Oakwood Plaza serves as the commercial and entertainment hub for these areas. Recommendations for Oakwood Plaza are for it to remain as a suburban shopping center. As conditions change over time and due to its proximity to I-95, Sheridan Street, and Stirling Road, it may become a development of mixed-uses and increase densities. The proposed project is consistent with the recommendations as it allows for expansion of an existing BJ's and new Sports Authority, thereby instilling usage as a shopping center. Additionally, proposed landscaping on the subject property and along the Sheridan Street entrance contribute to the revitalization of one of Hollywood's major corridors.

## CONSISTENCY WITH THE NEIGHBORHOOD PLAN

*The Liberia/Oakwood Hills Neighborhood Plan seeks to protect the existing residential neighborhood from negative impacts of commercial growth while encouraging businesses that meet the needs of the community and citizens.*

The subject property is located in the Liberia/Oakwood Hills neighborhood. The neighborhood contains a mixture of single-family homes, duplexes, and multi-family. Some neighborhood issues are the preserving the existing single family housing stock, infill development of vacant residential lots, improving streetscape, expanding municipal services, developing vacant commercial property and redevelopment of existing commercial property, improving the interface between single-family residential and other users, permitted uses in commercial areas, perceived and real crime and traffic calming to prevent speeding and cut through traffic. The proposed project is located in Oakwood Plaza which serves as the commercial and entertainment hub for the surrounding residential areas. The proposed project is consistent with the Neighborhood Plan as it helps to beautify the surrounding community by providing additional landscaping, as well as improving an existing industrial site, increasing attractiveness of the area.

## ANALYSIS OF CRITERIA AND FINDINGS FOR DESIGN

Analysis of Criteria and Findings for Design as stated in the City of Hollywood Zoning and Land Development Regulations, Article 5.3(1)(6). Approval, Approval with Conditions, or Denial will be based on the following criteria:

**CRITERION 1:** Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.

**ANALYSIS:** The proposed project includes demolition of the BJ's Tire Center and Barnes & Noble building in order to construct an approximate 10,500 sq ft addition to BJ's Wholesale Club and new Sports Authority, approximately 35,000 sq ft. According to the architect, "Architectural elements of exterior building surfaces consist of split face concrete block, smooth face concrete block and metal panels which commensurate with building mass. Building design is compatible with its use and function and aesthetic is compatible with the surrounding buildings." All A/C units will be located on the roof with parapets used as screening. The project is located in Oakwood Plaza, a large-scale strip shopping complex designed specifically for the automobile. It includes national and "big-box" retailers, entertainment, office and hotel uses, and is an attractor city wide as well as regionally. The design is sensitive to the surrounding neighborhood and materials used are consistent with the Design Guidelines.

Oakwood Plaza is located between Stirling Road and Sheridan Street with Oakwood Boulevard connecting these two corridors. Vehicular ingress and egress to the subject property will be provided along Oakwood Boulevard. Modifications to the existing parking lot and additional landscaping will help provide pedestrian access and beautify the area. Also, the applicant will be providing additional landscaping located off-site at the entrance of Oakwood Plaza at Sheridan Street with Royal Palms, Washington Palms, and Cocoplum hedges.

**FINDING:** Consistent.

**CRITERION 2:** Compatibility. The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.

**ANALYSIS:** The Design Guidelines state that "new construction should differentiate itself from neighboring buildings in terms of architectural style while the scale, rhythm, height and setbacks as well as the location of windows, doors and balconies bear some relationship to neighboring buildings and maintain some resemblance of compatibility."

The proposed project is located in Oakwood Plaza which is defined as a large-scale shopping complex designed specifically for the automobile. It includes national and "big-box" retailers, entertainment, office and hotel uses, and is an attractor city wide as well as regionally. Surrounding areas are residential and Oakwood Plaza serves as the commercial and entertainment hub for these areas. As stated in the City-Wide Master Plan, recommendations for Oakwood Plaza are for it to remain as a suburban shopping center.

The proposed project includes demolition of BJ's Tire Center and Barnes & Noble Bookstore building which will be replaced by an approximate 10,500 sq ft addition to BJ's Wholesale Club and approximate 35,000 sq ft new Sports Authority. Included in the scope of work are modifications to the parking lot and additional landscaping. The proposed project is compatible with the surrounding properties as it is for retail use in an existing shopping plaza. As stated by the architect, "The proposed building style and construction is compatible with the surrounding structure/buildings by the use of proposed material and colors."

**FINDING:** Consistent.

**CRITERION 3:** Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.

**ANALYSIS:** The proposed project includes construction of "big-box" retail stores BJ's Wholesale Club and Sports Authority which have specific marketing designs and architectural details. The buildings will be proportionate in scale with a height that matches the adjacent BJ's building to the south. According to the architect, "The proposed building is proportionate in scale and massing with the adjacent buildings and structures. Building mass of the proposed structure reflects a simple composition of basic architectural details in relation to its length, width, height, etc." Architectural details include banding, variations in height, and the use of colors and materials to break up the massing of the structure. Proposed materials are consistent with the Design Guidelines.

**FINDING:** Consistent.

**CRITERION 4:** Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

**ANALYSIS:** As stated in the Design Guidelines, "Large parking areas and driveways should be heavily landscaped along the perimeter and within interior and terminal islands." Oakwood Plaza currently contains perimeter trees and trees internal to the property. Most parking areas in the plaza do not contain

landscaped islands. The applicant is proposing additional trees along the perimeter and internal to the site. The parking lot will be modified to include landscaped islands with additional trees located throughout. The applicant is also proposing to add trees and shrubs at the Sheridan Street entrance of Oakwood Plaza to help soften the area and create a more prominent entrance into the plaza. Materials to be used include a variety of trees, palms, and shrubs such as Silver Buttonwood, Royal Palms, Gumbo Limbo, Live Oak, and Cocoplum hedges. As stated by the architect, "New proposed landscaped areas contain a variety of native plants and forms and are carefully integrated with existing building and landscaped area. Existing trees are preserved where possible." The applicant will work with staff to replace, relocate and mitigate trees in accordance with City regulations.

**FINDING:** Consistent.

### **SITE PLAN**

A final site plan was reviewed by the Technical Advisory Committee (TAC) and comments were made by members of the TAC in a staff report dated May 16, 2011. The comments were addressed by the applicant, who then obtained the signatures of each TAC member signifying Site Plan compliance with all regulations as set forth in Chapter 162 of the Hollywood Code of Ordinances, if Design is granted and with the condition landscaping at the off-site entrance in the median along 26<sup>th</sup> Avenue north of Sheridan Street, as shown in the attached plans dated July 29, 2011 by Michael D. Grosswirth of Bohler Engineering (sheet LP-2 & LP-3), be completed prior to issuance of Certificate of Completion (C/C) or Certificate of Occupancy (C/O) for the latter of the two buildings.

### **RECOMMENDATION**

**Design:** Approval.

**Site Plan:** Approval, if Design is granted and with the condition landscaping at the off-site entrance in the median along 26<sup>th</sup> Avenue north of Sheridan Street, as shown in the attached plans dated July 29, 2011 by Michael D. Grosswirth of Bohler Engineering (sheet LP-2 & LP-3), be completed prior to issuance of Certificate of Completion (C/C) or Certificate of Occupancy (C/O) for the latter of the two buildings.

### **ATTACHMENTS**

**ATTACHMENT A:** Application Package  
**ATTACHMENT B:** Land Use and Zoning Map

**ATTACHMENT A**  
Application Package

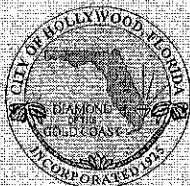
## OFFICE OF PLANNING



File No. (to be filled by the Office of Planning): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION



Tel: (954) 921-3471  
Fax: (954) 921-3347

*This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.*

*The applicant is responsible for obtaining the appropriate checklist for each type of application.*

*Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.*

*At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).*

*Documents and forms can be accessed on the City's website at  
[http://www.hollywoodfl.org/comm\\_planning/appforms.htm](http://www.hollywoodfl.org/comm_planning/appforms.htm)*



## APPLICATION TYPE (CHECK ONE):

- ☒ Development Review Board      ☐ Historic Preservation Board  
☐ Planning and Zoning Board      ☐ Technical Advisory Committee  
☐ City Commission

Date of Application: \_\_\_\_\_

Location Address: 4000 Oakwood Blvd., Hollywood, FL 33020Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: The Aqua ParkFolio Number(s): 514204080030Zoning Classification: IM-1\* Land Use Classification: GBusExisting Property Use: retail Sq Ft/Number of Units: 764,298 rti space

Is the request the result of a violation notice? ( ) Yes (✓) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): N/A

- ☐ Economic Roundtable      ☒ Technical Advisory Committee      ☐ Development Review Board  
☐ Planning and Zoning Board      ☐ Historic Preservation Board      ☐ City Commission

Explanation of Request: 10,576 SF expansion to the existing BJ's and construction of new 35,067 SF Sports AuthorityNumber of units/rooms: N/A Sq Ft: 45,634Value of Improvement: 3 mil Estimated Date of Completion: 3/31/12

Will Project be Phased? (✓) Yes ( ) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: Oakwood Plaza Limited PartnershipAddress of Property Owner: 3705 South Orlando Drive, Sanford, FL 32773Telephone: 407/302-6513 Fax: 407/302-4699 Email Address: \_\_\_\_\_Name of Consultant/Representative/Tenant (circle one): Saltz Michelson ArchitectsAddress: 3501 Griffin Road, Ft. Lauderdale, FL 33312 Telephone: 954/266-2700Fax: 954/266-2701 Email Address: mazar@saltzmichelson.comDate of Purchase: N/A Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_



# OFFICE OF PLANNING



2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

## GENERAL APPLICATION

### CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at [www.hollywoodfl.org](http://www.hollywoodfl.org). The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: \_\_\_\_\_ Date: 8-3-11

PRINT NAME: Mark Trommsdorff Date: 8-3-11

Signature of Consultant/Representative: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of Tenant: \_\_\_\_\_ Date: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ Date: \_\_\_\_\_

### CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description) Prop BJ's Exp & New Sports Authority Bldg to my property, which is hereby made by me or I am hereby authorizing (name of the representative) Moe Azar, Saltz Architects to be my legal representative before the TAC (Board and/or Committee) relative to all matters concerning this application.

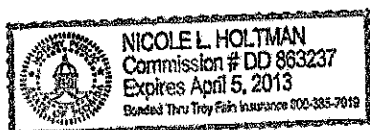
Sworn to and subscribed before me  
this 3rd day of August

Nicole L. Holtman  
Notary Public State of Florida

[Signature]  
SIGNATURE OF CURRENT OWNER

Mark Trommsdorff  
PRINT NAME

My Commission Expires: 5-4-2013 (Check One) ☒ Personally known to me; OR \_\_\_\_\_





August 4, 2011

City of Hollywood  
2600 Hollywood Boulevard  
Hollywood, FL 33022  
Attn: Ms. Elizabeth Chang  
Planning and Development Services Administrator

RE: **Criteria Statement for BJ's Expansion and Proposed The Sport Authority  
@ Oakwood Plaza, Hollywood, FL**

Dear Ms. Chang:

The following is the criteria statement identifying how the request is consistent with all the applicable criteria found in Article 5 of the Zoning and Land Development Regulation:

Criteria	Response
<b><u>Criteria 1:</u></b>	
Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. The use of traditional materials for new architectural details is recommended. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment.	Architectural elements of exterior building surfaces consist of split face concrete block, smooth face concrete block and metal panels which commensurate with building mass. Building design is compatible with its use and function and aesthetic is compatible with the surrounding buildings.
<b><u>Criteria 2:</u></b>	
Compatibility: The relationship between existing architectural styles and proposed construction, including how each building along the street relates to the whole and its pattern created with adjacent structures and the surrounding neighborhood. Buildings should contain architectural details that are characteristic of the surrounding neighborhood.	The proposed building style and construction is compatible with the surrounding structures/buildings by the use of proposed material and colors.
<b><u>Criteria 3:</u></b>	
Scale/Massing: Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures. Building mass shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings. Architectural details include, but are not limited to, banding, molding, and fenestration.	The proposed building is proportionate in scale and massing with the adjacent buildings and structures. Building mass of the proposed structure reflects a simple composition of basic architectural details in relation to its length, width, height and etc.

3501 GRIFFIN ROAD, FORT LAUDERDALE, FL 33312-5444  
(954) 266-2700 FAX: (954) 266-2701

www.saltzmichelson.com • e-mail: sma@saltzmichelson.com  
AA-0002897

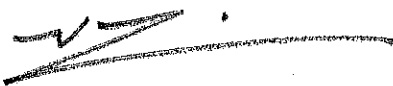
**Criteria 4:**

**Landscaping:** Landscape areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

New proposed landscaped areas contain a variety of native plants and forms and are carefully integrated with existing building and landscaped area. Existing trees are preserved where possible.

Please do not hesitate to contact me if you have any questions with regards to the above.

Very truly yours,  
Saltz Michelson Architects

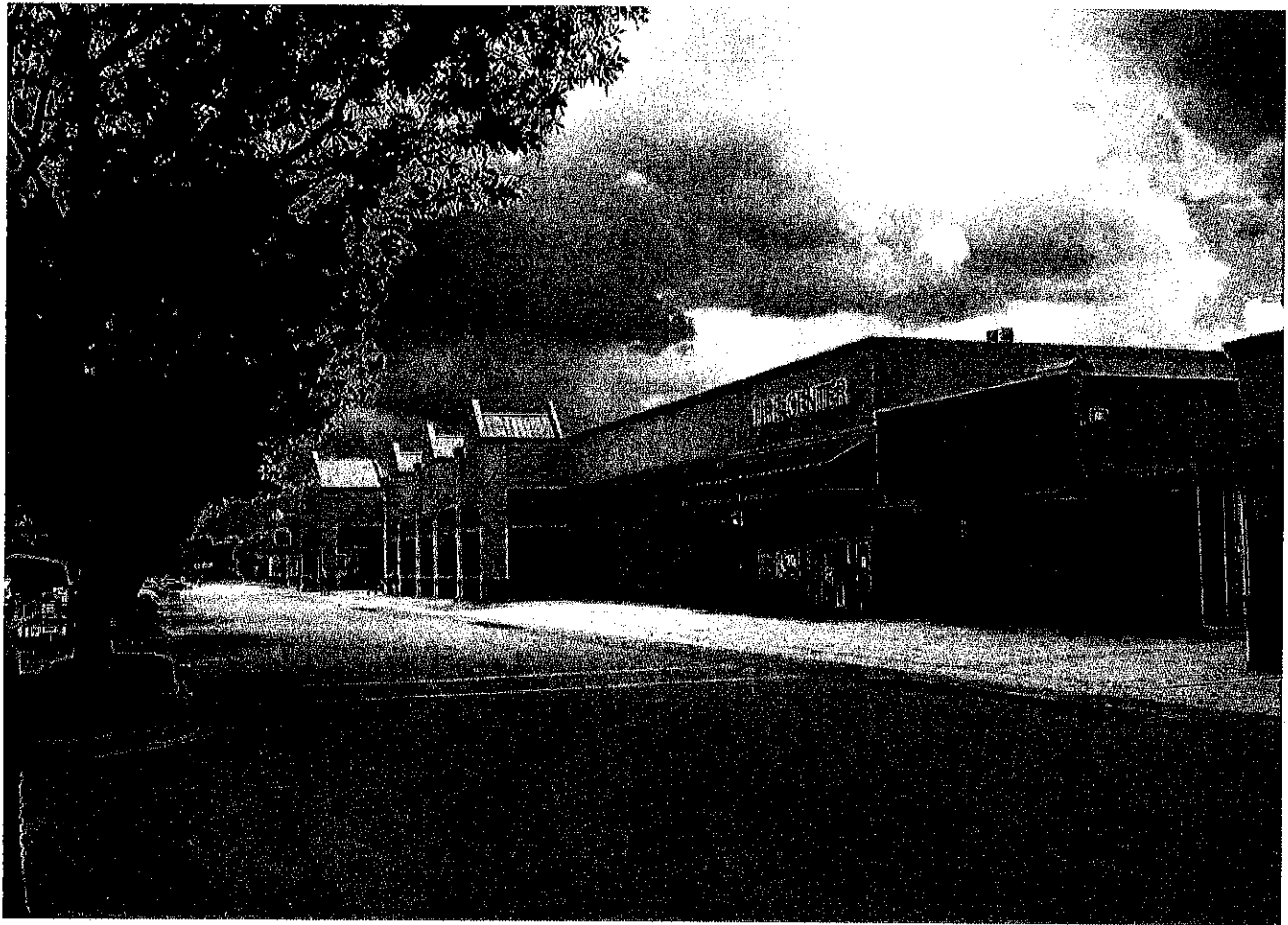


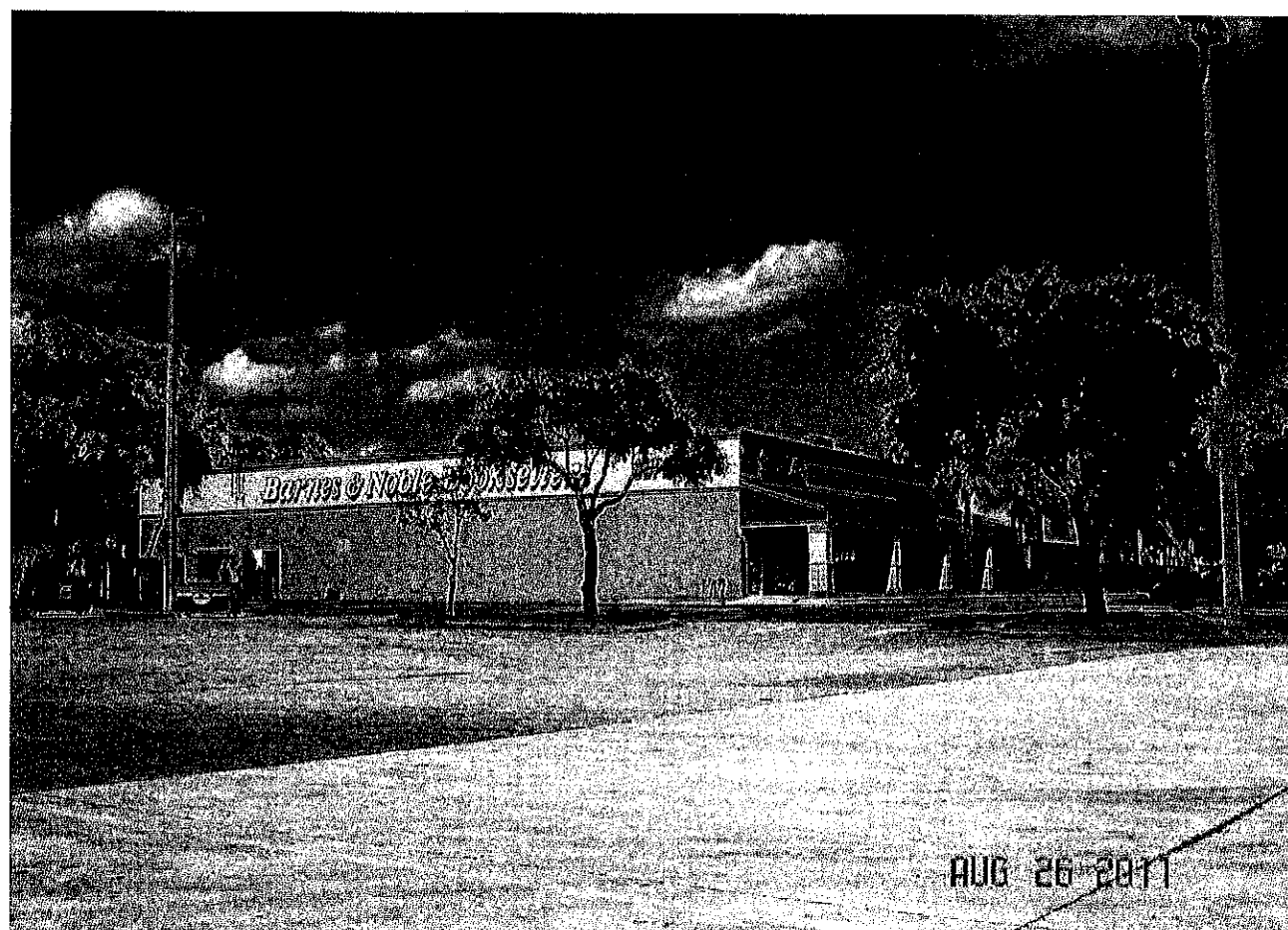
Moe Azar  
Senior Project Manager

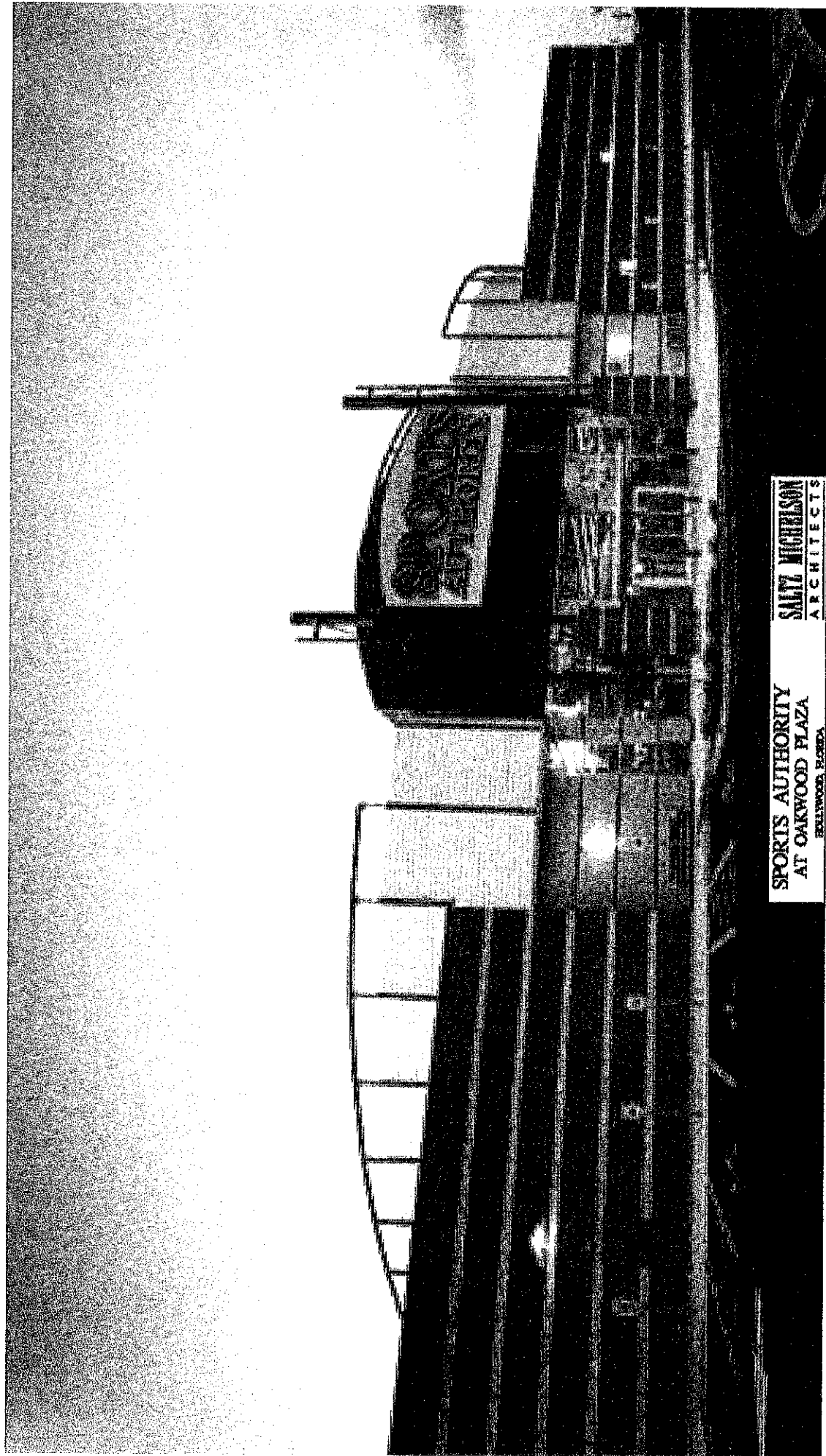
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2011-110\City Criteria Statement 2011-08-04






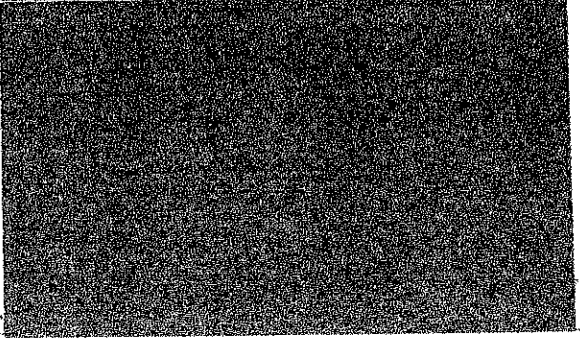

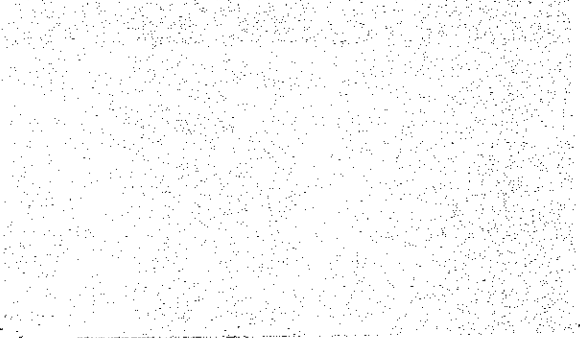
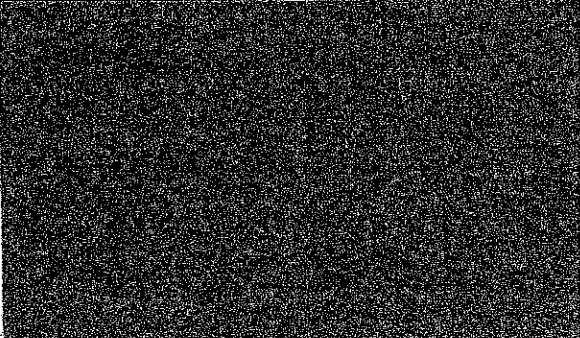





SPORTS AUTHORITY  
AT OAKWOOD PLAZA  
BELLWOOD, FLORIDA

SALTZ MICHELSON  
ARCHITECTS

## EXTERIOR PAINT SAMPLES:

	
<b>P-22</b> SHERWIN-WILLIAMS A41B201 BLACK	<b>P-23</b> SHERWIN-WILLIAMS B71S200 ALUMINUM
	
<b>P-24</b> SHERWIN-WILLIAMS B66T354 SPORTS AUTHORITY RED	<b>P-27</b> SHERWIN-WILLIAMS SW-6106 KILIM BEIGE
	
<b>P-28</b> SHERWIN-WILLIAMS SW-6108 LATTE	<b>P-29</b> SHERWIN-WILLIAMS SW-6082 COBBLE BROWN

FINAL TAC SUBMITTAL FOR  
SPORTS AUTHORITY AND BJ'S EXPANSION  
AT OAKWOOD PLAZA

HOLLYWOOD, FLORIDA

**SALTZ MICHELSON**  
ARCHITECTS



PDB SUBMITTAL FOR  
SPORTS AUTHORITY AND BJ'S EXPANSION  
AT OAKWOOD PLAZA  
HOLLYWOOD, FLORIDA

11-11-11  
AUG 9 11 410-41

OWNER / DEVELOPER:

KIMCO REALTY CORPORATION  
3705 SOUTH ORLANDO DRIVE  
SANFORD, FL 32773  
TELEPHONE: (407) 302-6505

ARCHITECT:

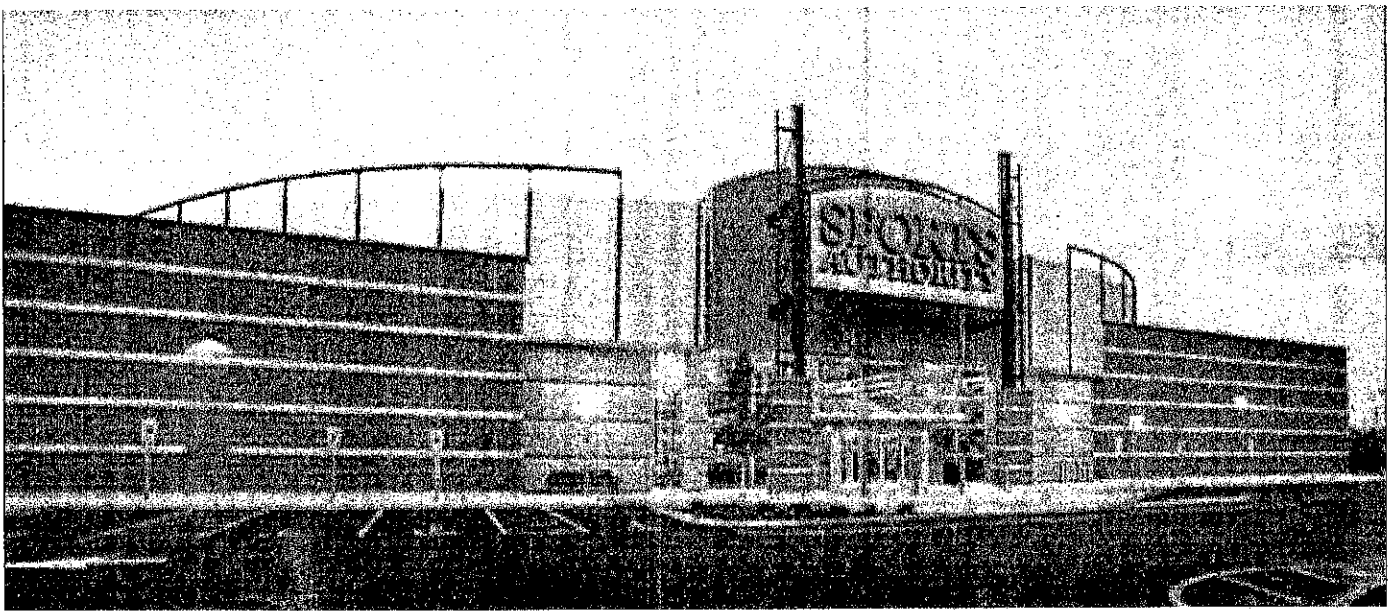
SALTZ MICHELSON ARCHITECTS  
3501 GRIFFIN ROAD  
FORT LAUDERDALE, FLORIDA, 33312  
TELEPHONE: (954) 266-2700

SURVEYOR:

KEITH & SCHNARS, P.A.  
6500 NORTH ANDREWS AVENUE  
FORT LAUDERDALE, FLORIDA, 33309  
TELEPHONE: (954) 776-1616

CIVIL ENGINEER:

BOHLER ENGINEERING  
RADICE III 1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FLORIDA, 33334  
TELEPHONE: (954) 202-7070



PDB SUBMITTAL FOR  
SPORTS AUTHORITY AND BJ'S EXPANSION  
AT OAKWOOD PLAZA  
HOLLYWOOD, FLORIDA

**SALTZ MICHELSON**  
ARCHITECTS  
3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx: (954) 266-2701  
smi@saltzmichelson.com

AA-0002897

INDEX OF DRAWINGS

ARCHITECTURAL

- A0 COVER SHEET
- SP1A PROPOSED BJ'S EXPANSION AND NEW SPORTS AUTHORITY SITE PLAN
- SP1B PROPOSED BJ'S EXPANSION AND NEW SPORTS AUTHORITY ENLARGED SITE PLAN
- SP1C PROPOSED BJ'S EXPANSION AND NEW SPORTS AUTHORITY ROOF PLAN
- A1 PROPOSED ELEVATIONS

SURVEY

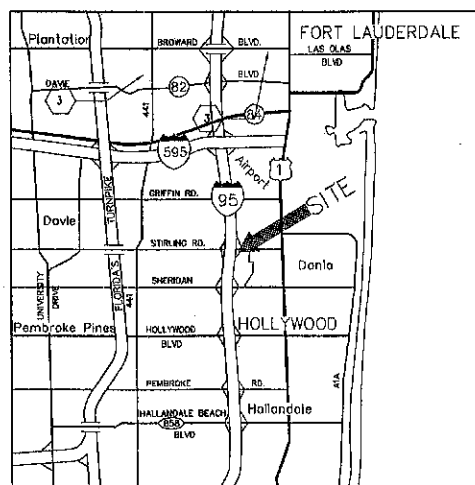
- 1 OF 1 TOPOGRAPHIC SURVEY

CIVIL

- C-1 COVER SHEET
- C-2 GENERAL NOTES
- C-3 DEMOLITION PLAN
- C-5 PAVING, GRADING AND DRAINAGE DETAILS
- C-11 PAVEMENT MARKINGS AND SIGNAGE PLAN

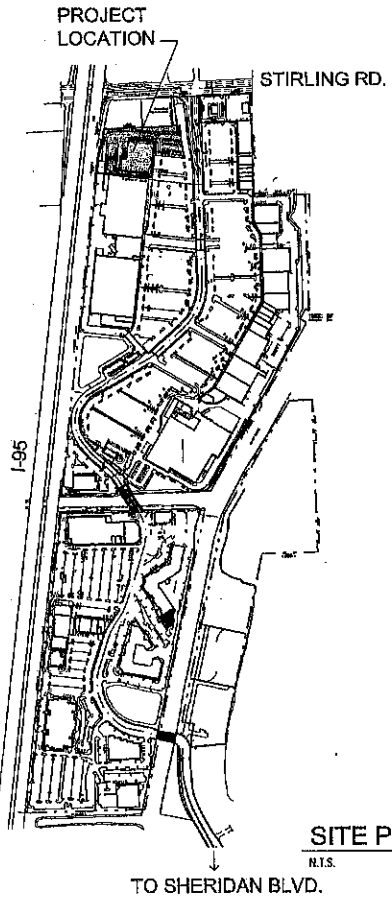
LANDSCAPE

- LD-1 LANDSCAPE DEMOLITION PLAN- SPORTS AUTHORITY
- LD-2 LANDSCAPE DEMOLITION PLAN- NOTES AND DETAILS
- LP-1 LANDSCAPE PLANTING PLAN-SPORTS AUTHORITY
- LP-2 LANDSCAPE PLANTING PLAN-SHERIDAN AND 26TH
- LP-3 PLANT LIST, DETAILS AND CODE CHART
- LP-4 GENERAL PLANTING NOTES



LOCATION MAP

N.T.S.



SITE PLAN

N.T.S.



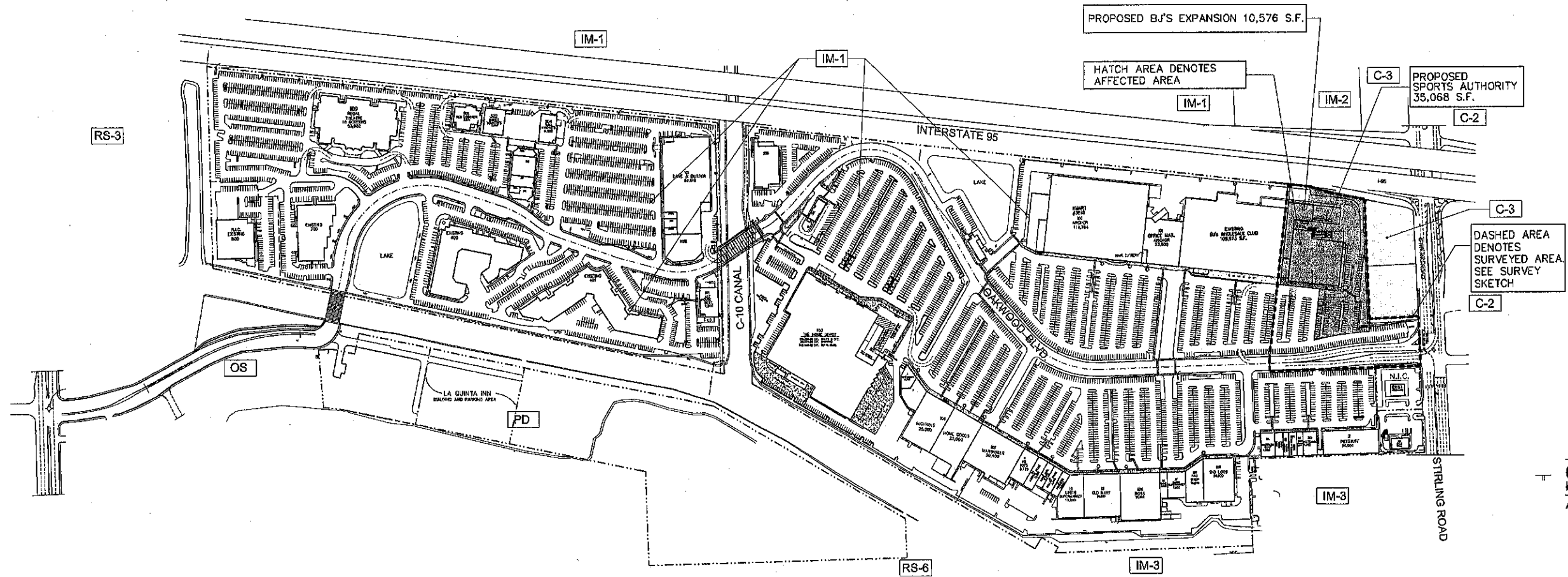
MARK L. SALTZ AR0007171

Project No.:  
2011-110  
Drawn By:  
PK  
Checked By:  
MA  
DATE:  
08-11-11  
REVISIONS

Drawn by: PK, Checked by: MA, Date: 08-11-11, Project No.: 2011-110, Sheet No.: 1 of 1, Title: PDB SUBMITTAL FOR SPORTS AUTHORITY AND BJ'S EXPANSION AT OAKWOOD PLAZA, HOLLYWOOD, FLORIDA

A0





1  
SP1A  
SCALE: 1" = 200'-0"  
PROPOSED SPORTS AUTHORITY / BJ'S EXPANSION SITE PLAN

PDB SUBMITTAL FOR  
SPORTS AUTHORITY AND BJ'S EXPANSION  
AT OAKWOOD PLAZA  
HOLLYWOOD, FLORIDA

**SALTZ MICHELSON**  
ARCHITECTS

3501 Griffin Road  
Ft. Lauderdale, FL 33312  
(954) 266-2700 Fx: (954) 266-2701  
sma@saltzmichelson.com

AA-0002897

MARK L. SALTZ AR0007171

Project No.:  
2011-110  
Drawn By:  
PK  
Checked By:  
MA  
DATE:  
08-11-11  
REVISIONS

SITE TABULATION FOR THE EXISTING SHOPPING CENTER AS-IS (SOUTH OF C-10 CANAL)			
USE	SQ. FT.	PARKING RATIO	PARKING REQUIRED
RETAIL / RESTAURANT	133,181 S.F.	1/220	606 SPCS.
OFFICE	140,025 S.F.	1/250	560 SPCS.
WAREHOUSE	18,300 S.F.	1/1000	18 SPCS.
MOVIE THEATER	3,628 Seats	(1 space/4 seats)	907 SPCS.
GAS STATION	1,420 S.F.	1/400	3,55 SPCS.
TOTAL PARKING SPACES REQUIRED			2,069.55 SPCS.
TOTAL PARKING SPACES PROVIDED			2,185 SPCS.
TOTAL SURPLUS OF PARKING SPACES			86 SPCS.

SITE TABULATION FOR THE EXISTING SHOPPING CENTER AS-IS (NORTH OF C-10 CANAL)			
USE	SQ. FT.	PARKING RATIO	PARKING REQUIRED
RETAIL	685,285 S.F.	1/220	3,114.9 SPCS.
MEZZ. (STORAGE)	7,910 S.F.	1/1000	8 SPCS.
OUTDOOR SALES	34,083 S.F.	1/1000	35 SPCS.
RESTAURANT	10,555 S.F.	1/220	48 SPCS.
TOTAL BUILDING AREA			737,823 S.F.
TOTAL PARKING SPACES REQUIRED			3,209 SPCS.
TOTAL PARKING SPACES PROVIDED			3,793 SPCS.
TOTAL SURPLUS OF PARKING SPACES			584 SPCS.

NET GAIN / LOSS OF BUILDING SQUARE FOOTAGE PER PROPOSED BJ'S EXPANSION AND PROPOSED SPORTS AUTHORITY			
SQUARE FOOTAGE LOSS:			
16,125 S.F. BARNES & NOBLES			
1,875 S.F. SUPER CUTS			
TOTAL			
-18,000 S.F.			
SQUARE FOOTAGE GAINED:			
35,068 S.F. SPORTS AUTHORITY			
10,576 S.F. BJ'S EXPANSION			
TOTAL			
+45,644 S.F.			
NET GAIN:			
TOTAL			
+27,644 S.F.			

SITE TABULATION FOR THE EXISTING SHOPPING CENTER INCORPORATING THE PROPOSED BUILDING MODIFICATIONS (NORTH OF C-10 CANAL)			
USE	SQ. FT.	PARKING RATIO	PARKING REQUIRED
RETAIL	712,909 S.F.	1/220	3,241 SPCS.
MEZZ. (STORAGE)	7,910 S.F.	1/1000	8 SPCS.
OUTDOOR SALES	34,083 S.F.	1/1000	35 SPCS.
RESTAURANT	10,555 S.F.	1/220	48 SPCS.
TOTAL BUILDING AREA			765,457 S.F.
TOTAL PARKING SPACES REQUIRED			3,332 SPCS.
TOTAL PARKING SPACES PROVIDED			3,859 SPCS.
TOTAL SURPLUS OF PARKING SPACES			527 SPCS.

ZONING:	IM-1
LAND USE:	G-BUS

REQUIRED LANDSCAPE AREA TABULATION IN THE AFFECTED AREA ONLY

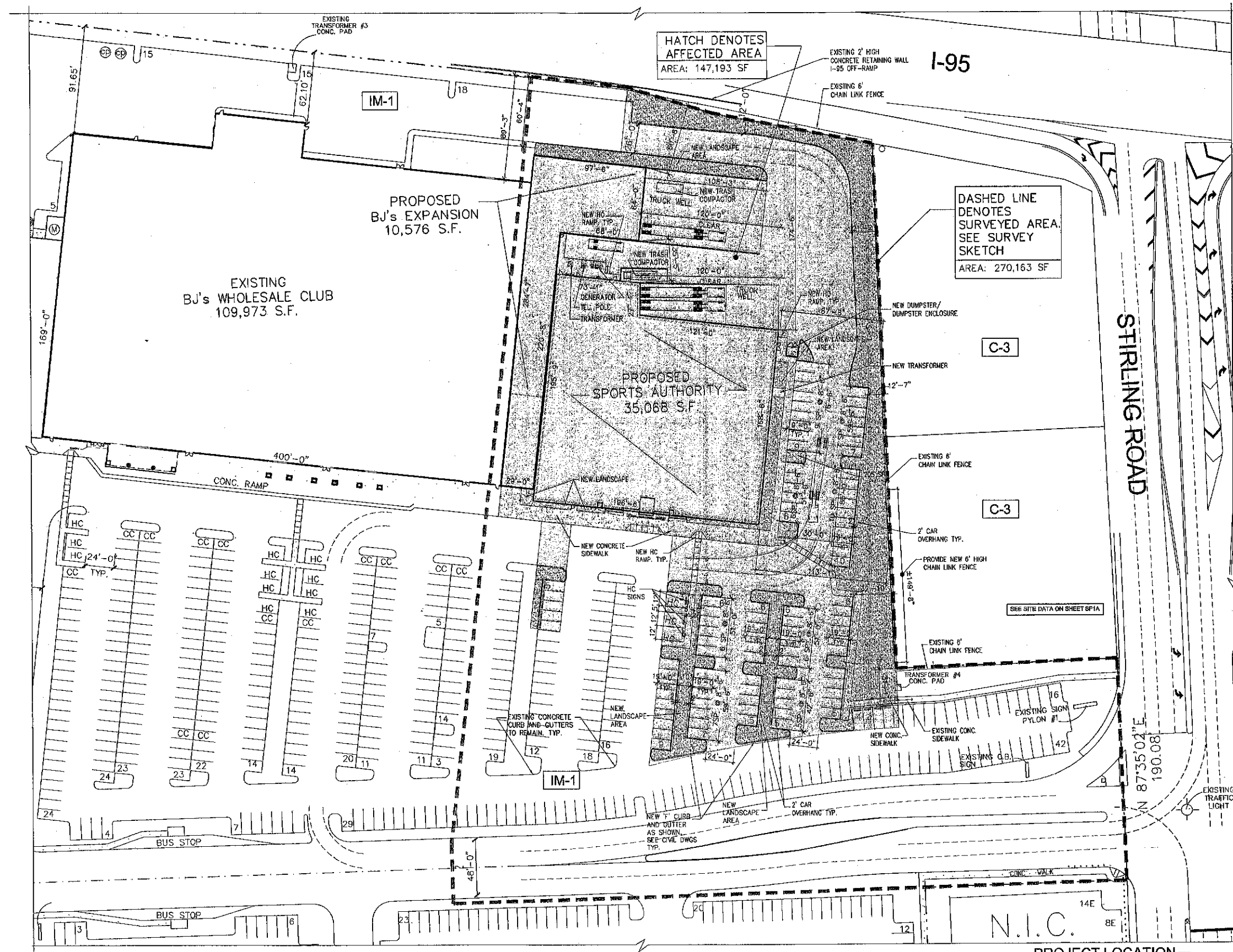
- VEHICULAR USE AREA = 66,873 SF
- REQUIRED LANDSCAPED AREA IS 25% OF V.U.A = 16,718 SF
- PROVIDED LANDSCAPE AREA (LESS 2' CAR OVERHANG AREAS) = 26,727 SF
- PROVIDED LANDSCAPE AREA IS 38.4% OF V.U.A WHICH IS GREATER THAN THE REQUIRED 25%

PERVIOUS / IMPERVIOUS TABULATION IN THE AFFECTED AREA (147,193 SF)

- PERVIOUS AREA PROVIDED (INCLUDING 2' CAR OVERHANGS) = 25,493 SF = 16% OF THE AFFECTED AREA
- IMPERVIOUS AREAS:
  - 1- V.U.A = 66,873 SF
  - 2- BLDG. FOOTPRINT = 47,940 SF
  - 3- SIDEWALKS = 12,787 SF
  - TOTAL = 127,600 SF = 86% OF THE AFFECTED AREA

BUILDING AND PARKING LOT SETBACKS/ BUILDING HEIGHTS (PER IM-1 ZONING DISTRICT)		
	REQUIRED	PROVIDED
BUILDING SETBACKS (FROM PROPERTY LINE)		
FRONT-EAST SIDE	N/A	N/A
REAR-WEST SIDE	0'-0"	60'-0"
INTERIOR-SOUTH SIDE	0'-0"	N/A
SIDE-NORTH SIDE	0'-0"	67'-0"
HEIGHT	38'-0"	28'-4" TOP OF ROOF

SPIA



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MARK L. SALTZ ARCH007171

Project No.:  
2011-110  
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PK  
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MA  
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REVISIONS

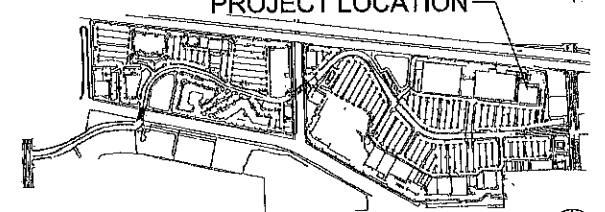
1 PROPOSED SPORTS AUTHORITY / BJ'S EXPANSION SITE PLAN

SP1B SCALE: 1" = 40'-0"

NOTE:  
LIGHTING LEVELS TOWARDS RESIDENTIAL AREAS WILL NOT EXCEED 0.5 FOOT-CANDLE

**SIGNAGE NOTES:**  
ALL NEW SIGNAGE SHALL COMPLY WITH ZONING AND LAND DEVELOPMENT  
REGULATIONS.  
SEPARATE PERMIT WILL BE REQUIRED FOR EACH SIGN.

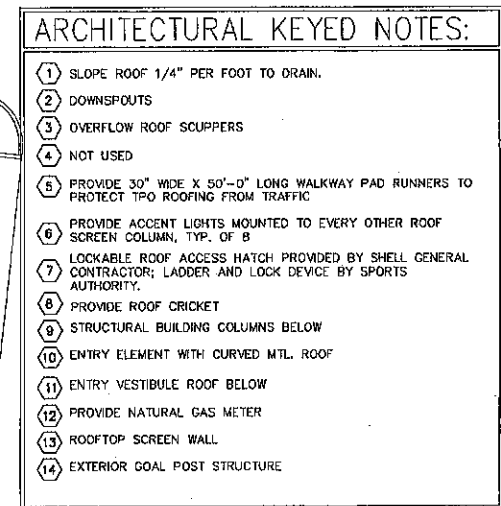
HATCH DENOTES  
LANDSCAPE AREAS  
HATCH DENOTES  
CONCRETE SIDEWALK AREAS



2 SITE LOCATION PLAN

SP1B N.T.S.

**SP1B**



**PDB SUBMITTAL FOR  
SPORTS AUTHORITY AND BJS EXPANSION  
AT OAKWOOD PLAZA  
HOLLYWOOD, FLORIDA**

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MARK L. SALTZ AR0007171

Project No.:  
2011-110  
Drawn By:  
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MA  
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08-11-11  
REVISIONS

1  
SP1C

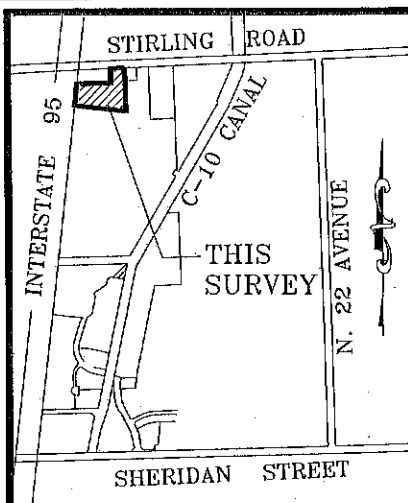
PROPOSED SPORTS AUTHORITY / BJ'S EXPANSION ROOF PLAN

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

1

**SP1C**





LOCATION SKETCH  
(NOT TO SCALE)  
AS-BUILT TABLE

STRUCTURE ID	DIM. FT.	PIPE INFORMATION	INVERT EL.
#1-CB	5.34'	1" 21" RPC	2.44'
		E. 15" RPC	2.41'
		S. 30" RPC	1.97'
#2-CB	5.29'	1" 21" RPC	1.87'
		E. 15" RPC	2.79'
		W. 15" RPC	2.82'
		BOTTOM	2.45'
#3-CB	6.50'	BAFFLE, BOTTOM	2.72'
		S. 21" RPC	2.86'
		W. 21" RPC	1.82'
		WIER, TOP	4.90'
		BOTTOM	0.63'
#4-CB	6.44'	BAFFLE, BOTTOM E	2.69'
		BAFFLE, BOTTOM W	2.71'
		BOTTOM	0.49'
#5-CB	7.57'	1" 15" RPC	4.83'
		W. 12" PVC	3.51'
		S. 15" RPC	1.37'
		BOTTOM	0.62'
#6-CB	8.58'	1" 15" RPC	4.92'
		BOTTOM	4.56'
#7-CB	8.36'	BAFFLE, BOTTOM E	2.48'
		BAFFLE, BOTTOM W	2.51'
		BOTTOM	1.19'
#8-CB	6.44'	BAFFLE, BOTTOM S	2.34'
		BAFFLE, BOTTOM E	2.48'
		BOTTOM	0.47'
#9-DNH	7.17'	W. 15" RPC	2.87'
		W. 15" RPC	2.96'
		S. 12" RPC	2.19'
		BOTTOM	0.62'
#10-DNH	6.89'	E. 15" RPC	2.82'
		E. 15" CUP	3.89'
		BOTTOM	2.45'
#11-CB	6.44'	BAFFLE, BOTTOM S	2.66'
		BAFFLE, BOTTOM N	2.74'
		BOTTOM	0.44'
#12-SMH	6.65'	N. 8" RPC	1.67'
		S. 8" RPC	1.63'
#13-SMH	8.33'	N. 8" RPC	2.83'
		S. 8" RPC	2.99'
#14-CB	6.46'	BAFFLE, BOTTOM W	2.39'
		BOTTOM	0.32'
#15-CB	5.51'	W. 15" RPC	2.80'
		BOTTOM	2.67'
#16-SMH	8.55'	E. 10" RPC	3.90'

# ALTA/ACSM LAND TITLE SURVEY

A PORTION OF PARCEL "A",  
"THE AQUA PARK"

(P.B. 109, PG. 8, B.C.R.)

SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

## LEGEND:

ALP	ALUMINUM LIGHT POLE	+	FIRE HYDRANT
B.C.R.	BROWARD COUNTY RECORDS	+	GATE VALVE
BFP	BACKFLOW PREVENTOR	+	CATCH BASIN
BOL	BOLLARD	+	SIGN
CBS	CONCRETE BLOCK STRUCTURE	+	NUMBER OF PARKING SPACES
CLF	CHAIN LINK FENCE	+	CONCRETE LIGHT POLE
CLP	CONCRETE LIGHT POLE	+	WOOD POLE
CP	CONCRETE POLE	+	PALM
CONC	CONCRETE	+	UNKNOWN
DDCV	DOUBLE DETECTOR CHECK VALVE		
DMH	DRAINAGE MANHOLE (STORMWATER)		
EB	ELECTRIC BOX		
EM	ELECTRIC METER		
EL	ELEVATION		
FI	FIRE HYDRANT		
F.F.	FINISHED FLOOR		
FND	FOUND		
FPL	FLORIDA POWER AND LIGHT		
H/C	HANDICAP		
ID	IDENTIFICATION		
IP	IRON PIPE		
K&S	KEITH & SCHNARS		
L.B.	LICENSED BUSINESS		
MH	MANHOLE		
N/D	NAIL AND DISC		
NOVD	NATIONAL GEODETIC VERTICAL DATUM		
OHW	OVERHEAD WIRES		
O.R.B.	OFFICIAL RECORDS BOOK		
P.B.	PLAT BOOK		
PCP	PERMANENT CONTROL POINT		
PG	PAGE		
P.O.B.	POINT OF BEGINNING		
PRM	PERMANENT REFERENCE MONUMENT		
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER		
R/W	RIGHT-OF-WAY		
RPC	REINFORCED CONCRETE PIPE		
SMH	SANITARY MANHOLE		
S.B.	SOUTHERN BELL		
TSB	TRAFFIC SIGNAL BOX		
TSP	TRAFFIC SIGNAL POLE		
TY	TYPICAL		
U.E.	UTILITY EASEMENT		
WP	WOOD POLE		
W/	WITH		
ACSM	AMERICAN CONGRESS ON SURVEYING AND MAPPING		
ALTA	AMERICAN LAND TITLE ASSOCIATION		
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS		

## LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "THE AQUA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN FROM THE NORTHERLY MOST NORTHEAST CORNER OF PARCEL "A", OF THE PLAT OF "THE AQUA PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, SAID POINT BEING 53.00 FEET SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, FROM SAID POINT BE BEGINNING THENCE, SOUTH 01° 49' 08" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", FOR 582.00 FEET; THENCE, SOUTH 08° 10' 52" WEST, FOR 50.10 FEET; THENCE, NORTH 83° 38' 38" WEST FOR 662.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95, ALSO BEING THE WEST LINE OF THE AFOREMENTIONED PARCEL "A"; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST BOUNDARY OF SAID PARCEL "A" AND THE EAST RIGHT OF WAY LINE OF INTERSTATE 95: (1) NORTH 08° 21' 23" EAST, FOR 82.12 FEET; (2) NORTH 18° 33' 25" EAST, FOR 76.66 FEET; (3) NORTH 10° 40' 21" EAST, FOR 140.91 FEET; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PARCEL "A": (1) NORTH 07° 35' 11" EAST, FOR 451.20 FEET; (2) NORTH 02° 25' 03" WEST FOR 189.79 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF THE AFOREMENTIONED STIRLING ROAD; (3) NORTH 67° 35' 01" EAST, ALONG SAID SOUTH RIGHT OF WAY, FOR 150.05 FEET TO THE POINT OF BEGINNING.

ALL LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 270,157.53 SQUARE FEET, OR 6.20 ACRES MORE OR LESS.

## SURVEY NOTES:

- THIS SURVEY MAP, AND COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "THE AQUA PARK" PLAT, AS RECORDED IN PLAT BOOK 109, PAGE 8, BROWARD COUNTY RECORDS. REFERENCE BEARING OF (NORTH 87° 35' 01" EAST) ALONG THE NORTH LINE OF PARCEL "A", ALSO BEING THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD.
- THIS IS NOT A BOUNDARY SURVEY.
- THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- DIMENSIONS SHOWN HEREON ARE IN UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF.
- PURPOSE OF THIS SURVEY IS TO DEPICT THE IMPROVEMENTS OF THE PORTION OF PARCEL "A" OF "THE AQUA PARK" TO BE AFFECTED BY THE DEVELOPMENT IMPROVEMENTS.
- ADDITIONS OR DELETIONS TO SURVEY MAP BY OTHER THAN SIGNING PARTY, OR PARTIES, IS PROHIBITED WITHOUT WRITTEN CONSENT FROM ORIGINATING SURVEYOR AND/OR QUALIFYING REPRESENTATIVE OF THE BUSINESS ENTITY.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS DO NOT REFLECT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THIS SURVEY UTILIZED THE OFFICIAL RECORD INFORMATION CONTAINED IN TITLE POLICY NUMBER 3453373 BY CHICAGO TITLE INSURANCE COMPANY, DATED MARCH 7TH, 2011 TO DEPICT THE PROPERTY AND EASEMENTS AS SHOWN HEREON.

## PLANNING NOTES:

B/S WAREHOUSE IS BEING EXPANDED BY 10,576 S.F.  
SPORTS AUTHORITY WILL BE 35,088 S.F.  
BARNES AND NOBLE WILL BE DEMOLISHED AND IS 18,000 S.F.

## CERTIFICATE:

TO BOHLER ENGINEERING, THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO. 10 FROM TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON THE 27TH DAY OF MAY, 2011.

KEITH AND SCHNARS, P.A.  
ENGINEERS-PLANNERS-SURVEYORS

BY: STEPHEN V. BURGESS, P.E.  
FLORIDA REGISTRATION NO. 6408

**KEITH and SCHNARS, P.A.**  
ENGINEERS, PLANNERS, SURVEYORS  
LB 1337  
6500 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33309-2132 (954) 776-1818

DATE	REVISIONS
4/27/11	LOCATE FEATURES
7/27/11	REMOVE NOTE 4

DATE	3/07/2011
SCALE	AS SHOWN
FIELD BOOK	1301
DRAWN BY	JV/SVB
CHECKED BY	SVB

TOPOGRAPHIC SURVEY  
ALTA STANDARDS SURVEY  
SPORTS AUTHORITY  
A PORTION OF PARCEL "A", "THE AQUA PARK"  
(P.B. 109, PG. 8, B.C.R.)  
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

SHEET NO.	1
OF	1 SHEETS
PROJECT NO.	13856C



# SITE DEVELOPMENT DRAWINGS FOR: PROPOSED SPORTS AUTHORITY & BJs WHOLE SALE EXPANSION AT OAKWOOD PLAZA

FOR

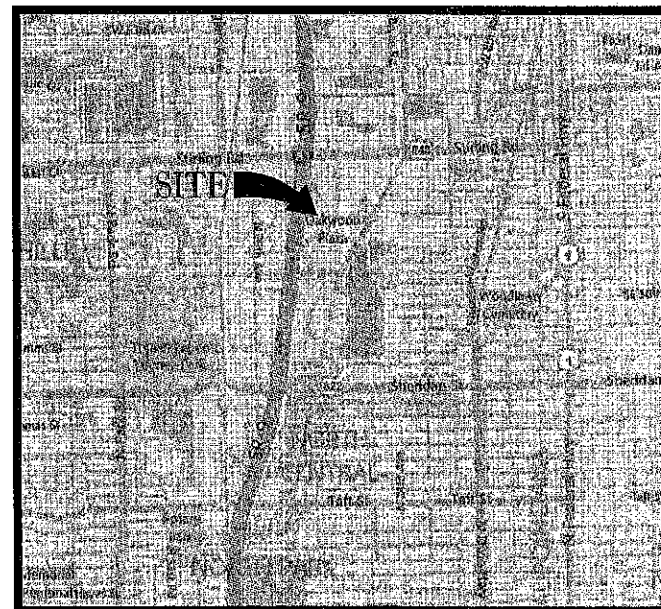
KIMCO REALTY

4100 OAKWOOD BLVD., CITY OF HOLLYWOOD  
BROWARD COUNTY, FL

VICINITY \ AERIAL MAP

$$1'' = 600$$


### LOCATION MAP

 $I''=2000$ 

PREPARED BY



# BOHLER

## ENGINEERING

RADICE III  
1000 CORPORATE DRIVE, SUITE 250  
FT. LAUDERDALE, FL. 33334

PH: (954) 202-7000  
FX: (954) 202-7070  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

## SHEET INDEX

CITY OF DAYTON ENGINEERING	
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**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", THE "AQUA PANA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN FROM THE NORTHERLY MOST POINT (EAST CORNER OF PARCEL "A", OF THE PLAT OF THE "AQUA PANA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 103, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, BEING THE POINT OF BEGINNING OF THE SOUTH OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, FROM SAID POINT OF BEGINNING; THENCE S10°11'45" E; DIST. 140.0 FEET; ALONG THE EAST LINE OF SAID PARCEL "A", FOR 662.20 FEET; THENCE, SOUTH 45°00'00" E; DIST. 140.0 FEET; ALONG THE WEST LINE OF SAID PARCEL "A", FOR 662.40 FEET; TO A POINT ON THE EAST CORNER OF THE INTERSTATE 95, ALSO BEING THE WEST LINE OF THE AFORESAID PARCEL "A";

THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST BOUNDARY OF SAID PARCEL "A" AND THE EAST BOUNDARY OF WAY LINE OF PARCEL "B" (1) NORTH 89°11'39" E; DIST. 140.0 FEET; TO THE POINT OF BEGINNING OF THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD; (2) THENCE THE FOLLOWING THREE (3) COURSES ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PARCEL "A": (a) NORTH 89°07'35" E; DIST. 140.0 FEET; (b) NORTH 62°29'29" E; DIST. 140.0 FEET; TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD, BEING THE POINT OF BEGINNING OF THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD; (c) NORTH 89°11'39" E; DIST. 140.0 FEET; TO THE POINT OF BEGINNING OF THE SOUTH RIGHT OF WAY LINE OF STIRLING ROAD;

AND LANDS LYING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 270,157.53 SQUARE FEET, OR 6.20 ACRES MORE OR LESS.



# BOHLER

## ENGINEERING

**CIVIL & CONSULTING ENGINEERS**

**SURVEYORS**

**PROJECT MANAGERS**

**ENVIRONMENTAL CONSULTANTS**

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- ♦ WASHINGTON, DC ♦ WICHITA, KS

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[illegible]

PROJECT No.: F090068  
DRAWN BY: AAM  
CHECKED BY: JMG  
DATE:  
SCALE: AS NOTED  
CAD ID: F090068-COVER

PROJECT:

**PROPOSED  
SPORTS AUTHORITY  
& BJS EXPANSION  
OAKWOOD PLAZA**

FOR  
KIMCO  
REALTY CORP.

4100 OAKWOOD BLVD.  
CITY OF HOLLYWOOD  
HOWARD COUNTY, FLORIDA



**RADICE III**  
100 CORPORATE DRIVE, SUITE 260  
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[www.BollexEngineering.com](http://www.BollexEngineering.com)

**JASON M. GUNTHER**  
No. 55829  
PROFESSIONAL ENGINEER  
JUL 29, 2011  
FLORIDA LICENSE NO. 55829  
FLORIDA BUSINESS CERT. OF AUTH. NO. 27626

SHEET TITLE: XXXXXXXXXX

COVER SHEET

**SHEET NUMBER:**

# C-1

## GENERAL NOTES

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE NOTES AND SPECIFICATIONS CONTAINED HEREIN. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE CONFORMANCE TO THESE REQUIREMENTS BY ALL SUBCONTRACTORS.

1. THE FOLLOWING DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THIS SITE PLAN:

TOPOGRAPHIC SURVEY - KEITH & BOHLMERS, P.A., 03/07/11.

PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THESE HAS THE LATEST EDITION OF THE DOCUMENTS REFERENCED ABOVE.

2. ALL HANDICAPPED PARKING SPACES SHALL BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.) OR THE REQUIREMENTS OF THE JURISDICTION WHERE THIS PROJECT IS TO BE CONSTRUCTED.

3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS. CONTRACTOR SHALL REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES. CONTRACTOR SHALL HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.

4. THE OWNER/CONTRACTOR SHALL BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE ORDINANCES AND STANDARDS OF ALL GOVERNMENTAL ENTITIES HAVING JURISDICTION OVER THIS PROJECT.

6. THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS. IN CASE OF CONFLICT, THE TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ANY SUCH DISCREPANCY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK.

7. THE TOPOGRAPHIC SURVEY PREPARED BY KEITH & BOHLMERS, P.A. ORDER NO. 12666C AND DATED 03/07/11 SHALL BE CONSIDERED A PART OF THESE PLANS.

8. THESE PLANS ARE BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING BY THE OWNER AND OTHERS PRIOR TO THE TIME OF PLAN PREPARATION. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND NOTIFY BOHLER ENGINEERING IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.

9. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCONCORDANCE WITH THESE PLANS PRIOR TO THE GIVING OF SUCH NOTIFICATION AND THE ENGINEER'S WRITTEN AUTHORIZATION OF SUCH ADDITIONAL WORK.

10. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY POINTS, ELEVATIONS, PRECISE EXACT DIMENSIONS, EXACT BUILDING UTILITY LOCATIONS.

11. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE SITE PLAN AND LATEST ARCHITECTURAL PLANS INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLAN, WHERE APPLICABLE. CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SITE ENGINEER OF ANY DISCREPANCIES.

12. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE AND ALL UNSUITABLE EXCAVATED MATERIAL AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ALL GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

13. THE CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT AND CONTIGUOUS STRUCTURES.

14. THE CONTRACTOR IS TO EXERCISE EXTREME CARE WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES REQUIRED TO MAINTAIN THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, ETC. WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA.

15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR INFRASTRUCTURE DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL REPLACE ALL SIGNAL, INTERCONNECTION CABLE, WIRING CONDUITS, AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY TO RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS, AND IN CONFORMANCE WITH APPLICABLE CODES. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.

16. ALL CONCRETE SHALL HAVE THE MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS AND/OR GEOTECHNICAL REPORT.

17. THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION METHODS / MEANS FOR COMPLETION OF THE WORK DEPICTED NEITHER ON THESE PLANS, NOR FOR ANY CONFLICTS/SCOPE REVISIONS WHICH RESULT FROM SAME. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE METHODS/MEANS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

18. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY NOR HAS THE ENGINEER OF RECORD BEEN RETAINED FOR SUCH PURPOSES.

19. ALL CONTRACTORS MUST CARRY THE SPECIFIED STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE. ALL CONTRACTORS MUST HAVE THEIR OGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS SUB-CONSULTANTS AS ADDITIONAL NAMED INSURERS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THIS HOLD HARMLESS AND INDEMNIFY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF COMPLIANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS BOHLER ENGINEERING AND ITS SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES, OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

20. BOHLER ENGINEERING WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW WILL BE LIMITED TO CHECKING FOR CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND/OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. BOHLER ENGINEERING'S REVIEW WILL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO ITS ATTENTION. IN WRITING, BY THE CONTRACTOR. BOHLER ENGINEERING WILL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

## D. TESTING:

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.
2. AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFILTRATION TEST, UPON APPROVAL OF THE ENGINEER.
3. MANHOLE LEAKAGE TEST SHALL NOT EXCEED FORTY GALLONS PER DAY PER UNIT. NO VISIBLE LEAKAGE ALLOWED.
4. SEWER PIPE LEAKAGE ALLOWABLE SHALL NOT EXCEED 150 GALLONS PER DAY PER INCH DIAMETER PER MILE IN AN HOUR TEST PERIOD FOR ANY SECTION OF PIPE. NO VISIBLE LEAKAGE SHALL BE ALLOWED AND ALL LINES SHALL BE T.V. INSPECTED.
5. SANITARY SEWER SHALL BE TELEVIEWED AND LAMPED AT DEVELOPERS DISCRETION PRIOR TO FINAL ACCEPTANCE. OWNER/CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO CERTIFICATION TO ANY AGENCY.
6. VISIBLE INFILTRATION LEAKAGE INTO NEIGHBORS AND SEWER PIPE SHALL NOT BE PERMITTED.

## WATER DISTRIBUTION AND/OR SANITARY SEWER FORCE MAIN SYSTEM

### A. GENERAL:

1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF HOLLYWOOD UTILITIES DEPARTMENT AND THE BROWARD COUNTY PUBLIC HEALTH UNIT.
2. BEDDING AND INITIAL BACKFILL FOR MAINS SHALL BE SAND WITH NO ROCKS LARGER THAN 1" IN DIAMETER.
3. USE "TECTO" TAPE ON ALL P.V.C. MAINS (18" ABOVE) AND USE "NON-DETECTO" TAPE ON ALL D.I.P. MAINS (18" ABOVE).
4. A THREE (3) FOOT HORIZONTAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND OBSTRUCTIONS (I.E. CATCH BASINS, POWER POLES, ETC.). FIVE (5) FOOT OF SEPARATION IS REQUIRED BETWEEN WATER MAINS AND TREES.

### B. MATERIALS:

1. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 52 UP TO 12" SIZE & CLASS 51 FOR 14" AND LARGER WITH INTERIOR CEMENT LINING AND AN EXTERIOR COATING OF POLYETHYLENE GLYCOL (PEGL) OR COATED FORCE MAIN MANUFACTURED IN ACCORDANCE WITH ANSII/AWWA C151/A21-51-61 OR LATEST REVISION. THE PIPE SHALL BE BELL AND SPIGOT PUSH-ON TYPE UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL P.V.C. MAINS SHALL BE SERIES 1120, CLASS 150 (DR 18) PRESSURE PIPE CONFORMING TO ANSII/AWWA C300-83 OR LATEST REVISION AND SHALL HAVE PUSH-ON JOINTS, AND IRON PIPE SHALL NOT VARY MORE THAN ±0.25" DURING THE TEST.
3. FITTINGS FOR MAINS 4" AND LARGER SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO ANSII/AWWA C110/A21-10-89 OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE COATED WITH AN EPOXY LINED AND SEAL COATED WITH THE SAME MATERIALS AS THE PIPE & USE MEGALUGS TYPE 1100 RESTRAINED JOINT ADAPTERS.
4. VALVES SHALL BE GATE VALVES, IRON BODY, FULLY RESILIENT SEAT BRONZE MOUNTED NON-RISING STEM, RATED AT 200 PSI AND CONFORMING TO ANSII/AWWA C500-87 OR LATEST REVISION, AND SHALL HAVE MECHANICAL JOINTS.
5. GATE VALVES 4" AND LARGER SHALL BE MUELLER A-2380-20, RESILIENT SEATED GATE VALVES SHALL BE AMERICAN 500/2500 LINE OR CLOW F-104, CONFORMING TO ANSII/AWWA C508-87.
6. TAPPING VALVES SHALL BE MUELLER H-87 OR APPROVED EQUIVALENT.
7. GATE VALVES 3" OR LESS SHALL BE NIPCO T-133 OR T-136 WITH MALLEABLE IRON WHEELS, NO SUBSTITUTIONS ALLOWED.
8. TAPPING SLEEVES SHALL BE MUELLER H-515 OR APPROVED EQUIVALENT PER CITY OF HOLLYWOOD.
9. VALVE BOXES SHALL BE TYLER/HUNN 481-2 OR APPROVED EQUIVALENT PER CITY OF HOLLYWOOD.
10. RETAINER GLANDS SHALL CONFORM TO ANSII/AWWA C110/A21-10-89 OR 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-1050 OR STANDARD FIRE PROTECTION EQUIPMENT COMPANY OR APPROVED EQUIVALENT.
11. DRESSER COUPLINGS SHALL BE REGULAR BLACK COUPLINGS WITH PLAIN GASKETS. GALVANIZED STEEL PIPE, THEY SHALL BE DRESSER STYLE 90, NO SUBSTITUTIONS ALLOWED.

### C. SERVICE CONNECTION:

1. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM A442 WITH TWO (2) EYES, AS MANUFACTURED BY MUELLER OR APPROVED EQUIVALENT.
2. CURB STOPS SHALL BE MUELLER OR APPROVED EQUIVALENT.
3. METER STOPS SHALL BE 90° LOCK WING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B-302. METER STOPS SHALL BE CLOSED BOTTOM DESIGN AND RESILIENT O-RING SEAL AGAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDE, AS MANUFACTURED BY MUELLER OR APPROVED EQUIVALENT.
4. SERVICE PIPING SHALL BE TYPE "K" DRAWN COPPER.

### D. INSTALLATION:

1. GENERAL: CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE BY USING ONE OF THE FOLLOWING METHODS:
  - a. METHOD A PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND THE NEW ONE.
  - b. METHOD B PER BROWARD COUNTY PUBLIC HEALTH UNIT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
  - c. METHOD C APPROVED BY THE BROWARD COUNTY PUBLIC HEALTH UNIT, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISSECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
2. BEDDING:
  - a. BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR DIP SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAR ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF CITY OF HOLLYWOOD. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

### E. BEDDING:

1. BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR DIP SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAR ROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE CITY OF HOLLYWOOD. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.

## 3. PVC PIPE:

- a. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNISELL PLASTIC PIPE ASSOCIATION'S (PPA) RECOMMENDED PRACTICE FOR PRESSURE PIPE FOR MUNICIPAL WATER DISTRIBUTION SYSTEMS.
  - b. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
  - c. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL P.V.C. MAINS APPROXIMATELY 18" ABOVE THE PIPE, COLOR SIDE UP.
1. DUCTILE PIPE:
    - a. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSII/AWWA C300-83 OR LATEST REVISION.
    - b. D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER.
    - c. "NON-DETECTO" TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN COLOR SIDE UP.
    - d. D.I.P. SHALL REQUIRE PAINTING FOR POTABLE WATER MAIN. FOR COLOR CODING REFER TO P.A.C. 62-555.32(2)(J) M3.

## 5. VALVES:

1. ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD "WATER" OR "SEWER" CAST IN THE COVER, A BRASS DISK INDICATING SIZE, TYPE, KIND & OPERATOR INSTRUCTIONS SHALL BE INSTALLED ADJACENT TO VALVE BOX.
2. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT-OF-WAY LINE UNLESS DIMENSIONS OTHERWISE INDICATED.
3. MAIN VALVES SHALL BE INSTALLED AHEAD FROM PARKING AREAS TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE. VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING AREAS SHALL BE REFLECTIVE PAVEMENT MARKER ON THE CENTER OF THE MAIN. VALVES LOCATED IN PAVED AREAS SHALL BE REFLECTORS FOR THE WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES. THE DISTANCE FROM THE TOP OF THE VALVE DEVIATOR TO THE MAIN SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 16 INCHES.

## 6. SERVICE:

1. COVER OVER SERVICE LINES SHALL BE 18" MINIMUM, 36" MAXIMUM DEPTH FINISHED GRADE AND 36" UNDER PAVEMENT.
2. SERVICES UP TO 2" SHALL BE TYPE "K" COPPER PER CITY OF HOLLYWOOD.
3. METER STOPS SHALL HAVE 8" TO 10" COVER AS REQUIRED FOR PROPER METERBOX INSTALLATION.
4. WATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE 80 P.V.C. SLEEVE FOR THE FULL LENGTH OF THE PAVEMENT AND BE AT LEAST 12" ABOVE FINISHED GRADE. THE SLEEVE SHALL BE TWICE THE DIAMETER OF THE SERVICE PIPE.
5. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"x2" TREATED STAKE, PAINTED BLUE EXTENDING 18" (MINIMUM) ABOVE GRADE UNLESS INDICATED OTHERWISE.

## E. TESTING:

1. BEFORE ANY PHYSICAL CONNECTIONS TO THE EXISTING WATER MAINS ARE MADE, THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. HYDROSTATIC TESTING OF NEW MAINS SHALL BE PERFORMED AT A MINIMUM STARTING PRESSURE OF 160 PSI FOR TWO HOURS IN ACCORDANCE WITH ANSII/AWWA C600-83 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN ±0.25" DURING THE TEST.
2. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OF HOLLYWOOD AND THE ENGINEER OF RECORD.
3. BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH THE ANSII/AWWA C81-05, 150 PSI MINIMUM STARTING TEST PRESSURE, WITH BACTERIOLOGICAL TESTS AS REQUIRED BY THE BROWARD COUNTY PUBLIC HEALTH DEPARTMENT.
4. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLAN. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1200 MAXIMUM FOR LINES GREATER THAN 1200 IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER TEST SEGMENTS. SAMPLE POINTS MUST BE APPROVED BY BROWARD COUNTY PUBLIC HEALTH DEPARTMENT.
5. THE ALLOWABLE LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FORMULA:
$$L = \frac{0.005}{1000000}$$
IN WHICH:
  - a. L EQUALS THE ALLOWABLE LEAKAGE IN GALLONS PER HOUR.
  - b. S EQUALS LENGTH OF PIPE IN LINEAR FEET.
  - c. D EQUALS NOMINAL DIAMETER OF PIPE (INCHES) AND
  - d. P EQUALS THE MINIMUM TEST PRESSURE (POUNDS PER SQUARE INCH).

## SEPARATION OF WATER AND SEWER MAINS

- a. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS SHOULD CROSS UNDER WATER MAINS, WHENEVER POSSIBLE. SANITARY SEWERS, STORM SEWERS, AND FORCE MAINS CROSSING WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL CLEARANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE.
- b. WHERE SANITARY SEWERS, STORM SEWERS, OR FORCE MAINS MUST CROSS A WATER MAIN WITH LESS THAN 18 INCHES VERTICAL DISTANCE, BOTH THE SEWER AND THE WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE.

- a. (DIP) AT THE CROSSING, SUFFICIENT LENGTHS OF DIP MUST BE USED TO PROVIDE A MINIMUM SEPARATION OF 10 FEET BETWEEN ANY TWO JOINTS. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING MUST BE MECHANICALLY RESTRAINED. A MINIMUM VERTICAL CLEARANCE OF 6 INCHES MUST BE MAINTAINED AT ALL CROSSINGS.
- b. ALL CROSSINGS SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND THE WATER MAIN PIPE JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING (PIPES CENTERED ON THE CROSSING).

- a. WHERE A NEW PIPE CONFLICTS WITH AN EXISTING PIPE WITH LESS THAN 18 INCHES VERTICAL DISTANCE, THE NEW PIPE SHALL BE CONSTRUCTED OF DIP, AND THE CROSSING SHALL BE ARRANGED TO MEET THE REQUIREMENTS ABOVE.

- a. A MINIMUM 10-FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER AND WATER MAIN IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE.

- a. IN CASES WHERE IT IS NOT POSSIBLE TO MAINTAIN A 10-FOOT HORIZONTAL SEPARATION, THE WATER MAIN MUST BE LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELTER LOCATED ON ONE SIDE OF THE SEWER OR FORCE MAIN AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.

- a. WHERE IT IS NOT POSSIBLE TO MAINTAIN A VERTICAL DISTANCE OF 18 INCHES IN PARALLEL INSTALLATIONS, THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER OR FORCE MAIN SHALL BE CONSTRUCTED OF DIP WITH A MINIMUM VERTICAL DISTANCE OF 6 INCHES. THE WATER MAIN SHALL ALWAYS BE ABOVE THE SEWER JOINTS ON THE WATER MAIN SHALL BE CONSTRUCTED OF DIP AND THE SANITARY SEWER JOINTS ON THE SEWER OR FORCE MAIN (STAGGERED JOINTS).

- a. ALL DIP SHALL BE CLASS 52 OR HIGHER. ADEQUATE PROTECTIVE MEASURES AGAINST CORROSION SHALL BE USED AS DETERMINED BY THE ENGINEER.

## STORM DRAINAGE:

### A. GENERAL:

1. CATCH BASIN GRATES AND RIM ELEVATIONS AS SHOWN ON PLANS SHALL BE ADJUSTED TO CONFORM TO NEW OR EXISTING GRADES.
  2. DISTANCES AND LENGTHS SHOWN ON PLANS REFERENCE THE CENTER OF STRUCTURES.
1. ALL HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-254 LATEST REVISIONS. ALL PIPING TO BE NON-PERFORATED TUBING.
  2. ALL YARD DRAIN BASINS ARE TO BE HIGH DENSITY POLYETHYLENE PRODUCT AND SHALL MEET AASHTO LATEST MINIMUM STANDARD.
  3. ALL DRAINAGE CATCH BASINS AND STRUCTURES SHALL BE PRECAST CONCRETE AND SHALL MEET THE REQUIREMENTS OF A.S.T.M. SPECIFICATION C-478 AND 847 UNLESS OTHERWISE NOTED IN THE PLANS. DRAINAGE BASINS WILL BE CONSTRUCTED WITH APPROVAL OF THE ENGINEER. THE MINIMUM WALL AND SLAB THICKNESS SHALL BE 6 INCHES AND THE MINIMUM REINFORCING SHALL BE NO. 4 BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED. CONCRETE SHALL BE MINIMUM OF 4-3750 PSI AT 28 DAYS.
  4. BARS AT 12 INCHES EACH WAY UNLESS OTHERWISE INDICATED.

### C. INSTALLATION:

1. PIPE SHALL BE PLACED ON A MINIMUM OF 6" STABLE GRANULAR MATERIAL FREE OF ROCK FORMATION AND OTHER FOREIGN FORMATIONS, AND CONSTRUCTED TO A UNIFORM GRADE AND LINE.
2. BACKFILL MATERIAL SHALL BE WELL GRADED GRANULAR MATERIAL, WELL TAMPED IN LAYERS NOT TO EXCEED 8 INCHES TO A HEIGHT OF 12 INCHES ABOVE PIPE AS SHOWN ON THE PLANS.
3. PROVIDE A MINIMUM PROTECTIVE COVER OF 18 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY CITY OF HOLLYWOOD ENGINEERING DEPARTMENT, FOOT AND THE ENGINEER OF RECORD AT LEAST 10 DAYS PRIOR TO THE START OF THE CONSTRUCTION AND INSPECTION.

## PAVING:

### A. GENERAL:

1. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMBEROCK BASE.
2. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.
3. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAWN CUT TO ENSURE A PROPER JOINT.

### B. MATERIALS:

1. LIMBEROCK BASE (ASPHALT/VEHICULAR PAVERS AREAS) LIVE ROCK BASE COURSE MATERIAL FOR PAVED AREAS SHALL BE A MINIMUM 6" THICKNESS AND COMPACTED TO 98% MAXIMUM DRY DENSITY PER AASHTO T-100 (OR 100), OTHER SUBSTITUTES SHALL BE PER DOT SPECIFICATIONS AND PROVIDE EQUIVALENT STRUCTURAL NUMBER AS ABOVE (MIN LBR 100).
2. WEARING SURFACE (ASPHALT SURFACE ONLY):
  - a. INSTALLATION OF THE 1 1/2" ASPHALTIC CONCRETE SURFACE COURSE SHALL CONFORM WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR TYPE III ASPHALTIC CONCRETE, AND SHALL BE CONSTRUCTED WITH 2 LBS OF 7.5# ASPHALT TO CONCRETE WITH TACK COAT BETWEEN LIFTS. (VIRGIN ASPHALT TO BE USED FOR FINAL LIFT.)

3. REINFORCED CONCRETE SLABS SHALL BE CONSTRUCTED OF CLASS 4000 CONCRETE WITH A MINIMUM 6" THICKNESS AND SHALL BE REINFORCED WITH A 6" X 6" NO. 6 GAUGE WIRE MESH.

### C. INSTALLATION:

1. SUB-BASE 12" STABILIZED SUB-BASE COMPACTED TO 98% OF MAX. DRY DENSITY PER AASHTO T-100 (MIN LBR 40).
2. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-100.
3. INSTALLATION OF THE WEARING SURFACE SHALL CONFORM WITH THE REQUIREMENTS OF THE D.O.T. STANDARD SPECIFICATIONS FOR TYPE III ASPHALT TO CONCRETE OR THE LATEST REVISION.

### D. TESTING:

1. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN 1/4" FROM THE TEMPLATE, ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
2. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY CERTIFIED BY THE ENGINEER OF RECORD OF FLORIDA, WHERE DIRECTED BY THE ENGINEER.
3. ALL TESTING COSTS (PAVING) SHALL BE PAID FOR BY THE CONTRACTOR.
4. DENSITY TESTS ON THE STABILIZED SUBGRADE SHALL BE SUPPLIED TO THE ENGINEER OF RECORD AND CITY OF HOLLYWOOD, AND APPROVED BEFORE ANY BASE IS CONSTRUCTED.
5. DENSITY TESTS AND "AS-BUILT'S" ON THE FINISHED BASE SHALL BE SUPPLIED TO CITY OF HOLLYWOOD, AND APPROVED BEFORE ANY ASPHALT PAVEMENT IS CONSTRUCTED.

## PAVEMENT MARKING & SIGNAGE:

- a. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" LATEST EDITION; AND CITY OF HOLLYWOOD ENGINEERING STANDARDS.

## POLLUTION PREVENTION:

1. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY OR RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON-SITE IN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDELINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.

## PROJECT RECORD DOCUMENTS:

A. DURING THE FINAL PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. UPON COMPLETION OF DRAINAGE IMPROVEMENTS AND BASE CONSTRUCTION AND BEFORE PLACING ASPHALT PAVEMENT, THE CONTRACTOR SHALL FURNISH THE ENGINEER OF RECORD AND "AS-BUILT" PLANS FOR THESE IMPROVEMENTS SHOWING THE LOCATIONS AND APPLICABLE GRADES OF ALL DRAINAGE INSTALLATIONS AND THE FINISHED ROAD GRADES OF THE ROAD CROWN OR INVERT AND GRADES OF PAVEMENT AT 50 FOOT INTERVALS, INCLUDING LOCATIONS AND ELEVATIONS OF ALL HIGH AND LOW POINTS.

C. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL PAYMENT, 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 AND DIMENSIONS, LOCATIONS, AND ELEVATIONS OF ALL IMPROVEMENTS IN A FORMAT APPROVED BY CITY OF HOLLYWOOD PUBLIC UTILITIES DEPARTMENT.

D. "AS-BUILT" INFORMATION OF GRAVITY SEWERS MUST CONTAIN LOCATION OF SERVICE LATERALS, STATIONING OF BOTH THE WYE, CLEAN-OUTS, AND THE SERVICE END MUST ALSO BE INCLUDED.

E. "AS-BUILT" INFORMATION OF WATER DISTRIBUTION SYSTEMS MUST CONTAIN LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, SERVICES AND APPURTENANCES. TOP OF PIPE ELEVATIONS ALONG THE WATER MAIN ARE REQUIRED AT INTERVALS OF 100 FEET (MAXIMUM).

F. ALL "AS-BUILT" INFORMATION ON ELEVATIONS SHALL BE CERTIFIED BY A FLORIDA PROFESSIONAL SURVEYOR & MAPPER.

G. "AS-BUILT'S" OF WATER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

1. TOP OF PIPE ELEVATIONS EVERY 100 LF.
2. LOCATIONS AND ELEVATIONS OF ALL FITTINGS INCLUDING BENDS, TEES, GATE VALVES, DOUBLE DETECTOR CHECK VALVES, FIRE HYDRANTS, ETC.
3. ALL TIES TO EXISTING LINES SHALL BE "AS-BUILT'S".
4. THE ENDS OF ALL WATER SERVICES AT THE BUILDINGS OR HOMES SHALL BE "AS-BUILT'S" OR WHERE THE WATER SERVICE TERMINATES.

H. "AS-BUILT'S" OF ALL GRAVITY SANITARY SEWER LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AS WELL AS SLOPES.
2. THE STUD ENDS OF ALL SEWER LATERALS SHALL BE LOCATED, AND IF THERE ARE ANY CLEANOUTS INSTALLED, THE INVERT ELEVATION OF THE CLEANOUT SHALL BE OBTAINED.
3. LIFT STATION "AS-BUILT'S" SHALL CONSIST OF:
  - a. TOP OF WET WELL ELEVATION
  - b. INVERT ELEVATION OF THE INCOMING LINE
  - c. BOTTOM OF THE WET WELL
  - d. "AS-BUILT'S" OF THE COMPOUND AREA

I. FORCE MAIN "AS-BUILT'S" SHALL BE PREPARED THE SAME AS THE WATER LINE "AS-BUILT'S".

J. "AS-BUILT'S" OF ALL DRAINAGE LINES SHALL INCLUDE THE FOLLOWING INFORMATION:

1. RIMS, INVERTS AND LENGTH OF PIPING BETWEEN STRUCTURES AND WEIR ELEVATIONS IF APPLICABLE.
2. THE SIZE OF THE PIPING SHALL BE VERIFIED BY THE CONTRACTOR'S FIELD MEASUREMENTS OF THE SUFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.
3. DRAINAGE WELLS SHALL INCLUDE, BUT NOT BE LIMITED TO, TOP OF CASING ELEVATION, TOP AND BOTTOM LOCATIONS OF THE SUFFLE WALLS, RIM ELEVATIONS AND INVERTS OF PIPING.

K. ALL ROCK "AS-BUILT'S" FOR PARKING LOT AREAS SHALL CONSIST OF THE FOLLOWING:

1. ROCK ELEVATIONS AT ALL HIGH AND LOW POINTS, AND AN INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY.
2. ROCK "AS-BUILT'S" SHALL BE TAKEN AT ALL LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
3. ALL CATCH BASIN AND MANHOLE RIM ELEVATIONS SHALL BE SHOWN.
4. ELEVATIONS AROUND ISLAND AREAS WILL ALSO BE SHOWN.
5. WHERE CONCRETE IS TO BE USED AS A FINISHED PRODUCT FOR THE ROADWAY OR PARKING LOT ROCK "AS-BUILT'S" WILL BE REQUIRED AS INDICATED ABOVE, AS WELL AS "AS-BUILT'S" ON TOP OF ANY CONCRETE AT LOCATIONS WHERE THERE IS A FINISH GRADE ELEVATION SHOWN ON THE DESIGN PLANS.
6. "AS-BUILT'S" SHALL BE TAKEN ON ALL PAVED AND UNPAVED AREAS, PRIOR TO PLACEMENT OF ASPHALT OR TOPSOILS, AT ENOUGH INTERMEDIATE POINTS TO CONFIRM SLOPE CONSISTENCY AND CONFORMANCE TO THE PLAN DETAILS.

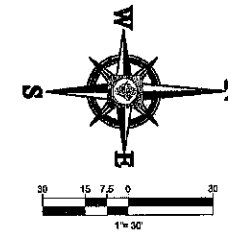
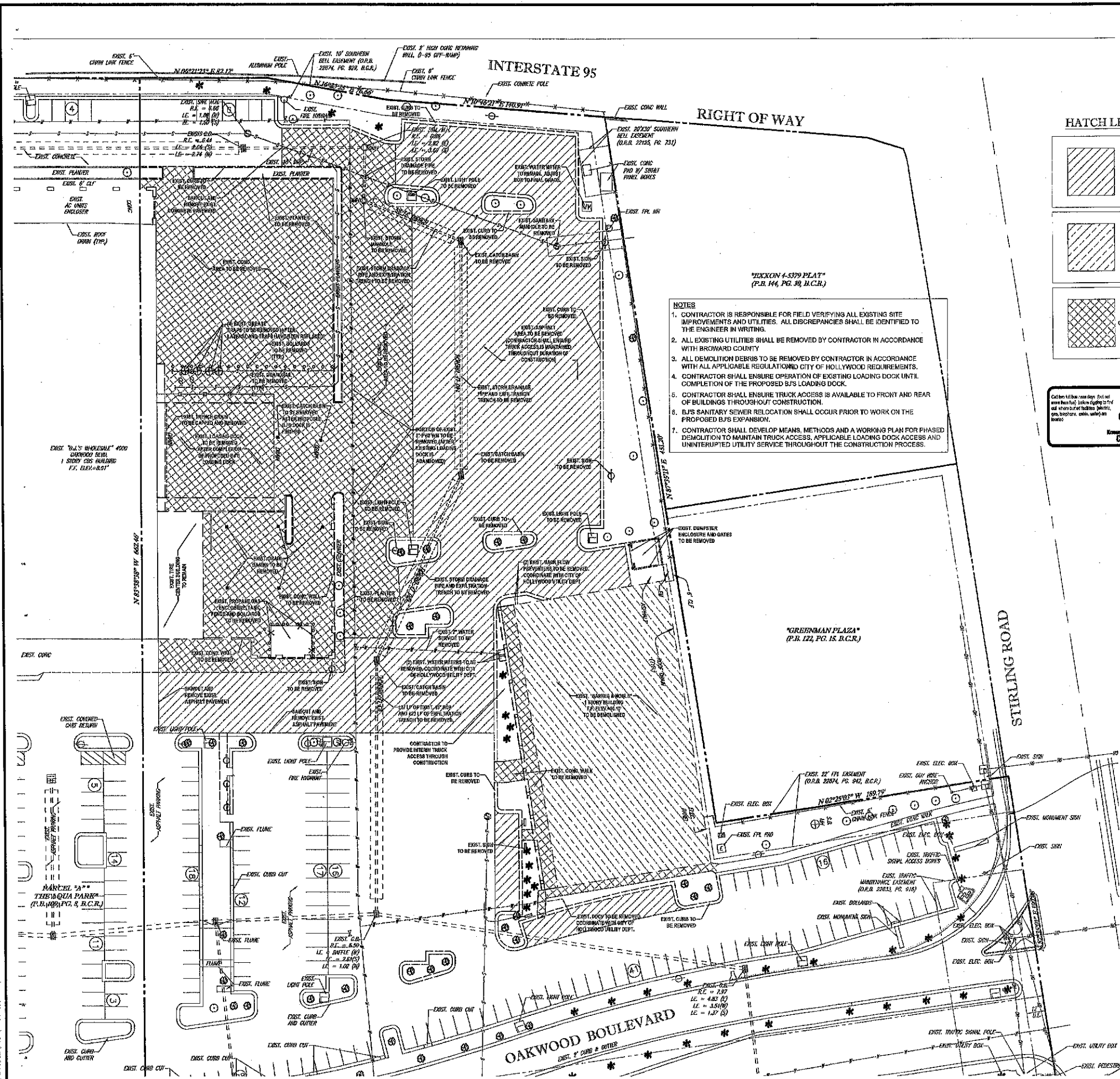
L. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS, "AS-BUILT'S" ON FULL SIZE, 24" X 36" REPRODUCTION MATERIAL, WHERE WATER AND SEWER INFORMATION ARE ON THE SAME PAGE THE WATER LINE SHALL BE "AS-BUILT" BY STATION AND OFFSET UTILIZING THE SANITARY SEWER SYSTEM AS THE BASE LINE. IF IT IS NOT PRACTICABLE TO UTILIZE THE SEWER SYSTEM AS A BASE LINE THEN THE SURVEYOR SHALL CONTACT THE ENGINEER OF RECORD SO THAT A SUBSTITUTION BASELINE MAY BE CHOSEN. ALL RECORD DRAWING "AS-BUILT'S" INFORMATION SHALL BE PUT ON THE LATEST ENGINEERING DRAWINGS. ONE (1) SET OF REPRODUCIBLE RECORD DRAWINGS, "AS-BUILT'S", SHALL BE SUBMITTED ALONG WITH EIGHT (8) SETS OF BLACKLINE DRAWINGS. THESE DRAWINGS SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR. ADDITIONALLY, AN ELECTRONIC COPY OF THE RECORD DRAWINGS, "AS-BUILT'S", SHALL BE SUBMITTED TO THE ENGINEER OF RECORD IN AUTOCAD VERSION 2004.

## PROJECT CLOSEOUT:

- a. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER AND ALL DEBRIS SHALL BE PICKED UP. THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEPED BROOM CLEAN.

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





**HATCH LEGEND**

- EXISTING PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING CONCRETE TO BE REMOVED



- NOTES**
- CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
  - ALL EXISTING UTILITIES SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH BROWARD COUNTY.
  - ALL DEMOLITION DEBRIS TO BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF CITY OF HOLLYWOOD REQUIREMENTS.
  - CONTRACTOR SHALL ENSURE OPERATION OF EXISTING LOADING DOCK UNTIL COMPLETION OF THE PROPOSED BJS LOADING DOCK.
  - CONTRACTOR SHALL ENSURE TRUCK ACCESS IS AVAILABLE TO FRONT AND REAR OF BUILDINGS THROUGHOUT CONSTRUCTION.
  - BJS SANITARY SEWER RELOCATION SHALL OCCUR PRIOR TO WORK ON THE PROPOSED BJS EXPANSION.
  - CONTRACTOR SHALL DEVELOP MEANS, METHODS AND A WORKING PLAN FOR PHASED DEMOLITION TO MAINTAIN TRUCK ACCESS, APPLICABLE LOADING DOCK ACCESS AND UNINTERRUPTED UTILITY SERVICE THROUGHOUT THE CONSTRUCTION PROCESS.

**DEMOLITION NOTES:**

- BOHLER ENGINEERING, LLC IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION.
- ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AS WELL AS ALL FEDERAL, STATE AND LOCAL REGULATIONS. ANY DISCREPANCIES OR DEVIATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR TO BOHLER ENGINEERING, LLC IN WRITING FOR RESOLUTION PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR/TO:
  - THE CONTRACTOR SHALL OBTAIN A SUNSHINE STATE ONE CALL LOCATION CERTIFICATION PRIOR TO ANY EXCAVATION OR DEMOLITION. THE NUMBER IS 1-800-432-4770.
  - ENSURING COPIES OF ALL PERMITS AND APPROVALS MUST BE MAINTAINED ON SITE AND AVAILABLE FOR REVIEW.
  - INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
  - LOCATE/CAAP ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE.
  - PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE SYSTEM THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
  - FAMILIARIZING THEMSELVES WITH THE APPLICABLE UTILITY SERVICE PROVIDER AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PROVIDE THE OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTION AND UTILITY COMPANY REQUIREMENTS.
  - COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES.
  - A COMPLETE INSPECTION OF CONTAMINANTS BY A LICENSED ENVIRONMENTAL TESTING AGENCY, OF ALL BUILDINGS AND/OR STRUCTURES TO BE REMOVED. SAME SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK, INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT.
- THE FIRM OR ENGINEER OF RECORD IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN AS A RESULT OF HIS ACTIVITIES. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION.
- IN THE ABSENCE OF SPECIFICATIONS, THE CONTRACTOR SHALL PERFORM EARTH MOVEMENT ACTIVITIES, DEMOLITION AND REMOVAL OF ALL FOUNDATION WALLS, FOOTINGS, AND OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE IN ACCORDANCE WITH DIRECTION BY OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
- EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMO VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL," AS WELL AS FEDERAL, STATE, AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHTS-OF-WAY.
- CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY.
- DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROPERTY LINE WITHOUT WRITTEN PERMISSION OF THE OWNER, AND/OR APPROPRIATE GOVERNMENT AGENCY.
- USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
- CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
- THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL METHODS AND MEANS ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
- DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL TOWN, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES.

ELEVATIONS SHOWN  
ARE IN NGVD DATUM

**BOHLER ENGINEERING**

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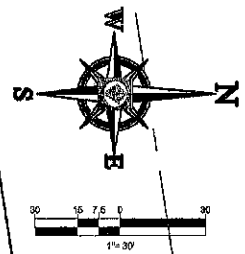
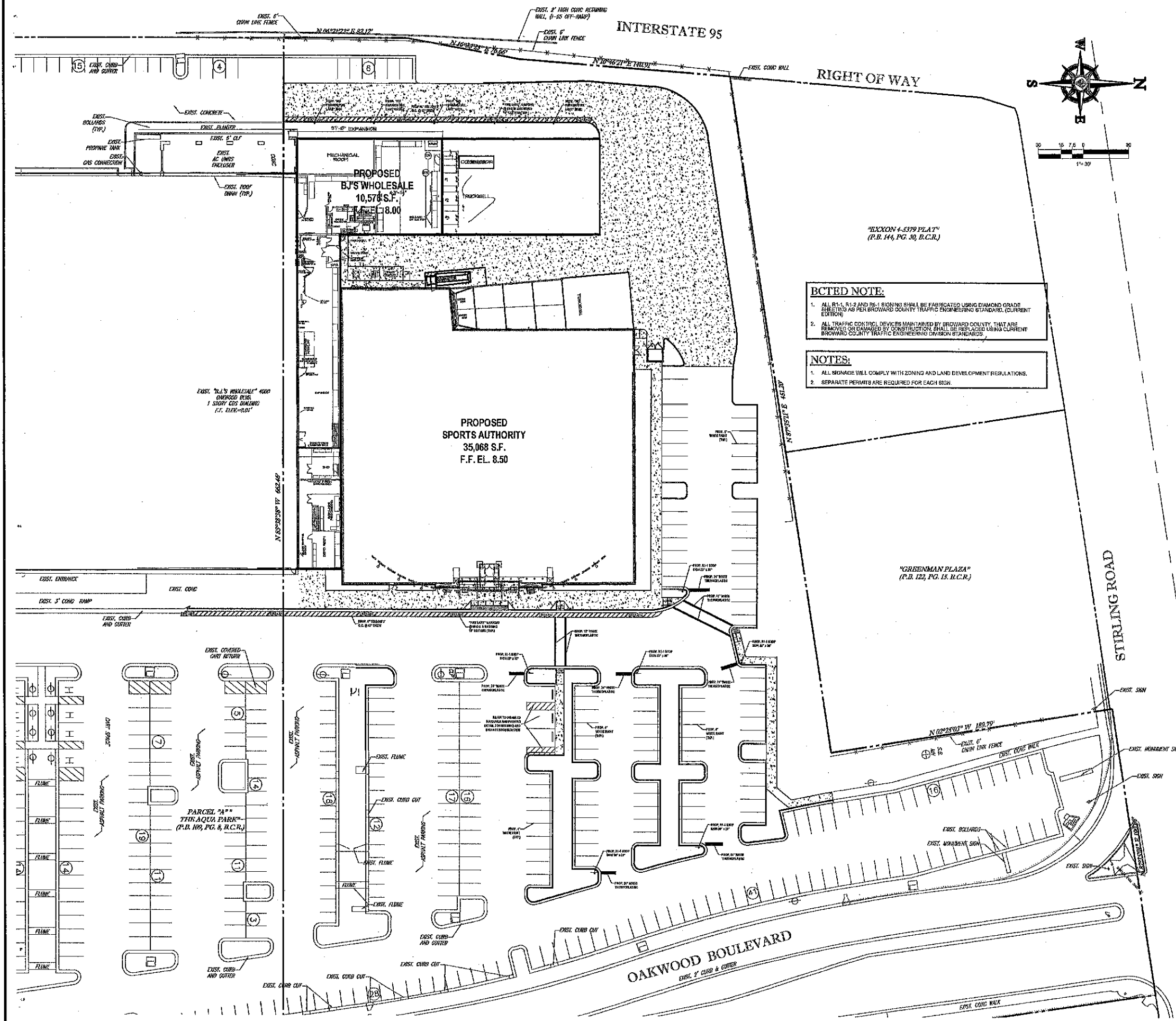
STATIONS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS  
LANDSCAPE ARCHITECTS

BOHLER ENGINEERING  
1000 CORPORATE DRIVE, SUITE 250  
FORT LAUDERDALE, FL 33334  
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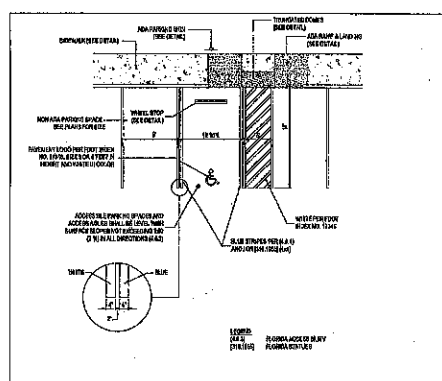
JASON M. GANTHER  
PROFESSIONAL ENGINEER  
FLORIDA LICENSE NO. 58826  
FLORIDA BOARD OF ENGINEERING  
SHEET TITLE: DEMOLITION PLAN  
SHEET NUMBER: C-3



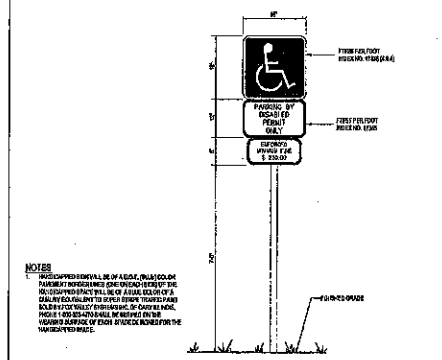




- BCTED NOTE:**
- ALL R-1, R-1.2 AND R-6-1 SIGNING SHALL BE FABRICATED USING DIAMOND GRADE SHEETING AS PER BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS, (CURRENT EDITION)
  - ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
- NOTES:**
- ALL SIGNAGE WILL COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS.
  - SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.



**1 ACCESSIBLE PARKING SPACE - ADA COMPLIANT**



**2 ACCESSIBLE PARKING SIGN**

**BOHLER ENGINEERING**

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PROJECT NO.: F060068  
DRAWN BY: JAM  
CHECKED BY: JMS  
DATE: AS NOTED  
SCALE: F060068 PAVE PLAN  
CADD ID:

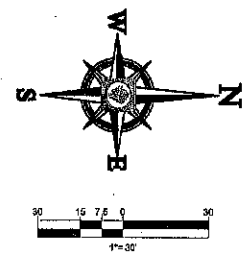
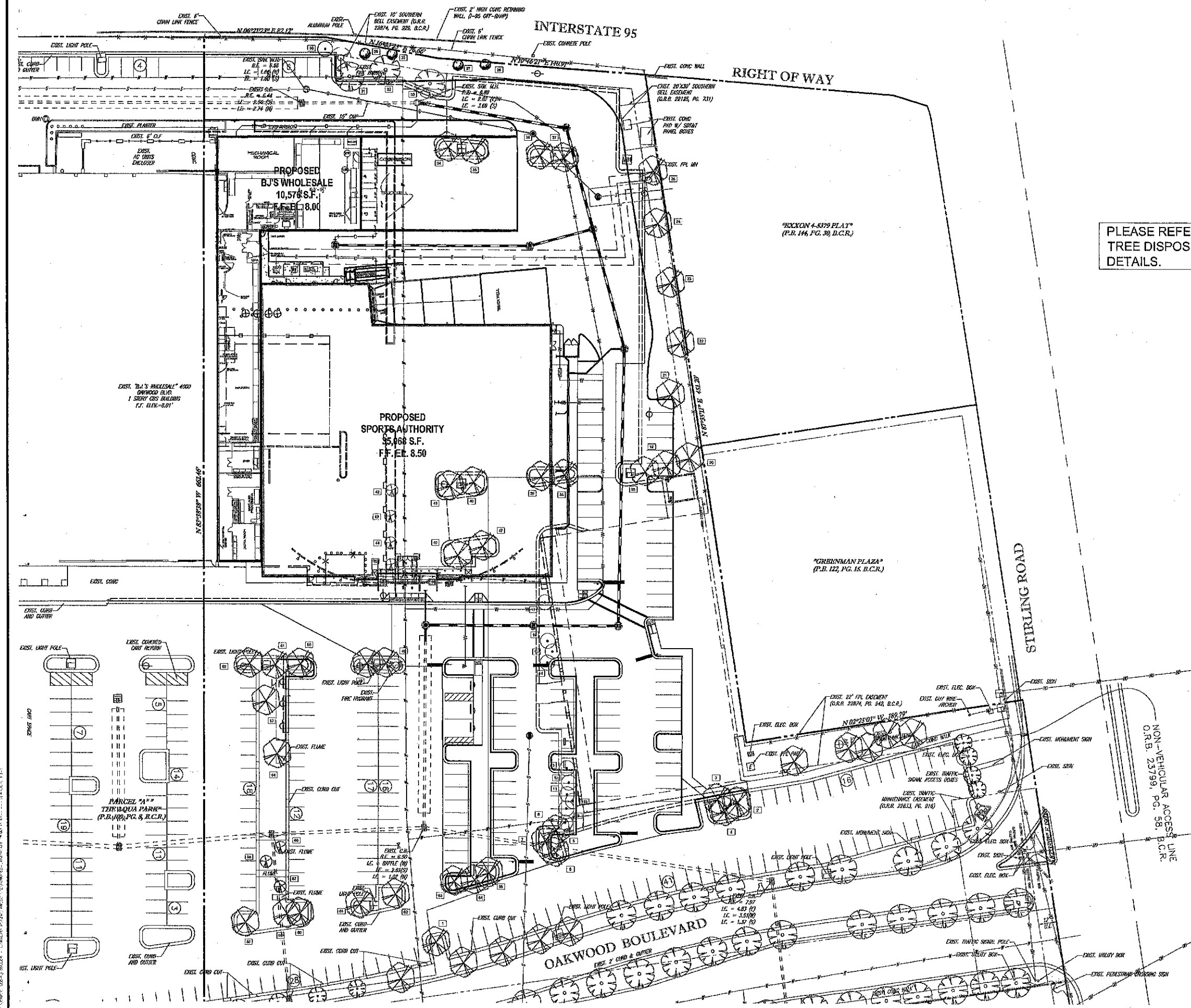
PROJECT:  
**PROPOSED SPORTS AUTHORITY & BJ's EXPANSION OAKWOOD PLAZA**  
FOR  
**KIMCO REALTY CORP.**

4100 OAKWOOD BLVD.  
CITY OF HOLLYWOOD  
BROWARD COUNTY, FLORIDA

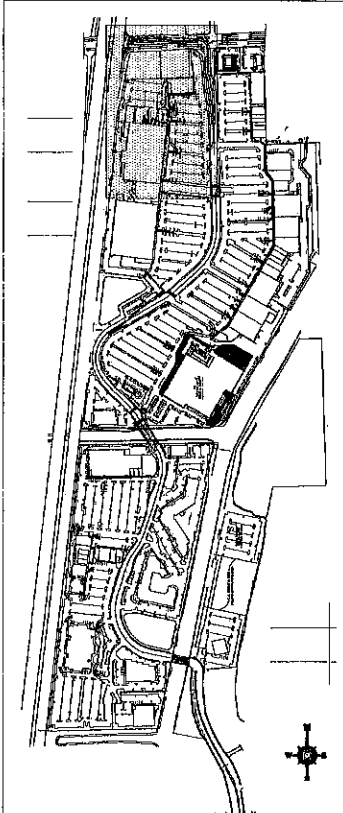
**BOHLER ENGINEERING**

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**JASON M. GANTHER**  
Professional Engineer  
July 28, 2011  
FLORIDA LICENSE NO. 27659  
SHEET TITLE: PAVEMENT MARKING AND SIGNAGE PLAN  
SHEET NUMBER: C-11



PLEASE REFER TO SHEET LP-2 FOR  
TREE DISPOSITION CHART, NOTES AND  
DETAILS.

BOHLER  
ENGINEERING[illegible][illegible]

PROJECT No.: F090068  
DRAWN BY: AAM  
CHECKED BY: JMG  
DATE:  
SCALE: AS NOTED  
CAD ID: F090068-LANDSCAPE DEMO PLAN

SPORTS AUTHORITY  
AT  
OAKWOOD PLAZA

---

FOR

KIMCO  
REALTY CORP.

CITY OF HOLLYWOOD  
BROWARD COUNTY, FLORIDA



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**MICHAEL D. GROSSWIRTH**  
*Michael D. Grosswirth*  
 PROFESSIONAL LANDSCAPE ARCHITECT  
 July 29, 2011  
 FLORIDA LICENSE No. 6560871  
 FLORIDA BUSINESS CERT. OF AUTH. No. 27626

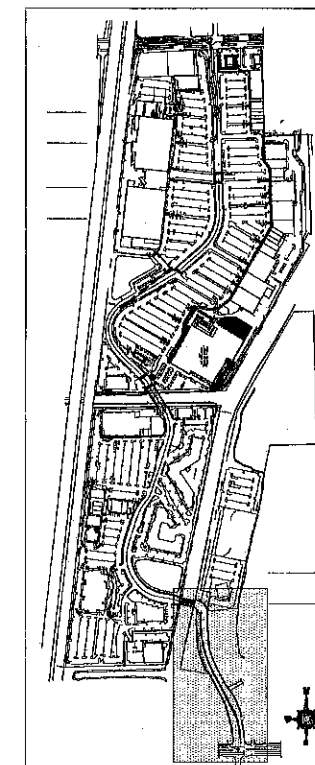
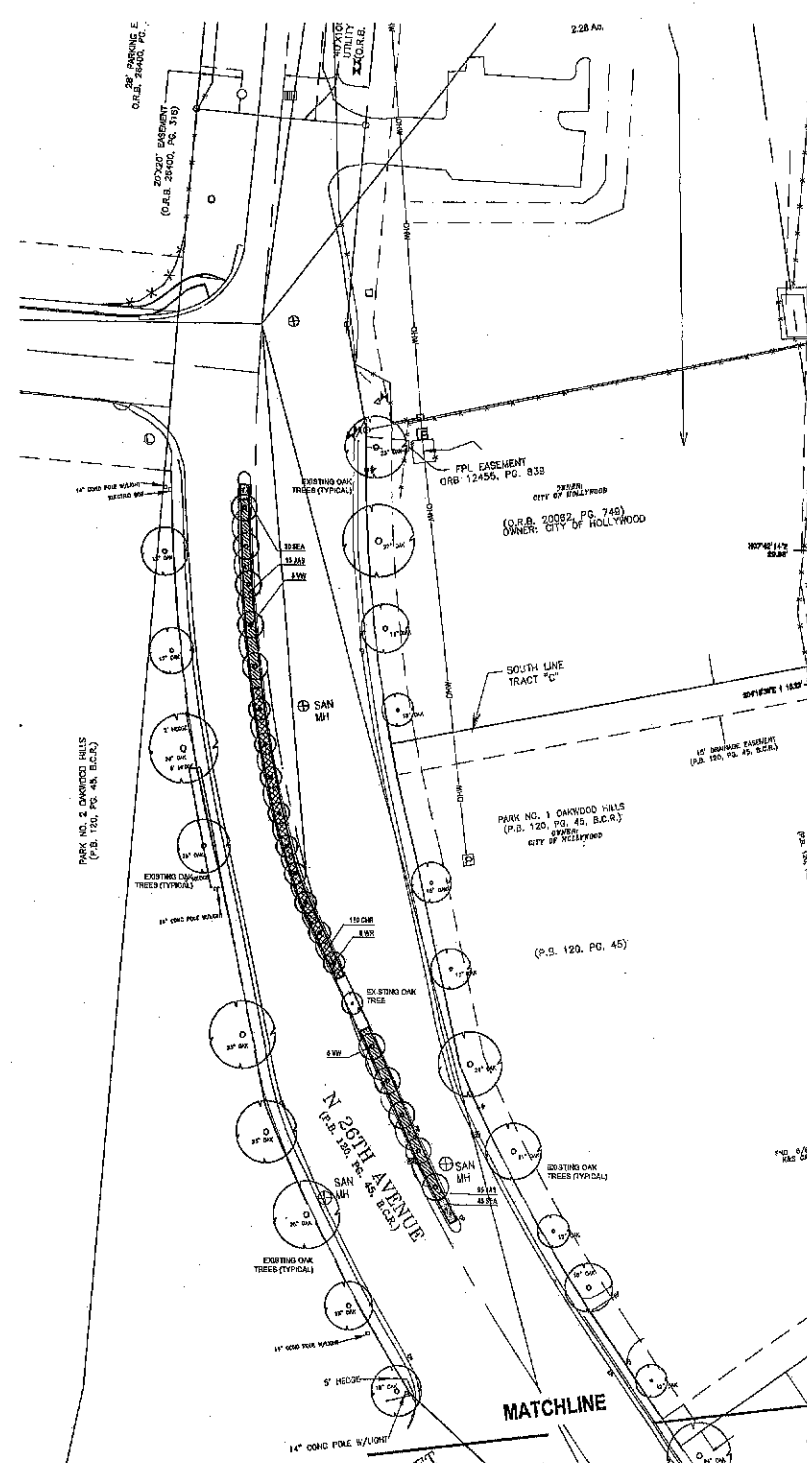
**LANDSCAPE  
DEMOLITION PLAN**

SHEET NUMBER:  
**LD-1**









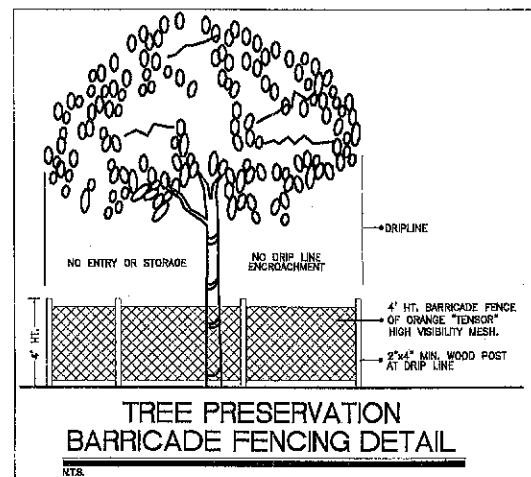
SHEET TITLE:  
**LANDSCAPE  
PLANTING PLAN  
SHERIDAN AND 26TH**

SHEET NUMBER:  
**LP-2**

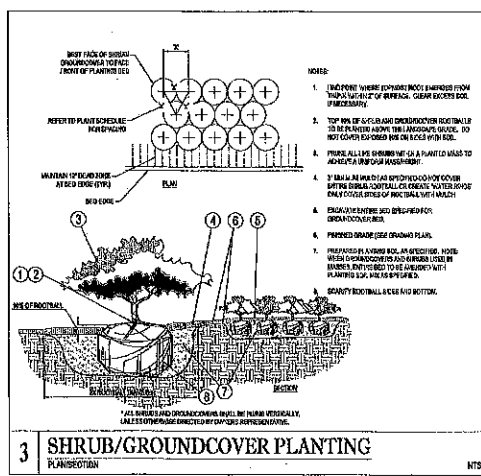
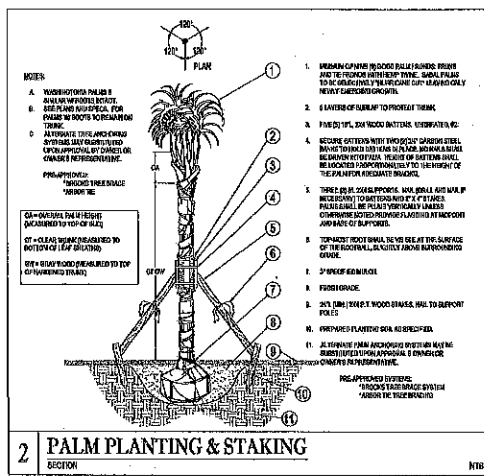
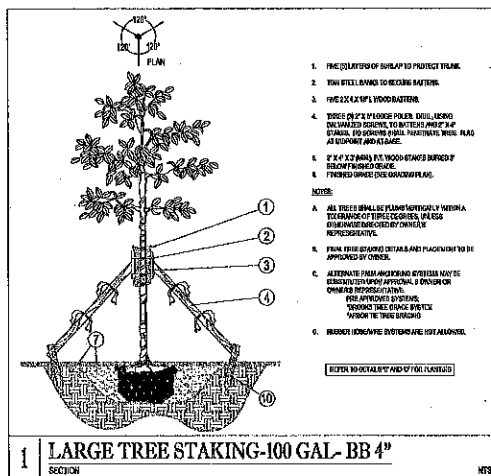
Planting Schedule - Sports Authority (LP-1)						
<b>LARGE TREES AND PALMS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
BS	16	Bursera simaruba	Gumbo Limbo	High	Yes	12'-14" ht., 5-6" spr., 3" caliper, 4' c.t., B&B
CE	7	Conocarpus erectus	Green Buttonwood	High	Yes	10'-12" ht., 4-5" spr., 2" caliper, 4' c.t., B&B
DR	2	Dalorix regia	Royal Poinciana	High	No	10'-12" ht., 4-5" spr., 2" caliper, 4' c.t., B&B
QV	16	Quercus virginiana	Live Oak	High	Yes	12'-14" ht., 5-6" spr., 3" caliper, 4' c.t., B&B
SM	17	Swietenia mahogany	West Indies Mahogany	High	Yes	12'-14" ht., 5-6" spr., 3" caliper, 4' c.t., B&B
SP	18	Sabal palmetto	Cabbage Palm	High	Yes	10' or booted clear trunk, matched, B&B
VW-T	1	Walteria winth	Windo Palm (Triple)	High	No	8-12' of staggered grey wood, full hands, B&B
<b>SMALL TREES AND PALMS/ACCENTS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
CE-S	1	Conocarpus erectus 'sericeus'	Silver Buttonwood	High	Yes	8.5' hts., 4" spr., 3" c.t., 30 gallon
COT	12	Corodyline terminalis	Hawaiian Ti Plant	Medium	No	30" hts., 24" spr., 7 gallon, 3 plant/par
LI	13	Legestromia indica	Crepe Myrtle	High	No	9.5' hts., 4" spr., 3" c.t., 30 gallon
STN	8	Strelitzia nicotae	White Bird of Paradise	High	No	5-6' ht, 25 gallon, full fan spread
<b>HEDGES AND SHRUBS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
ALZ	98	Alpinia zerumbet	Variegated Ginger	Medium	No	30" ht., 18" spr., 30" on center, 7 gallon, full to base
CH-H	391	Chrysobalanus icaco 'hedge'	Cocoplum	High	Yes	48" ht., 24" spr., 24" on center, 7 gallon, full to base
HAP	109	Hamelia patens	Firebush	High	Yes	18" ht., 18" spr., 24" on center, 3 gallon, full to base
JAS	48	Jasminum multiflorum	Cowry Jasmine	Medium	No	18" ht., 18" spr., 24" on center, 3 gallon, full to base
TRD	44	Tripsacum dactyloides	Fakahatchee Grass	High	Yes	30" ht., 18" spr., 36" on center, 3 gallon, full to base
VIB	236	Viburnum coccineum	Walter's Viburnum	High	Yes	24" ht., 24" spr., 24" on center, 3 gallon, full to base
<b>GROUND COVERS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
JUP	48	Juniperus procumbens	Prostrate Juniper	High	No	14-16" ht., x 14-16" spr., 18" on center, 1 gallon
LIR	242	Liriodendron muscari 'evergreen giant'	Giant Lily Turf	High	No	14-16" ht., x 14-16" spr., 18" on center, full clump, 1 gallon, do not split

Planting Schedule - SHEET LP-2						
<b>LARGE TREES AND PALMS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
RE	4	<i>Roystonia elata</i>	Florida Royal Palm	Medium	Yes	8' grey wood, matching full heads, B&B
VW	20	<i>Washingtonia</i>	Wink Palm	High	No	8' grey wood, matching full heads, B&B
WR	8	<i>Washingtonia robusta</i>	Washington Palm	High	No	10' of booted trunk, matched, B&B
<b>SMALL TREES AND PALMS/ACCENTS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
JAT	11	<i>Jatropha integrifolia</i>	Perograss	High	No	6" H, 6-8" spr., 30" c.t., 30 gallon
<b>HEDGES AND SHRUBS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
CHR	340	<i>Chrysanthemum leucum</i>	Cocoplum	High	Yes	18" H, 18" spr., 24" on center, 3 gallon, full to base
GAG	140	<i>Galphimia glauca</i>	Thyrallia	Medium	No	18" H, 18" spr., 24" on center, 3 gallon, full to base
JAS	373	<i>Jasminum multiflorum</i>	Downy Jasmine	Medium	No	18" H, 18" spr., 24" on center, 3 gallon, full to base
<b>GROUND COVERS</b>						
KEY	No.	BOTANICAL NAME	COMMON NAME	XERIC	NATIVE	SPECIFICATIONS
LIR	31	<i>Liriodendron evergreen plant</i>	Gladiolus Lily	High	No	14-16" H, x 14-16" spr., 18" on center, full clump, 1 gallon, do not split
SEA	#43	Seasonal Annuals	To be Determined	na	na	SPECIFICATIONS

NOTE: THERE SHALL BE NO PLANT MATERIAL  
SUBSTITUTIONS WITHOUT APPROVAL OF THE LANDSCAPE  
ARCHITECT AND THE CITY OF HOLLYWOOD'S LANDSCAPE  
REVIEWER.



**Tree Replacement Bond Requirements:** Bonds May Be Required By The City of Hollywood For Tree Removal and/or Tree Replacement Permits. Calculations For The Amount of Bonds For Non-Mature Trees Shall Be Computed Based Upon The Equivalent Canopy Replacement Criteria Applied To Each Tree To Be Relocated or Replaced and Upon The Cost of Installation and Maintenance. Determination of the Bond Amount For Mature Trees Shall Be Computed Based Upon The Most Current Version of the Guide For Plant Appraisal, Published By The International Society of Arboriculture. The Fair Market Value of the Cost of Trees That Would Be Required To Compensate For The Canopy To Be Relocated or Replaced Shall Be Posted.







**ATTACHMENT B**  
Land Use and Zoning Map

# 4000-4150 Oakwood Blvd (BJ's expansion/Sport's Authority)



PLANNING AND  
DEVELOPMENT SERVICES

## Legend

— Streets

□ Subject Property

## Zoning

□ C-3  
□ IM-1  
□ IM-2  
□ IM-3

## Land Use

■ General Business  
□ Transportation  
■ Industrial  
▨ Commercial Flex

