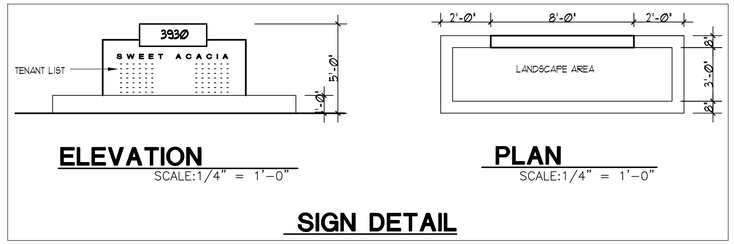
GENERATOR DETAILS

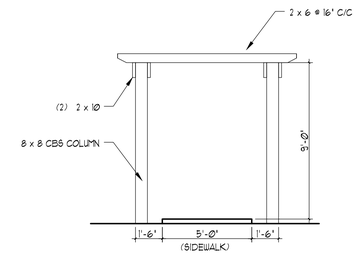
"WINCO P86600", NATURAL GAS GENERATOR 750 KVA
DIMENSIONS: (LxWxH) 117" x 52.75" x 72.1"



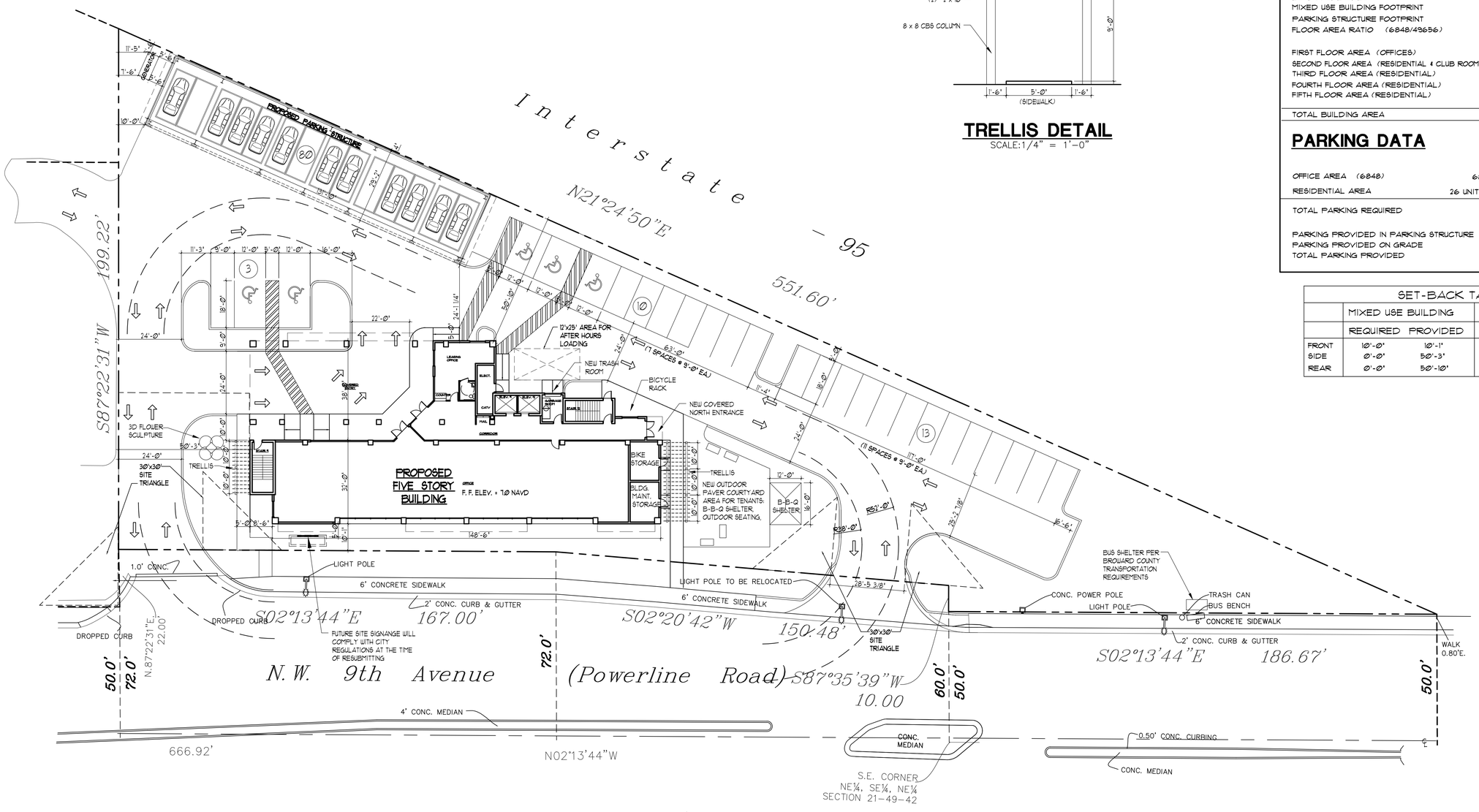
ELEVATION
SCALE:1/4" = 1'-0"

PLAN
SCALE:1/4" = 1'-0"

SIGN DETAIL



TRELLIS DETAIL
SCALE:1/4" = 1'-0"



SITE PLAN
SCALE 1"=20'

SITE DATA

CURRENT USE	VACANT		
LAND USE DESIGNATION	COMMERCIAL		
ZONING DESIGNATION	PRZD		
UTILITY PROVIDER	CITY OF OAKLAND PARK		
TOTAL AREA OF SITE	49,656 S.F.	1.1399	ACRES
GROSS AREA OF SITE	80,964 S.F.	1.8586	ACRES
MIXED USE GROUND FLOOR BLDG. FOOTPRINT	6848 S.F.	13.79	%
PARKING STRUCTURE FOOTPRINT	3845 S.F.	7.74	%
TOTAL GROUND FLOOR BUILDING FOOTPRINT	10693 S.F.	21.48	%

BUILDING DATA

OCCUPANCY TYPE	"B" + "R1" (MIXED)		
BUILDING TYPE	TYPE IIA (SPRINKLERED)		
PAVING & WALKWAY AREA	3484 S.F.	7.0	%
VEHICULAR AREA	22928 S.F.	46.17	%
LANDSCAPE AREA	12551 S.F.	25.28	%
MIXED USE BUILDING FOOTPRINT	6848 S.F.	13.8	%
PARKING STRUCTURE FOOTPRINT	3845 S.F.	7.75	%
FLOOR AREA RATIO (6848/49656)	0.1379		
FIRST FLOOR AREA (OFFICES)	6848 S.F.		
SECOND FLOOR AREA (RESIDENTIAL & CLUB ROOM)	8902 S.F.		
THIRD FLOOR AREA (RESIDENTIAL)	8902 S.F.		
FOURTH FLOOR AREA (RESIDENTIAL)	8902 S.F.		
FIFTH FLOOR AREA (RESIDENTIAL)	8902 S.F.		
TOTAL BUILDING AREA	42456 S.F.		

PARKING DATA

OFFICE AREA (6848)	6848 / 300 = 22.8 SPACES
RESIDENTIAL AREA	26 UNITS @ 2 / UNIT = 52 SPACES
TOTAL PARKING REQUIRED	74 SPACES (3 H.C.)
PARKING PROVIDED IN PARKING STRUCTURE	80 SPACES
PARKING PROVIDED ON GRADE	26 SPACES (INCLD. 5 H.C.)
TOTAL PARKING PROVIDED	106 SPACES (INCLD. 5 H.C.)

SET-BACK TABLE

	MIXED USE BUILDING		PARKING STRUCTURE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
FRONT	10'-0"	10'-1"	10'-0"	109'-7"
SIDE	0'-0"	50'-3"	0'-0"	10'-0"
REAR	0'-0"	50'-10"	0'-0"	0'-4"

REVISIONS

DATE:
05-17-21
08-23-21
10-20-21
11-09-21

STATE OF FLORIDA
MIGUEL F. SANCHEZ
REGISTERED ARCHITECT
11/9/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

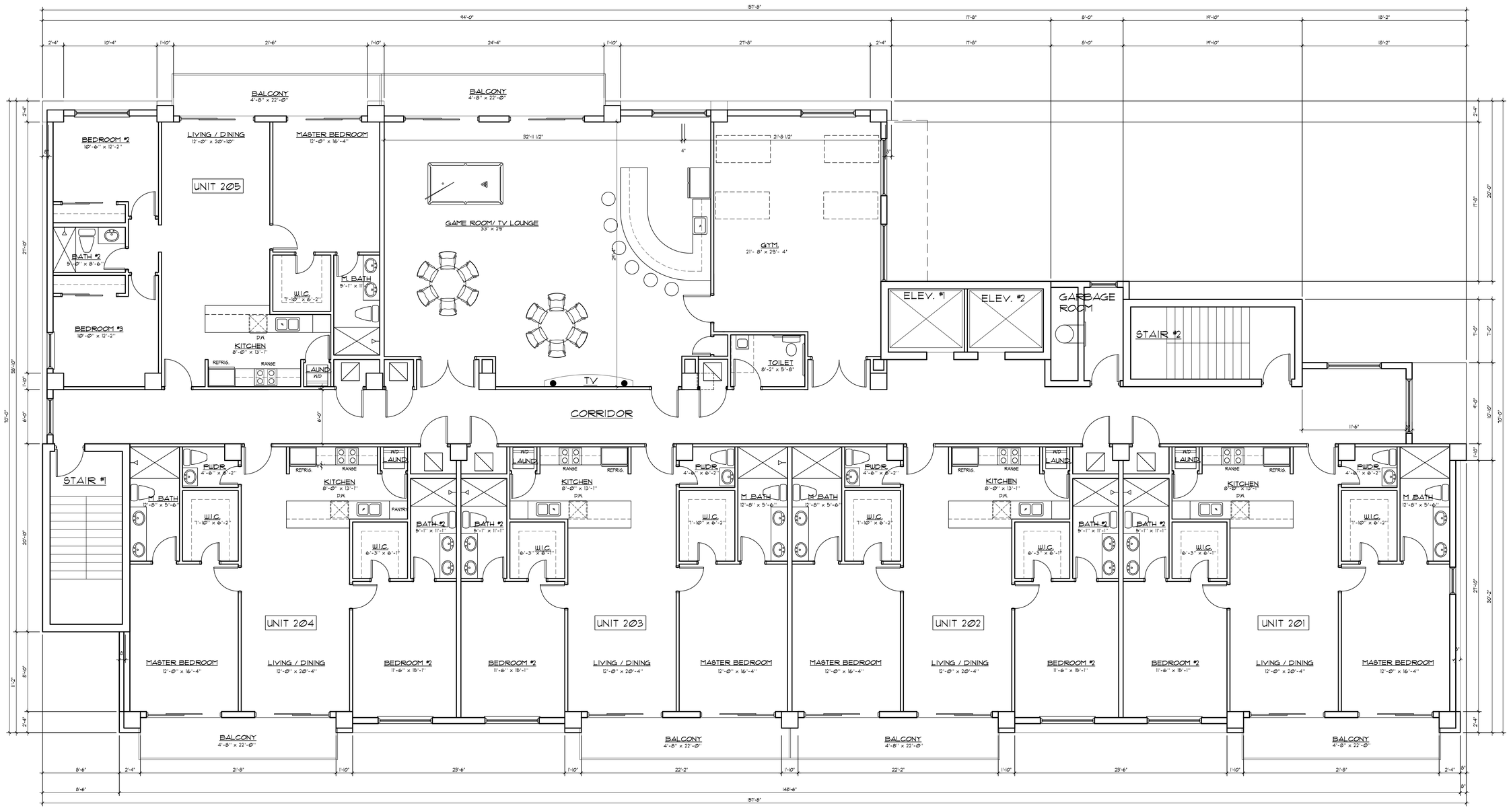
AS-1
SHEET:

OF: 1

Z:\A_Offices\Powerline_OP 5 story\DRC\AS-1_site plan.dwg, 11/9/2021 9:49:56 AM, DWG To PDF.pc3

DRAWING NAME: -

PLOT SCALE: 1:1



2 ND FLOOR PLAN

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

REVISIONS

DATE:
05-17-21
08-23-21
10-20-21
11-03-21

STATE OF FLORIDA MIGUEL F. SANCHEZ AR 7456 REGISTERED ARCHITECT 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

SHEET: A-2

OF: 10

DRAWING NAME: -

PLOT SCALE: 1:4"

Z:\A_Offices\Powerline_OP 5 story\DRC\A-2_Second Office floor plan.dwg, 11/3/2021 4:09:57 PM, DWG To PDF.pc3

3 RD FLOOR PLAN

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

AREA TABLE		
UNIT 301	1133	SQ.FT.
UNIT 302	1121	SQ.FT.
UNIT 303	1121	SQ.FT.
UNIT 304	1133	SQ.FT.
UNIT 305	1133	SQ.FT.
UNIT 306	1111	SQ.FT.
UNIT 307	600	SQ.FT.

REVISIONS

DATE:
09-17-21
09-23-21
10-20-21
11-03-21

STATE OF FLORIDA
MIGUEL F. SANCHEZ
AR 7456
11/1/21
REGISTERED ARCHITECT

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

A-3

SHEET:

OF: 10

DRAWING NAME: -

PLOT SCALE: 1/4"

Z:\A_Offices\Powerline_OP 5 story\DRC\A-3_Third Apartment floor plan.dwg, 11/3/2021 4:10:34 PM, DWG To PDF.pc3

4 TH FLOOR PLAN

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

AREA TABLE		
UNIT 401	1133	SQ.FT.
UNIT 402	1121	SQ.FT.
UNIT 403	1121	SQ.FT.
UNIT 404	1133	SQ.FT.
UNIT 405	1133	SQ.FT.
UNIT 406	1117	SQ.FT.
UNIT 407	600	SQ.FT.

REVISIONS

DATE:
09-17-21
09-23-21
10-20-21
11-03-21

STATE OF FLORIDA
MIGUEL F. SANCHEZ
AR 7456
11/1/21
REGISTERED ARCHITECT

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

A-4

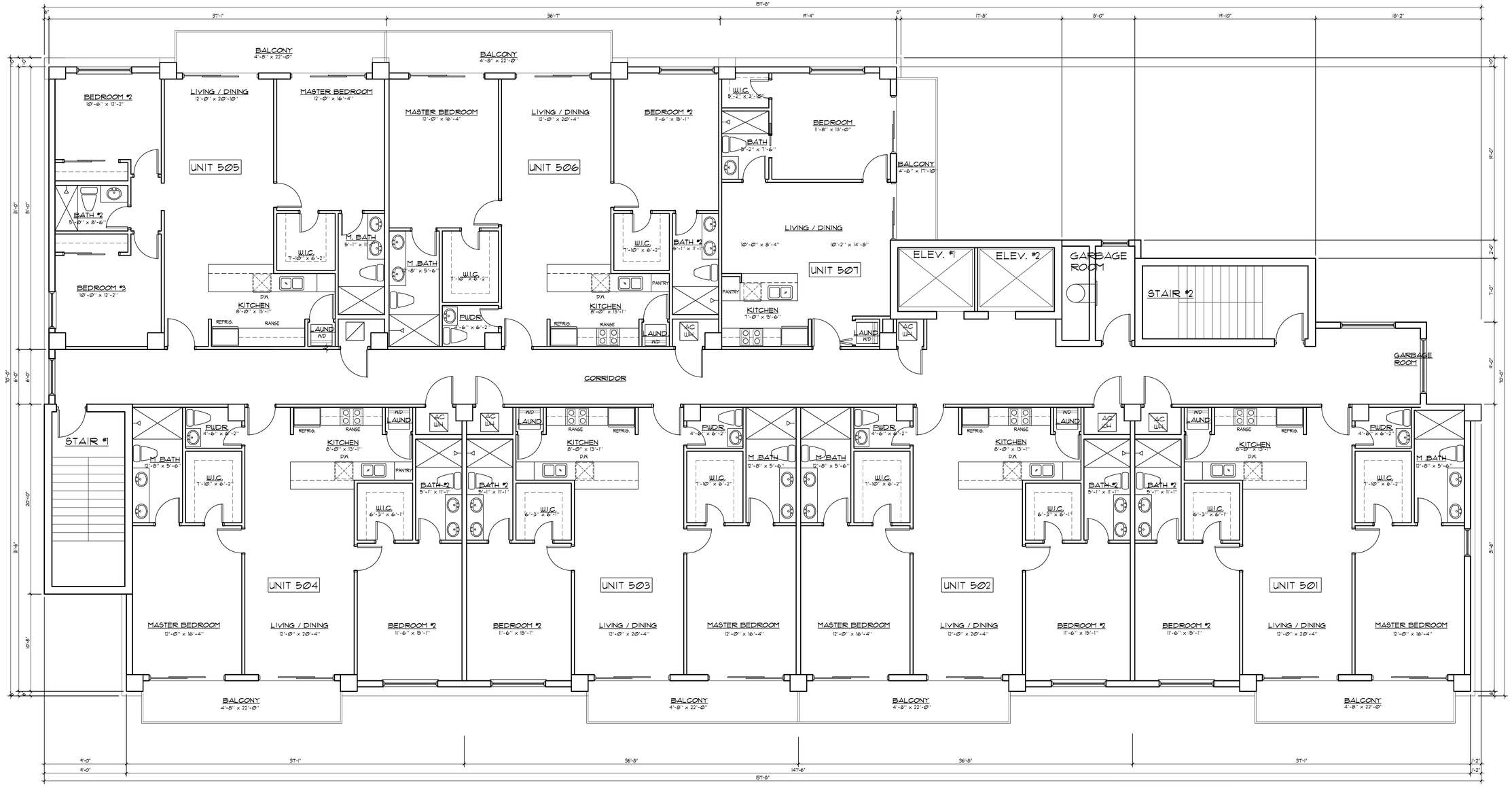
SHEET:

OF: 10

DRAWING NAME: -

PLOT SCALE: 1/4"

Z:\A_Offices\Powerline_OP 5 story\DRC\A-4_4th Apartment floor plan.dwg, 11/3/2021 4:11:18 PM, DWG To PDF.pc3



5 TH FLOOR PLAN

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

AREA TABLE		
UNIT 501	1133	SQ.FT.
UNIT 502	1121	SQ.FT.
UNIT 503	1121	SQ.FT.
UNIT 504	1133	SQ.FT.
UNIT 505	1133	SQ.FT.
UNIT 506	1117	SQ.FT.
UNIT 507	600	SQ.FT.

REVISIONS

DATE:
05-17-21
08-23-21
10-20-21
11-03-21

STATE OF FLORIDA · MIGUEL F. SANCHEZ · REGISTERED ARCHITECT · 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

A-5

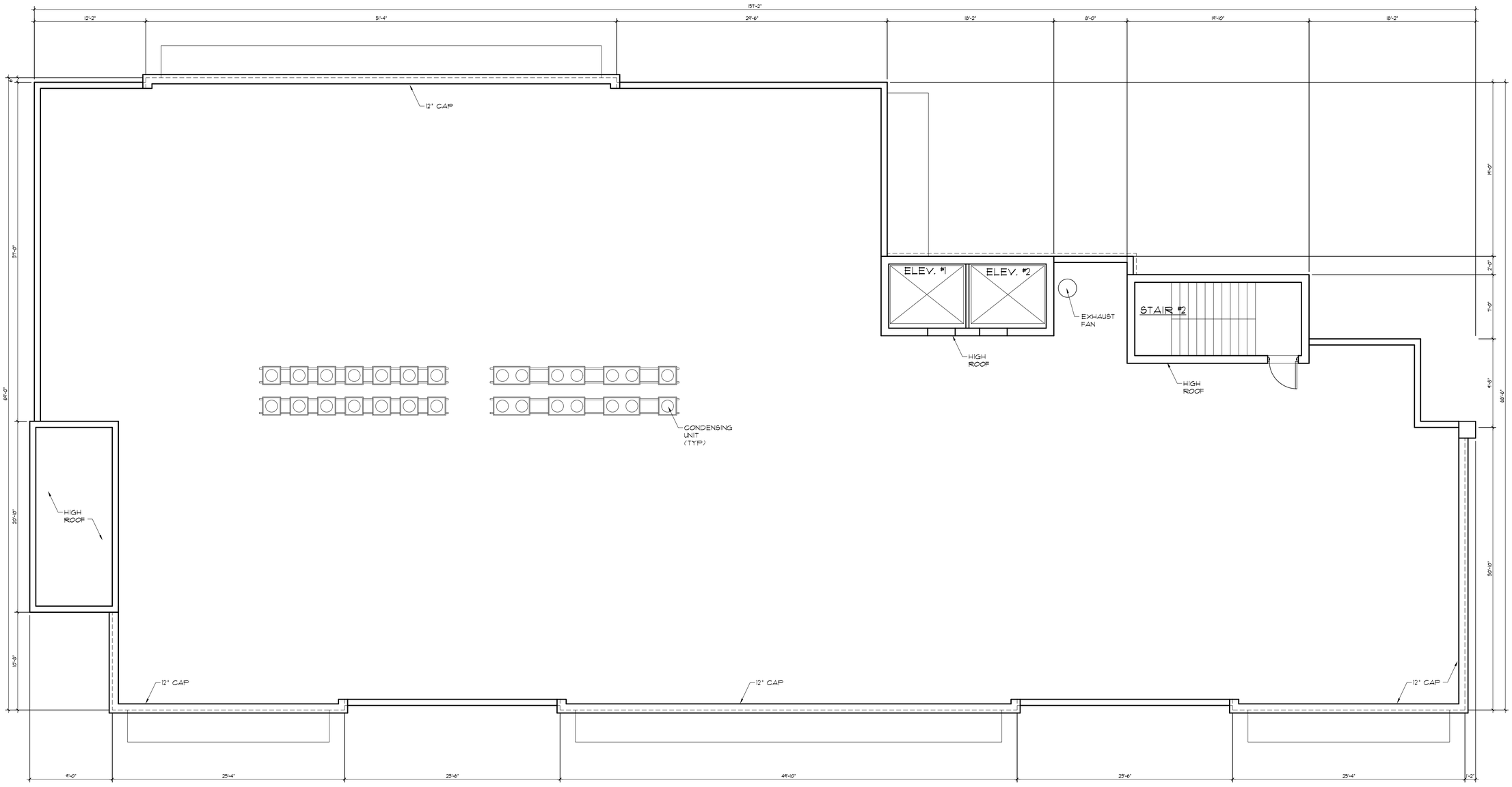
SHEET:

OF: 10

DRAWING NAME: -

PLOT SCALE: 1:4"

Z:\A_Offices\Powerline_OP 5 story\DRC\A-5_5th Apartment floor plan.dwg, 11/3/2021 4:11:56 PM, DWG To PDF.pc3



ROOF PLAN

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

REVISIONS	DATE:
	05-11-21
	08-23-21
	10-20-21
	11-03-21

STATE OF FLORIDA · MIGUEL F. SANCHEZ · REGISTERED ARCHITECT · LICENSE NO. AR 7456 · 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

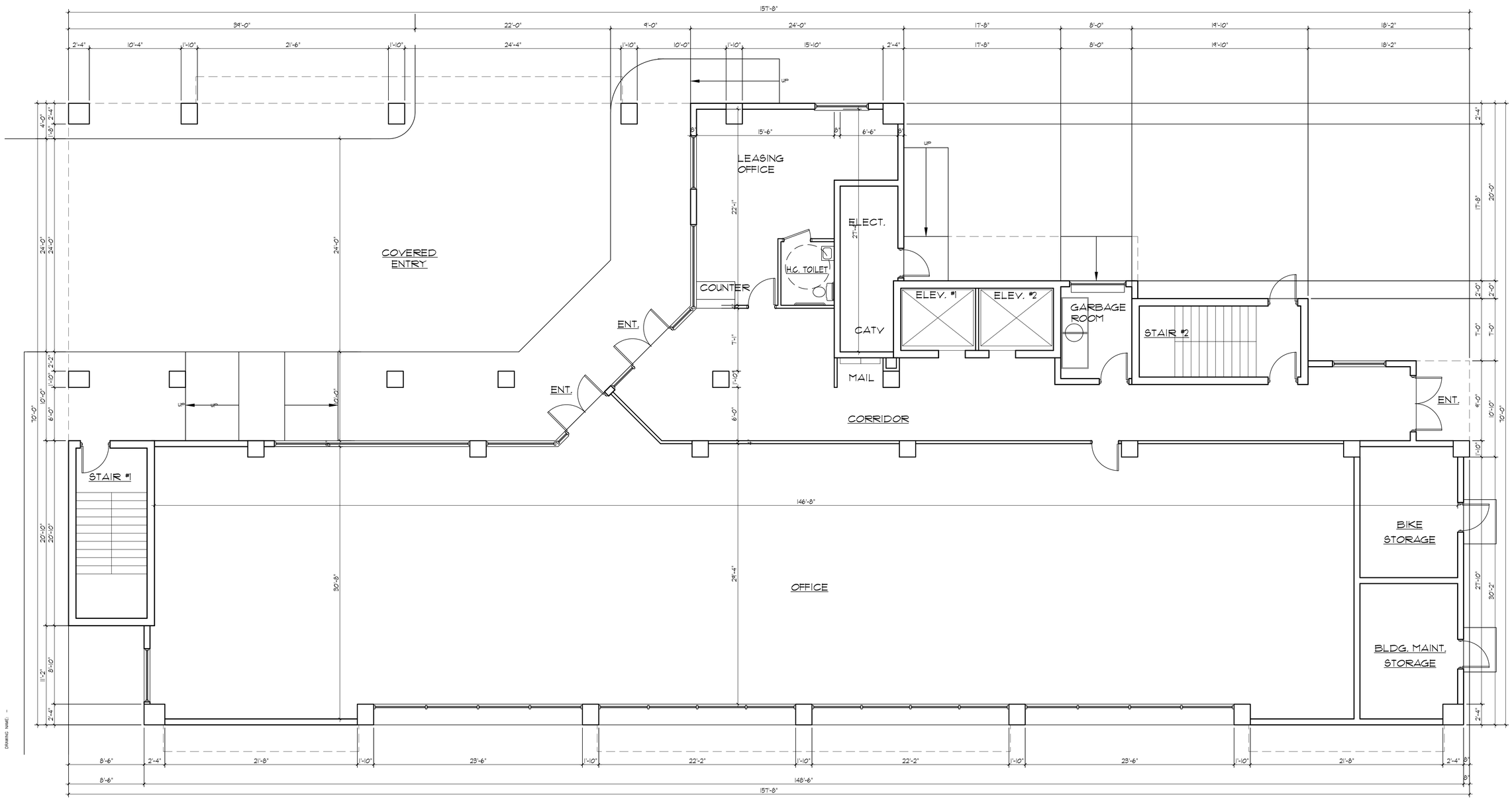
SHEET: **A-6**

OF: 10

DRAWING NAME: --

PLOT SCALE: 1:4"

Z:\A_Offices\Powerline_OP 5 story\DRC\A-6_roof plan.dwg, 11/3/2021 4:12:35 PM, DWG To PDF.pc3



GROUND FLOOR PLAN

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

REVISIONS

DATE:
09-11-21
09-23-21
10-20-21
11-03-21

STATE OF FLORIDA · MIGUEL F. SANCHEZ · REGISTERED ARCHITECT · 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

SHEET: **A-1**

OF: 10

DRAWING NAME: -

PLOT SCALE: 1:1.4"

Z:\A_Offices\Powerline_OP 5 story\DRC\A-1_Ground floor plan.dwg, 11/3/2021 4:09:19 PM, DWG To PDF.pc3

EAST ELEVATION

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

REVISIONS	DATE
	09-17-21
	09-23-21
	10-20-21
	11-03-21

STATE OF FLORIDA
MIGUEL F. SANCHEZ
AR 7146
REGISTERED ARCHITECT
11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

MS ARCHITECTS, INC.
ARCHITECTS, PLANNERS
MIGUEL F. SANCHEZ
LIC. # AR-7146, AA C001695
901 S. FEDERAL HWY., SUITE 200
FORT LAUDERDALE, FLORIDA 33316
(954) 463-3066

JOB NUMBER: 18-10-85

A-7
SHEET:
OF: 10

DRAWING NAME:
PLOT SCALE: 1/4"

WEST ELEVATION

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

DRAWING NAME:

PLOT SCALE: 1:4"

Z:\A_Offices\Powerline_OP 5 story\DRC\A-7,8,9 Elevations_10_parking building.dwg, 11/3/2021 4:13:39 PM, DWG To PDF.pc3

REVISIONS

DATE:
09-17-21
09-23-21
10-20-21
11-03-21

STATE OF FLORIDA · MIGUEL F. SANCHEZ · LICENSED ARCHITECT · REGISTERED ARCHITECT · 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

A-8

SHEET:

OF: 10

SOUTH ELEVATION

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

NORTH ELEVATION

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

REVISIONS	DATE:
	09-17-21
	09-23-21
	10-20-21
	11-09-21

STATE OF FLORIDA · MIGUEL F. SANCHEZ · REGISTERED ARCHITECT · 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

SHEET: A-9

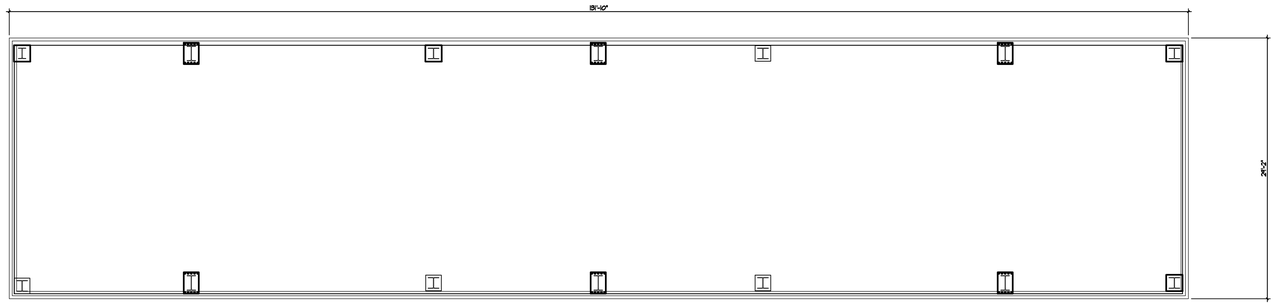
OF: 10

DRAWING NAME: -

PLOT SCALE: 1/4"

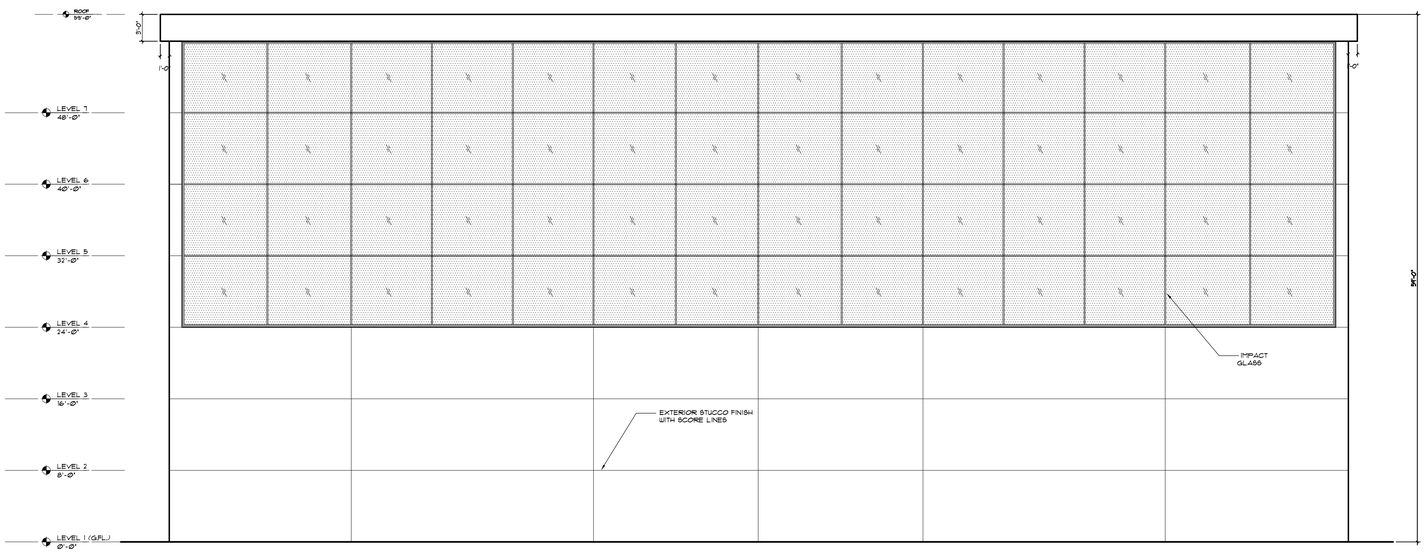
Z:\A_Offices\Powerline_OP 5 story\DRC\A-7,8,9 Elevations_10_parking building.dwg, 11/3/2021 4:14:00 PM, DWG To PDF.pc3

PARKING STRUCTURE PLANS AND ELEVATIONS



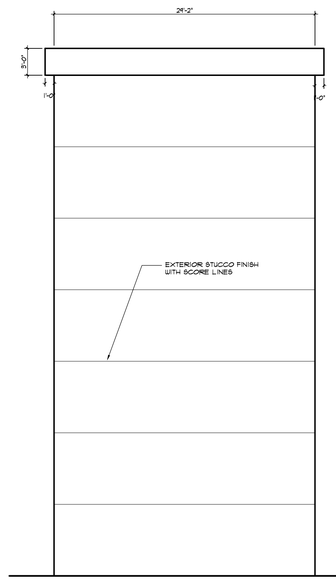
LEVEL 1 FLOOR PLAN

SCALE: 1/8"=1'-0"



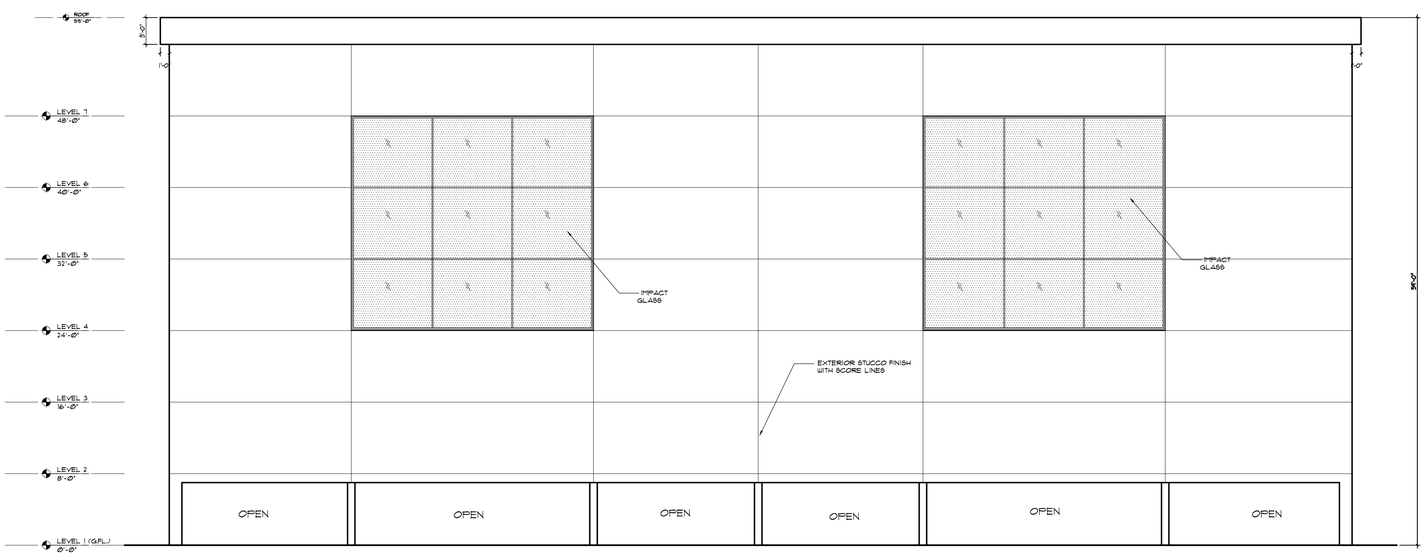
WEST ELEVATION

SCALE: 1/8"=1'-0"



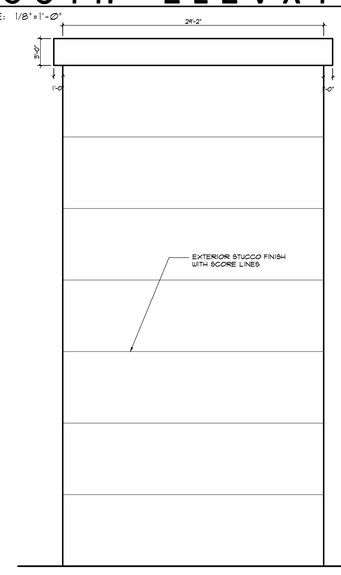
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8"=1'-0"

REVISIONS

DATE:
05-17-21
08-23-21
10-28-21
11-03-21

STATE OF FLORIDA MIGUEL F. SANCHEZ LICENSED ARCHITECT AR 7456 11/1/21

SWEET ACACIA

FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

MS ARCHITECTS, INC.

ARCHITECTS, PLANNERS

MIGUEL F. SANCHEZ

LIC. # AR 7456, AA C001695

901 S. FEDERAL HWY., SUITE 200

FORT LAUDERDALE, FLORIDA 33316

(954) 463-3096

JOB NUMBER: 18-10-85

A-10

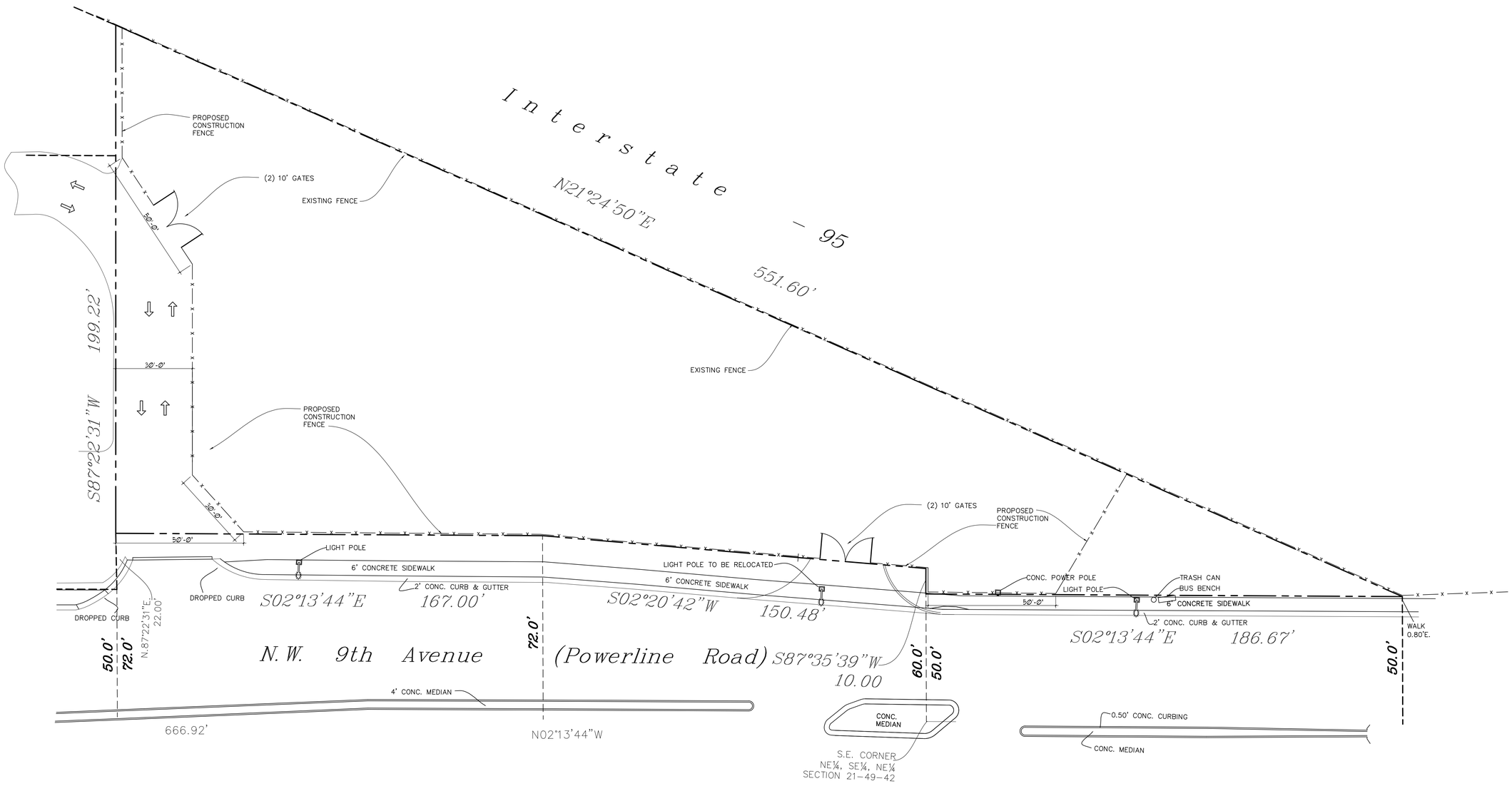
SHEET:

OF: 10

Z:\A_Offices\Powerline_OP 5 story\DRC\A-7,8,9 Elevations_10_parking building.dwg, 11/3/2021 4:14:21 PM, DWG To PDF.pc3

PLOT SCALE: 1/4"

DRAWING NAME: —



CONSTRUCTION FENCE PLAN

SCALE 1"=20'

REVISIONS	DATE:
	05-11-21
	08-23-21
	10-20-21
	11-03-21

STATE OF FLORIDA · MIGUEL F. SANCHEZ · REGISTERED ARCHITECT · 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

CFP
SHEET:
OF: 1

Z:\A_Offices\Powerline_OP 5 story\DRC\CFP.dwg, 11/3/2021 4:15:43 PM, DWG To PDF.pc3
PLOT SCALE: 1:4'
DRAWING NAME: --

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

DRAWING INDEX

ARCHITECTURAL PLANS

M S ARCHITECTS, INC.
901 S. FEDERAL HWY., SUITE 200
FT. LAUDERDALE, FL 33316
PH: 954 463 3096
EMAIL: msarchms@aol.com

CS	COVER SHEET
AS-1	SITE PLAN
CFP	CONSTRUCTION FENCE PLAN
A-1	GROUND FLOOR PLAN
A-2	2ND FLOOR PLAN
A-3	3RD FLOOR PLAN
A-4	4TH FLOOR PLAN
A-5	5TH FLOOR PLAN
A-6	ROOF PLAN
A-7	EAST ELEVATION
A-8	WEST ELEVATION
A-9	NORTH & SOUTH ELEVATIONS
A-10	PARKING STRUCTURE PLAN & ELEVATIONS

LANDSCAPE PLANS

DULAND DESIGN LLC
811 E. LAS OLAS BLVD. SUITE 4
FT. LAUDERDALE, FL 33301
PH: 954 866 0066
EMAIL: cdu@dulanddesign.com

L1.01	TREE DISPOSITION
L2.01	LANDSCAPE PLAN
L3.01	LANDSCAPE DETAILS AND NOTES

CIVIL ENGINEERING PLANS

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64TH STREET, SUITE 400
FORT LAUDERDALE, FL 33309
PH: 954 763 7611
EMAIL: lou@meco400.com

	LAND SURVEY
CSP	CONCEPTUAL CIVIL PLAN

SITE LIGHTING PLAN

BACH DESIGN ENGINEERS
5130 N. FEDERAL HWY, SUITE 1
FORT LAUDERDALE, FL 33308
PH: 954 461 4314
EMAIL: bach@bachengineers.com

PH-1	PHOTOMETRICS SITE PLAN

REVISIONS

DATE:
05-11-21
08-23-21
10-20-21
11-03-21

STATE OF FLORIDA MIGUEL F. SANCHEZ REGISTERED ARCHITECT AR 7456 11/1/21

SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

CS

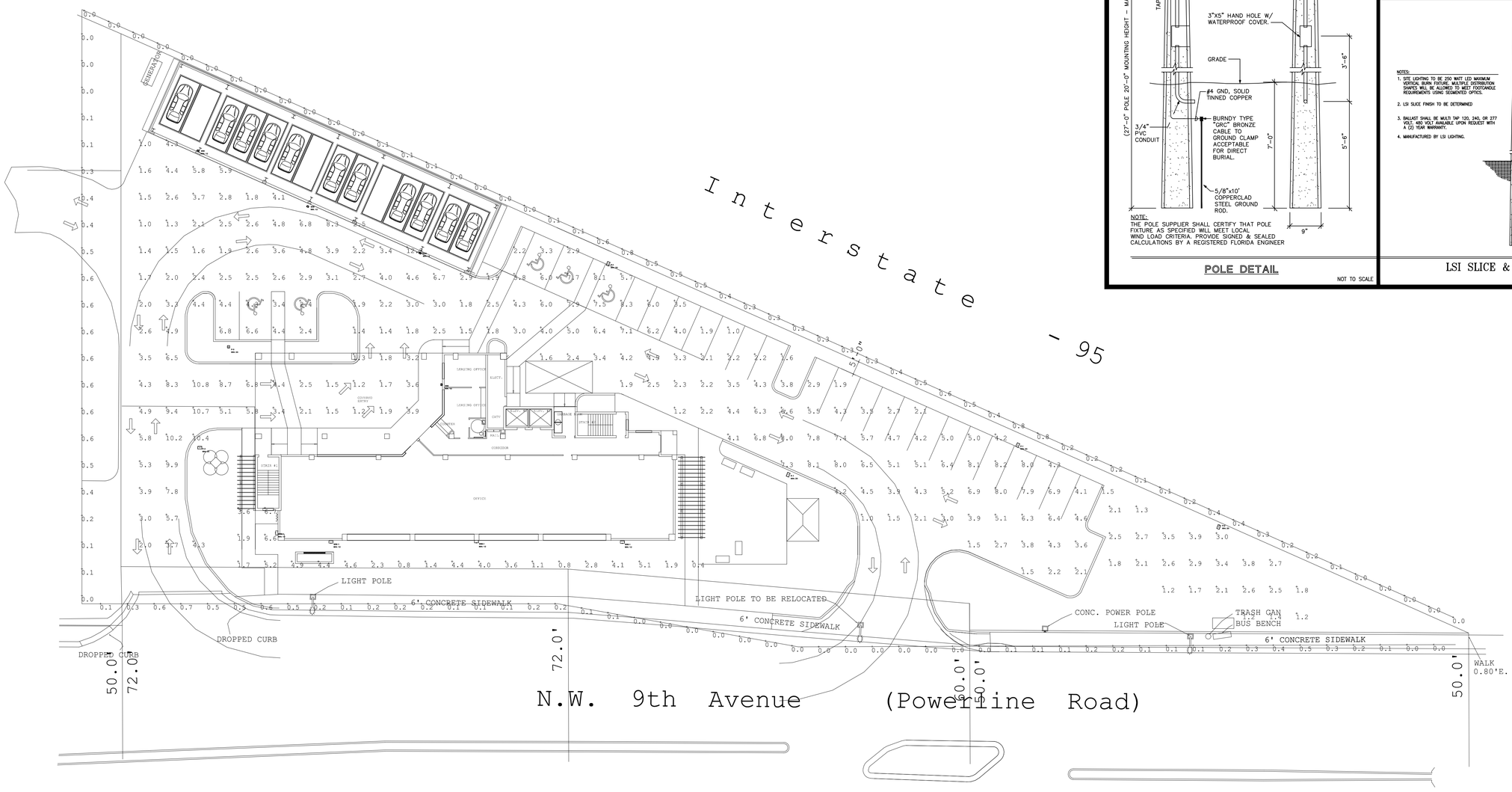
SHEET:

OF:

Z:\A_Offices\Powerline_OP 5 story\DRC\CS-1_cover page.dwg, 11/3/2021 4:16:22 PM, DWG To PDF.pc3
PLOT SCALE: 1:1.4"
DRAWING NAME: -

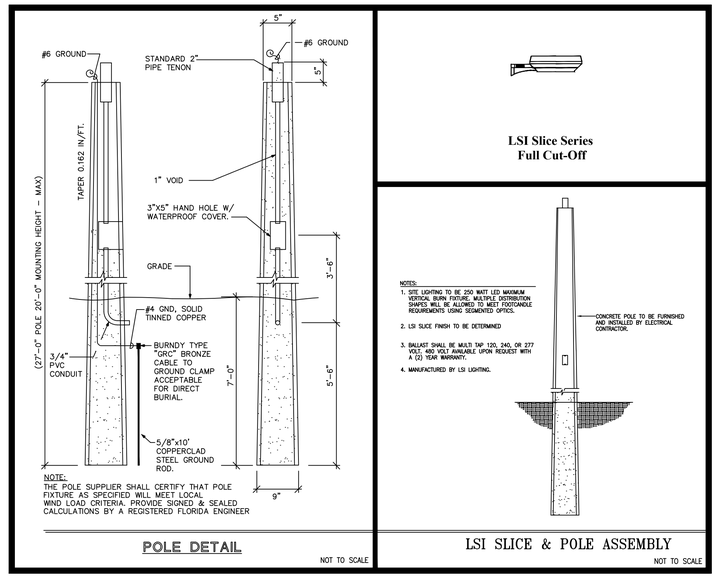
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Grass Area	Illuminance	Fc	2.35	3.9	1.2	1.96	3.25
Parking	Illuminance	Fc	4.16	12.2	1.0	4.16	12.20
Powerline Road Walkway	Illuminance	Fc	3.29	6.7	0.4	8.23	16.75
Property	Illuminance	Fc	0.22	0.8	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description	Tag
	3	P-1	SINGLE	19730	248.6	0.900	LSI # SLM-LED-30L-SIL-FT-40-70CRI-IL	20' MH / 27' OAL Concrete Pole
	1	P-2	SINGLE	7433	85	0.900	LSI # SLM-LED-12L-SIL-2-40-70CRI-IL	20' MH / 27' OAL Concrete Pole
	1	P-3	SINGLE	24851	188.8	0.900	LSI # SLM-LED-24L-SIL-2-40-70CRI	20' MH / 27' OAL Concrete Pole
	1	P-5	SINGLE	24950	176	0.900	LSI # SLM-LED-24L-SIL-5W-40-70CRI	20' MH / 27' OAL Concrete Pole
	4	WM	SINGLE	6159	72	0.900	LSI # XPWS3-FT-LED-48-450-CW-UE	Wall Mount @ 12' MH
	4	WM-1	SINGLE	3465	44	0.900	LSI # XPWS3-WT-LED-28-450-NW-UE	Wall Mount @ 12' MH



SITE PHOTOMETRICS PLAN

SCALE 1"=20'



NOTE:
THE POLE SUPPLIER SHALL CERTIFY THAT POLE FIXTURE AS SPECIFIED WILL MEET LOCAL WIND LOAD CRITERIA. PROVIDE SIGNED & SEALED CALCULATIONS BY A REGISTERED FLORIDA ENGINEER

POLE DETAIL

NOT TO SCALE

LSI Slice Series
Full Cut-Off

LSI SLICE & POLE ASSEMBLY

NOT TO SCALE

REVISIONS

DATE:
05-11-21
08-23-21
10-20-21
11-03-21

STATE OF FLORIDA MIGUEL F. SANCHEZ AR 7456 REGISTERED ARCHITECT

SWEET ACACIA
FIVE STORY MIXED USE BUILDING

3939 POWERLINE ROAD OAKLAND PARK, FLORIDA

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

JOB NUMBER: 18-10-85

PH-1

SHEET:

OF: 1

Z:\A_Offices\Powerline_OP 5 story\DRC\from bach_PH-1\12-06-21\PH-1.dwg, 12/6/2021 1:30:37 PM, DWG To PDF.pc3

PLOT SCALE: 1:4"

DRAWING NAME: -

TREE DISPOSITION NOTES

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION/DEMOLITION.
2. ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES AND/OR PALMS. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
4. ALL EXISTING TREES/PALMS TO REMAIN TO BE PROTECTED PER INDUSTRY STANDARDS. SEE TREE PROTECTION DETAIL 1/L1.01.

NOTE: Tree locations on site are based on project survey
Survey Date: March 17, 2021
Provided by: McLAUGHLIN ENGINEERING COMPANY
1700 NW 64th Street, Suite 400
Fort Lauderdale, Florida 33309
954. 763. 7611

TREE DISPOSITION TABLE

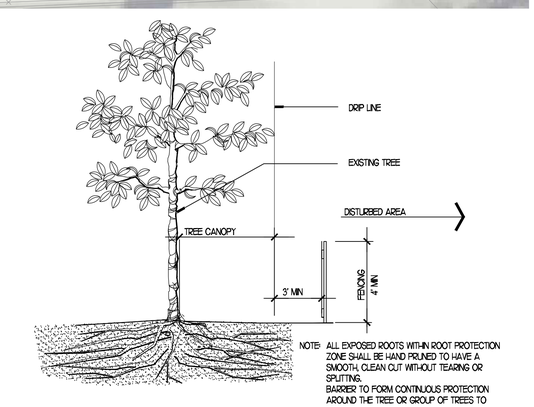
NO.	BOTANICAL NAME	COMMON NAME	HT.(FT.)	SP(FT.)	DBH(IN.)	CONDITION (%)	REMARKS
01	COCOS NUCIFERA	Coconut Palm	30	25	14	85	to remain
02	COCOS NUCIFERA	Coconut Palm	28	24	14	85	to remain
03	FICUS BENGHALENSIS	Banyan	30	34-48	36	55	to be removed
04	ROYSTONEA REGIA	Royal Palm	32	15	12	70	to be relocated
05	ROYSTONEA REGIA	Royal Palm	25	15	10	85	to remain
06	ROYSTONEA REGIA	Royal Palm	26	18	10	90	to remain
07	ROYSTONEA REGIA	Royal Palm	26	18	12	90	to remain
08	ROYSTONEA REGIA	Royal Palm	20	10	8	90	to remain
09	ROYSTONEA REGIA	Royal Palm	22	10	14	90	to remain
10	ROYSTONEA REGIA	Royal Palm	30	15	14	90	to remain
11	ROYSTONEA REGIA	Royal Palm	28	15	14	90	to remain
12	BISMARCKIA NOBILIS	Bismarck Palm	18	18	12	90	to be relocated
13	COCOS NUCIFERA	Coconut Palm	20	18	8	70	to be relocated
14	COCCOLOBA UVIFERA	Seagrape (shrub)	10	12	N/A	60	to be removed

LEGEND

CANOPY SIZE

EXISTING TREE

EXISTING PALM



1 EXISTING TREE PROTECTION
SECTION

D-1006.01DWG
SCALE: N.T.S.

DULAND DESIGN
land planners landscape architects

SEAL:

LC 26000597

PROJECT:

SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3930 POWERLINE ROAD
OAKLAND PARK FLORIDA

ALL DRAWING AND DETAILS NECESSITED FOR THE CONSTRUCTION OF THE APPROVED PROJECT TO BE PROVIDED BY DULAND DESIGN. ALL DRAWINGS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY THE PROPERTY OF DULAND DESIGN, INC. AND ASSOCIATES, P.A. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE OR IN PART, WITHOUT WRITTEN CONSENT OF DULAND DESIGN, INC. AND ASSOCIATES, P.A. ALL DRAWINGS, DESIGNS, PLANS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY DULAND DESIGN, INC. AND ASSOCIATES, P.A. ARE THE PROPERTY OF DULAND DESIGN, INC. AND ASSOCIATES, P.A. AND MUST BE RETURNED UPON REQUEST. ANY USE OR REPRODUCTION WITHOUT WRITTEN CONSENT IS PROHIBITED. DULAND DESIGN, INC. AND ASSOCIATES, P.A. ASSUMES NO RESPONSIBILITY FOR ANY DISCREPANCIES WHICH MAY EXIST BETWEEN THE ORIGINAL DOCUMENTS AND ANY COPIES OR REPRODUCTIONS THEREOF.

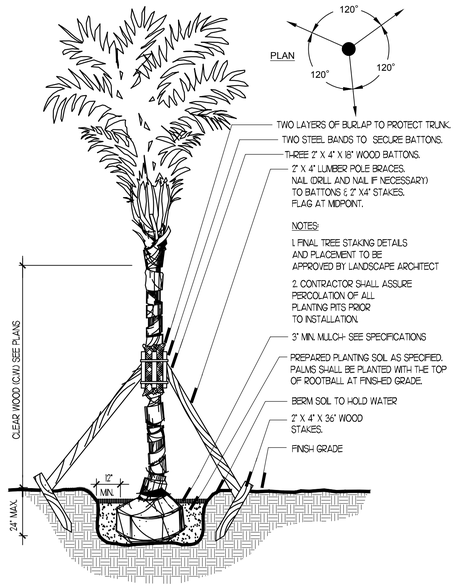
TITLE:
TREE DISPOSITION PLAN

REVISIONS:

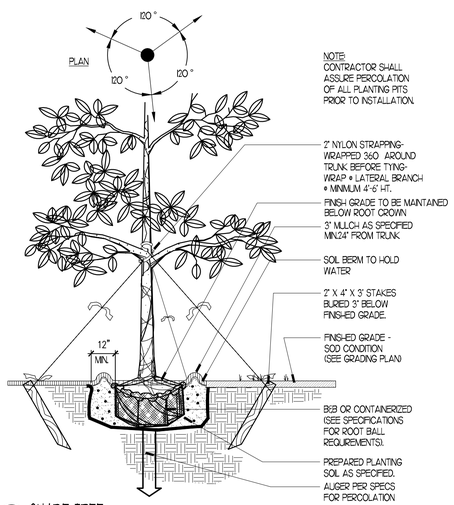
DATE: NOVEMBER 10, 2021
DRAWN BY: CS
CHECKED BY: CD

JOB NO: 1006

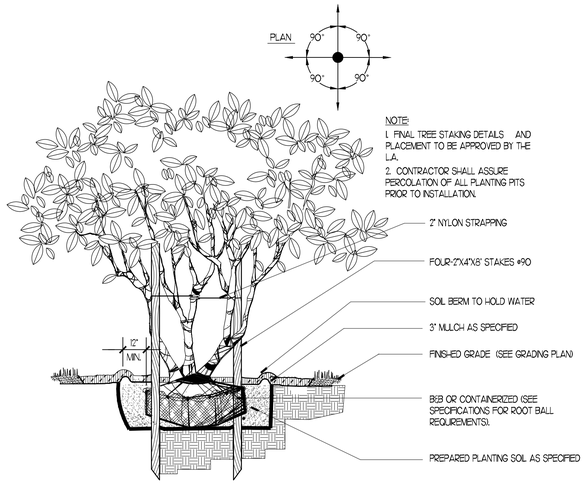
SHEET:
L 1.01
1 OF 3



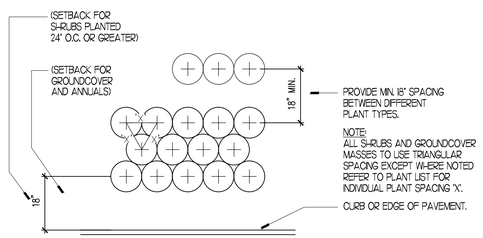
1 PALM
SECTION
DL\118018\DWG
SCALE: N.T.S.



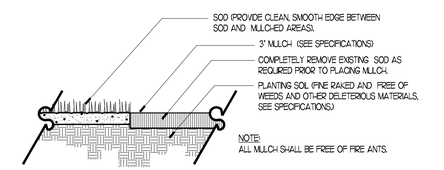
2 SHADE TREE
SECTION
DL_118018_4.DWG
SCALE N.T.S.



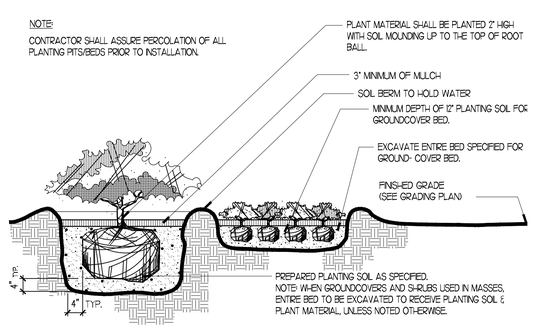
3 MULTI-TRUNK TREE
SECTION
DL\118018\3.dwg
SCALE: N.T.S.



4 TYPICAL PLANT SPACING
PLAN
DL\118018\2.dwg
SCALE: N.T.S.



5 MULCH
SECTION
DL\118018\6.dwg
SCALE: N.T.S.



6 SHRUB AND GROUNDCOVER
SECTION
DL\118018\3.dwg
SCALE: N.T.S.

GENERAL NOTES

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. All recommended trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition.All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
3. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
4. All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil of 50% muck soil mix. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
5. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each ½ inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
6. All planting areas not covered with trees, shrubs and groundcovers shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation. Only non-cypress mulch shall be used.
7. All plant material shall be thoroughly watered in at the time of planting. No dry material shall be permitted.
8. All newly-planted landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage.
9. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
11. All tree and shrub locations are subject to change. All locations shall be approved by Landscape Architect prior to planting.
12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
15. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
16. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
17. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
18. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
19. The Landscape Contractor shall guarantee, in writing, plant survivability for a period of six (6) months from final acceptance by the Owner or Owner's representative.
20. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
21. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
22. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
23. Irrigation shall have at least 50% overlap.
24. Landscaped areas to be maintained to edge of pavement in right-of-way.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DULAND DESIGN
land planners landscape architects
LC 26000597

SEAL:

PROJECT:
SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3930 POWERLINE ROAD
OAKLAND PARK, FLORIDA

ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THESE DESIGNS AND DETAILS ARE THE PROPERTY OF DULAND DESIGN, INC. AND ARE TO BE RETURNED UPON REQUEST. THESE DESIGNS AND DETAILS ARE THE PROPERTY OF DULAND DESIGN, INC. AND ARE NOT TO BE COPIED, REPRODUCED, PLAGIARIZED, OR USED IN ANY FASHION WITHOUT WRITTEN PERMISSION OF DULAND DESIGN, INC. ANY DISCREPANCIES OR OMISSIONS MUST BE REPORTED TO THE OFFICE OF DULAND DESIGN, INC. AND NOTIFY THE OFFICE OF ANY DISCREPANCIES PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

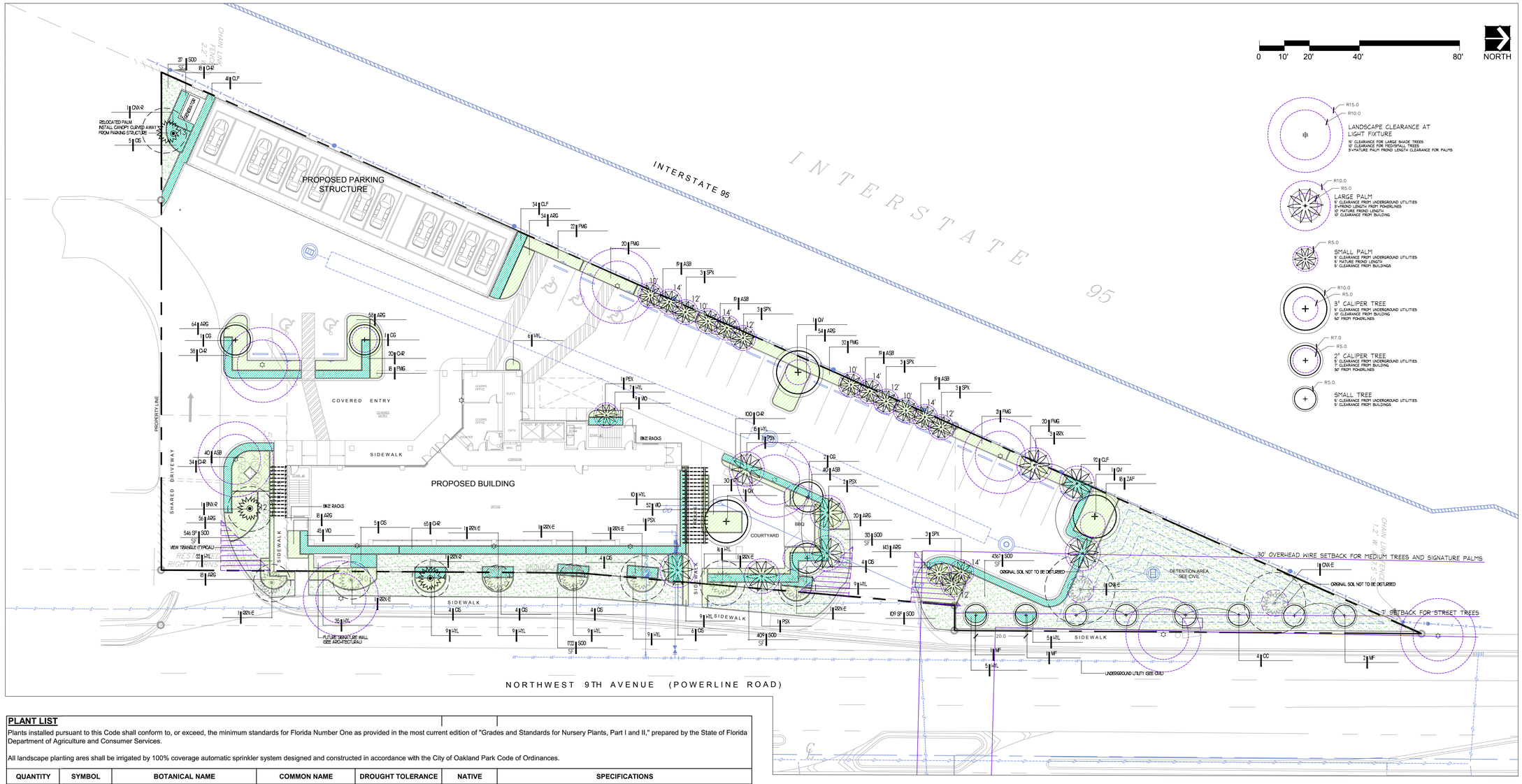
TITLE:
PLANTING DETAILS AND NOTES

REVISIONS

DATE: NOVEMBER 10, 2021
DRAWN BY: CS
CHECKED BY: CD

JOB NO.
1006

SHEET:
L 3.01
3 OF 3



PLANT LIST

Plants installed pursuant to this Code shall conform to, or exceed, the minimum standards for Florida Number One as provided in the most current edition of "Grades and Standards for Nursery Plants, Part I and II," prepared by the State of Florida Department of Agriculture and Consumer Services.

All landscape planting ares shall be irrigated by 100% coverage automatic sprinkler system designed and constructed in accordance with the City of Oakland Park Code of Ordinances.

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	DROUGHT TOLERANCE	NATIVE	SPECIFICATIONS
TREES						
4	CC	CAPPARIS CYNOPHALLOPHORA	Jamaican Caper	HIGH	YES	8' HT/ 4' SP/ 1.5" CAL./45GAL/ SINGLE TRUNK/ AS SHOWN
4	CG	CAESALPINIA GRANADILLO	Bridalveil Tree	MEDIUM	NATURALIZED	12' HT/ 6' SP/ 2" CAL./45GAL/ SINGLE TRUNK/ AS SHOWN
4	MF	MYRCIANTHES FRAGRANS	Simpson's Stopper	HIGH	YES	8' HT/ 4' SP/ 1.5" CAL./45GAL/ MULTI-TRUNK/ AS SHOWN
3	QV	QUERCUS VIRGINIANA	Live Oak	HIGH	YES	45 GAL/ 12' PLANTED HT. MIN. /5' SP./3" CAL./SINGLE TRUNK
PALMS						
1	BNX-R	BISMARCKIA NOBILIS	Bismarck Palm - Relocated	HIGH	NATURALIZED	AS SHOWN IN L1.01
2	CNX-E	COCOS NUCIFERA	Coconut Palm - Existing	HIGH	NATURALIZED	AS SHOWN IN L1.01
1	CNX-R	COCOS NUCIFERA	Coconut Palm - Relocated	HIGH	NATURALIZED	AS SHOWN IN L1.01
1	PEX	PTYCHOSPERMA ELEGANS	Alexandra Palm	HIGH	NATURALIZED	MIN. 8' HEIGHT GW/ FG/ TRIPLE TRUNK/ AS SHOWN
5	PSX	PHOENIX SYLVESTRIS	Sylvester Date Palm	HIGH	NATURALIZED	10-12' CT./ HEAVY/ FG/ AS SHOWN
3	RRX	ROYSTONEA REGIA	Royal Palm	HIGH	YES	12' GW./ HEAVY/ FG/ AS SHOWN
7	RRX-E	ROYSTONEA REGIA	Royal Palm - Existing	HIGH	YES	AS SHOWN IN L1.01
1	RRX-R	ROYSTONEA REGIA	Royal Palm - Relocated	HIGH	YES	AS SHOWN IN L1.01
15	SPX	SABAL PALMETTO	Sabal Palm	HIGH	YES	10-14' CT./ HEAVY SLICK TRUNKS/ HURRICANE CUT/ AS SHOWN
SHRUBS & GRASS						
275	CHR	CHRYSOBALANUS ICACO 'RED TIP'	Red Tip Cocoplum	MEDIUM	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
36	CIS	CITHAREXYLUM SPINOSUM	Florida Fiddlewood	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 48" O.C.
167	CLF	CLUSIA FLAVA	Small Leaf Clusia	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
106	VIO	VIBURNUM OBOVATUM	Walter's Viburnum	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 24" O.C.
18	ZAF	ZAMIA FURFURACEA	Cardboard Plant	HIGH	NATURALIZED	3 GAL/ 24" O.A./ FULL TO BASE/ 48" O.C.
GROUNDCOVERS						
465	ARG	ARACHIS GLABRATA	Perennial Peanut	HIGH	NATURALIZED	1 GAL/ 18" O.A./ FULL TO BASE/ 24" O.C.
156	ASB	ARISTIDA STRICTA VAR. BEYRICHIANA	Wiregrass	HIGH	YES	3 GAL/ 18" O.A./ FULL TO BASE/ 30" O.C.
133	FMG	FICUS MICROCARPA ' GREEN ISLAND'	Green Island Ficus	HIGH	YES	3 GAL/ 18" O.A./ FULL TO BASE/ 30" O.C.
205	HYL	HYMENOCALLIS LATIFOLIA	Spider Lily	HIGH	YES	3 GAL/ 24" O.A./ FULL TO BASE/ 30" O.C.
MISCELLANEOUS						
7,683 SF	SOD	PASPALUM NOTATUM FLUGGE	Bahiagrass	MEDIUM	YES	STAGGERED PANELS (1,550 SF IN ROW)

POWERLINE ROAD ZONING DISTRICT

STREET TREE REQUIRED: 13
STREET TREE PROVIDED: 18

PARKING LOT LANDSCAPE REQUIREMENT

TOTAL PARKING SPACES: 26
MIN. LANDSCAPE AREA REQUIRED: 390 SF, PROVIDED: 2,200 SF
MIN. LANDSCAPE ISLAND REQUIRED: 4, PROVIDED: 5
MIN. TREES REQUIRED: 4, PROVIDED: 4

R.O.W. EDGE LANDSCAPE

15' LANDSCAPE STRIP PROVIDED WHERE UVA NOT SCREENED BY BUILDING
10' LANDSCAPE STRIP PROVIDED WHERE BUILDING IS BLOCKING THE UVA
13 TREES REQUIRED AND 18 TREES PROVIDED
HEDGE REQUIRED AND PROVIDED

NATIVE PLANTS

MIN. 50% NATIVE TREES REQUIRED, 73% PROVIDED
MIN. 40% NATIVE SHRUBS & GROUNDCOVER, 69% PROVIDED

TREE REMOVAL MITIGATION

1 TREE AT 36" CALIPER TO BE REMOVED, WITH 1,200 SF CANOPY
HEALTH CONDITION AT 55%, LESS THAN 30' FROM OVERHEAD WIRE
REQUIRED MITIGATION CANOPY: CATEGORY 1 TREE @300 SF/TREE X 4 = 1,200 SF
MITIGATION CANOPY PROVIDED: 4 - CATEGORY 1 TREES

DULAND DESIGN
land planners landscape architects

SEAL:
LC 26000597

PROJECT:
SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3930 POWERLINE ROAD
OAKLAND PARK, FLORIDA

ALL DRAWING AND DETAILS INDICATED ON THIS DRAWING, IN CONJUNCTION WITH THE SPECIFIED PROJECT, ARE THE PROPERTY OF DULAND DESIGN, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. ALL DRAWINGS AND DETAILS INDICATED ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES FOUND TO BE REPORTED TO THE ARCHITECT PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

TITLE: LANDSCAPE PLAN

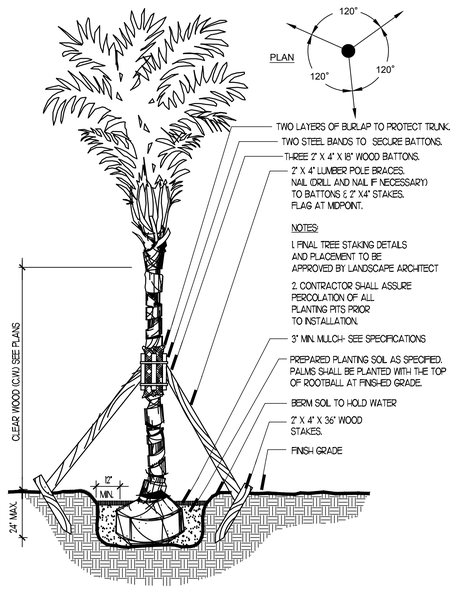
REVISIONS:
1 8/13 BLDG REVISIO

DATE: NOVEMBER 10, 2021
DRAWN BY: CS
CHECKED BY: CD

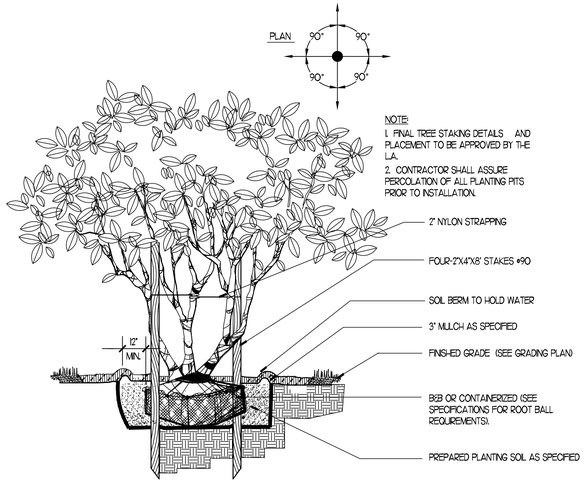
JOB NO. 10006

SHEET: L 2.01
1 OF 3

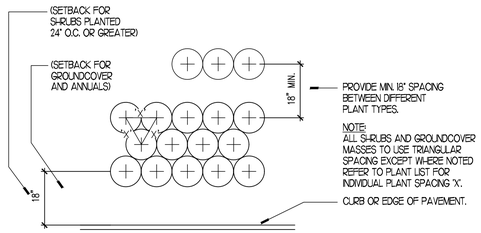
Drawing name: C:\Users\pcs\Dropbox\Personal\Projects\10006 Sweet Acacia\drawings\10006 PLAN.dwg L 2.01 Nov 10, 2021 1:50pm by pcs



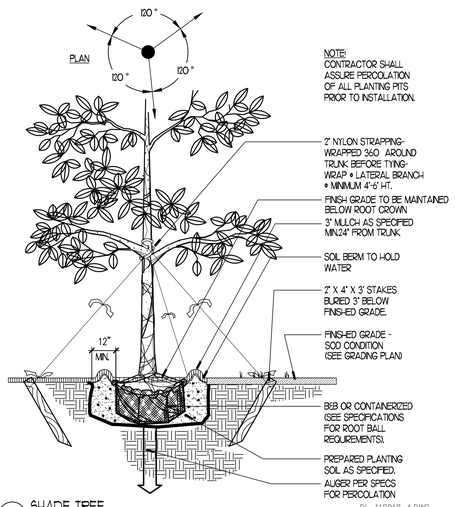
1 PALM
SECTION
DL_118018_1.DWG
SCALE: N.T.S.



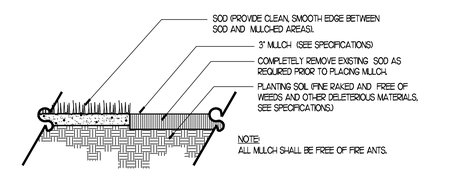
3 MULTI-TRUNK TREE
SECTION
DL_118018_5.dwg
SCALE: N.T.S.



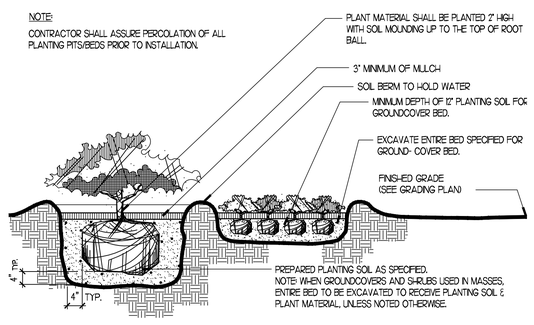
4 TYPICAL PLANT SPACING
PLAN
DL_118018_2.dwg
SCALE: N.T.S.



2 SHADE TREE
SECTION
DL_118018_4.DWG
SCALE N.T.S.



5 MULCH
SECTION
DL_118018_6.dwg
SCALE: N.T.S.



6 SHRUB AND GROUNDCOVER
SECTION
DL_118018_3.dwg
SCALE: N.T.S.

GENERAL NOTES

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. All recommended trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition.All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
3. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
4. All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil of 50% muck soil mix. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
5. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each ½ inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
6. All planting areas not covered with trees, shrubs and groundcovers shall receive a 3" layer of recycled hardwood log mulch, which is to be watered-in after installation. Only non-cypress mulch shall be used.
7. All plant material shall be thoroughly watered in at the time of planting. No dry material shall be permitted.
8. All newly-planted landscape areas shall be irrigated by a fully automatic system adjusted to provide 100% coverage.
9. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
11. All tree and shrub locations are subject to change. All locations shall be approved by Landscape Architect prior to planting.
12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
15. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
16. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
17. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
18. There shall be no additions, deletions or substitutions without written approval of the Landscape Architect.
19. The Landscape Contractor shall guarantee, in writing, plant survivability for a period of six (6) months from final acceptance by the Owner or Owner's representative.
20. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
21. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
22. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
23. Irrigation shall have at least 50% overlap.
24. Landscaped areas to be maintained to edge of pavement in right-of-way.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DULAND DESIGN
land planners landscape architects
REGISTERED LANDSCAPE ARCHITECT CHANG DU LA6666948 STATE OF FLORIDA
SEAL
LC 26000597

PROJECT:
SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3930 POWERLINE ROAD
OAKLAND PARK, FLORIDA

ALL DESIGNS AND DETAILS INDICATED OR REPRESENTED BY THIS DRAWING ARE FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. THIS IS THE PROPERTY OF DULAND & ASSOCIATES, ARCHITECTS, P.A. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM DULAND & ASSOCIATES, P.A. AND SHALL NOT BE USED FOR OTHER PROJECTS OR EXTENSIONS OF THIS PROJECT UNLESS SPECIFICALLY AGREED TO IN WRITING BY DULAND & ASSOCIATES, P.A. AND NOTIFY THE OFFICE OF ANY DISCREPANCIES FROM THE SPECIFICATIONS PRIOR TO THE EXECUTION OF THE WORK. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS

DATE: MAY 18, 2021
DRAWN BY: CS
CHECKED BY: CD

TITLE: PLANTING DETAILS AND NOTES

JOB NO: 1006

SHEET: L 3.01
3 OF 3

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

RECORD LAND SURVEY

A PORTION OF SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

www.MECO400.com

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

8"

PALM TREE

FICUS TREE

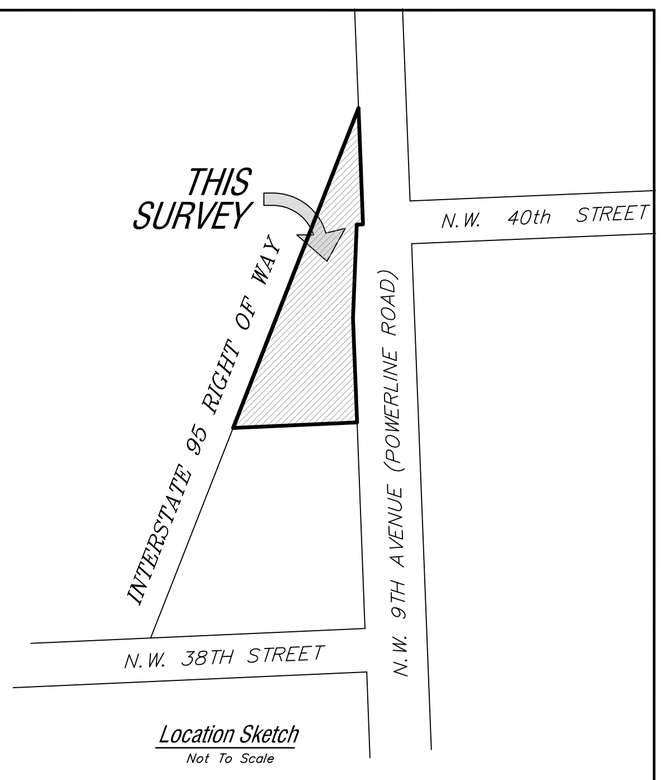
SEA GRAPE

NOTES:

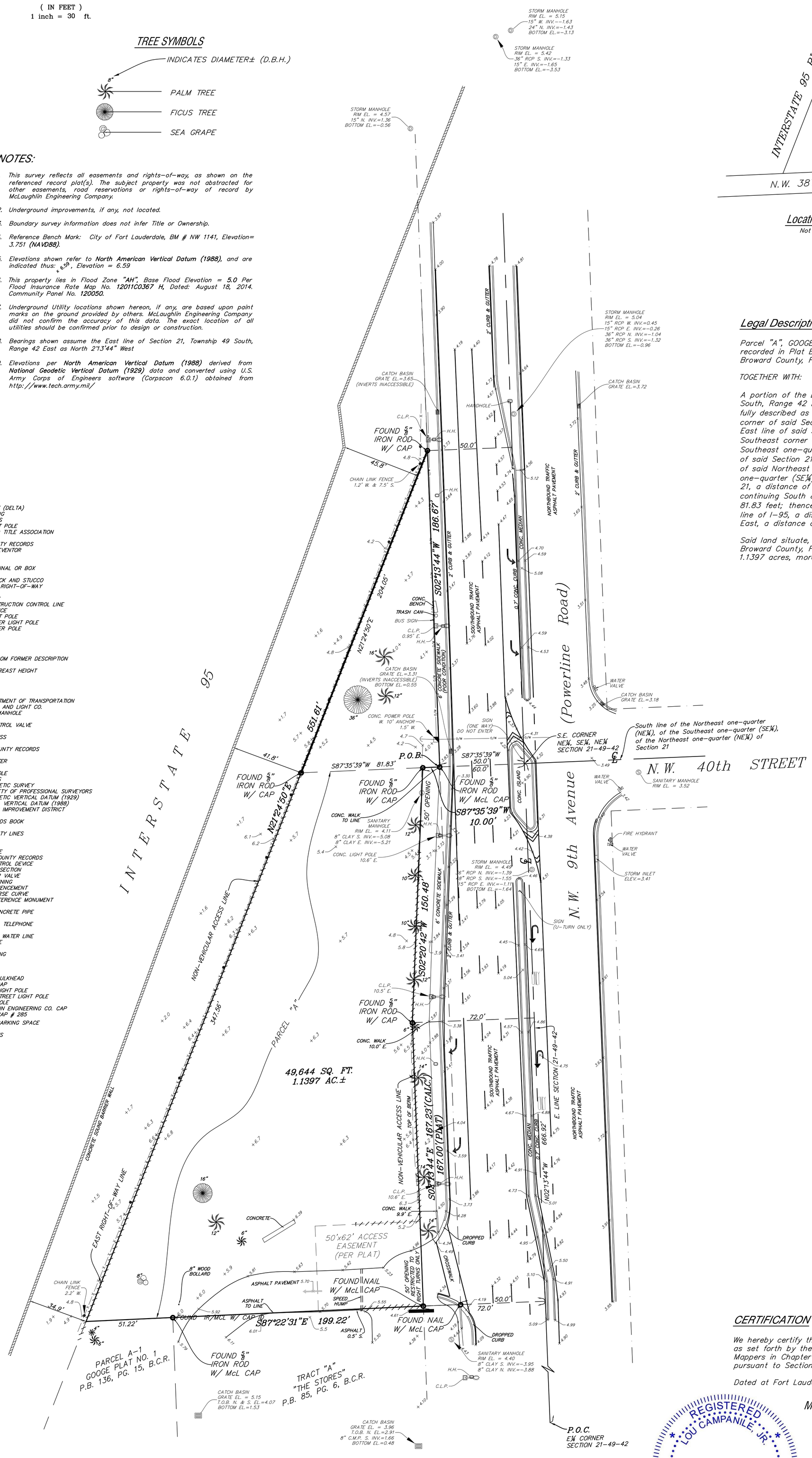
1. This survey reflects all easements and rights-of-way, as shown on the referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
2. Underground improvements, if any, not located.
3. Boundary survey information does not infer Title or Ownership.
4. Reference Bench Mark: City of Fort Lauderdale, BM # NW 1141, Elevation= 3.751 **(NAVD88)**.
5. Elevations shown refer to **North American Vertical Datum (1988)**, and are indicated thus: 6.59, Elevation = 6.59
6. This property lies in Flood Zone **"AH"**, Base Flood Elevation = **5.0** Per Flood Insurance Rate Map No. **12011C0367 H**, Dated: August 18, 2014. Community Panel No. **120050**.
7. Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
8. Bearings shown assume the East line of Section 21, Township 49 South, Range 42 East as North 2°13'44" West
9. Elevations per **North American Vertical Datum (1988)** derived from **National Geodetic Vertical Datum (1929)** data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
℄ = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
℄ = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD
CH.BRG. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.L. = FLORIDA POWER AND LIGHT CO.
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LB = LICENSE BUSINESS
MAG. = MAGNET
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(☼) = METAL LIGHT POLE
± = MORE AND LESS
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = POINT OF CURVE
P.C. = PALM BEACH COUNTY RECORDS
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
SV = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
T.O.B. = TOP OF BAFFLE
W.M. = WATER METER
WV = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
8 = PARKING SPACES



Location Sketch
Not To Scale



Legal Description

Parcel "A", GOOGE PLAT NO. 1, according to the plat thereof as recorded in Plat Book 136, Page 15, of the public records of Broward County, Florida.

TOGETHER WITH:

A portion of the East one-half (E½) of Section 21, Township 49 South, Range 42 East, Broward County, Florida and being more fully described as follows: COMMENCE at the East one-quarter (E¼) corner of said Section 21; thence North 02°13'44" West, on the East line of said Section 21, a distance of 666.92 feet to the Southeast corner of the Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of said Section 21; thence South 87°35'39" West, on the South line of said Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of Section 21, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing South 87°35'39" West, on said South line a distance of 81.83 feet; thence North 21°24'50" East, on the East right-of-way line of I-95, a distance of 204.05 feet; thence South 02°13'44" East, a distance of 186.67 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 49,644 square feet, or 1.1397 acres, more or less.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 17th day of March, 2021.

McLAUGHLIN ENGINEERING COMPANY

REGISTERED LOU CAMPANILE, JR. ENGINEER #36762 SURVEYOR #4338 STATE OF FLORIDA

April 17, 2021

LOU CAMPANILE, JR.
Professional Land Surveyor No. 4338
State of Florida.

OFFICE NOTES

FIELD BOOK NO. EFB, LB# 389/73-75 REF. DWG.: U-4609 (05-2-164(08))
JOB ORDER NO. V-5905
CHECKED BY:
DRAWN BY: RDR

FILE NO.: 21 - 3 -

This item has been digitally signed and sealed by Lou Campanile, Jr., P.E., P.L.S. on the date adjacent to his seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified must be verified on any electronic copies.

EXISTING TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

PALM TREE

FICUS TREE

SEA GRAPE

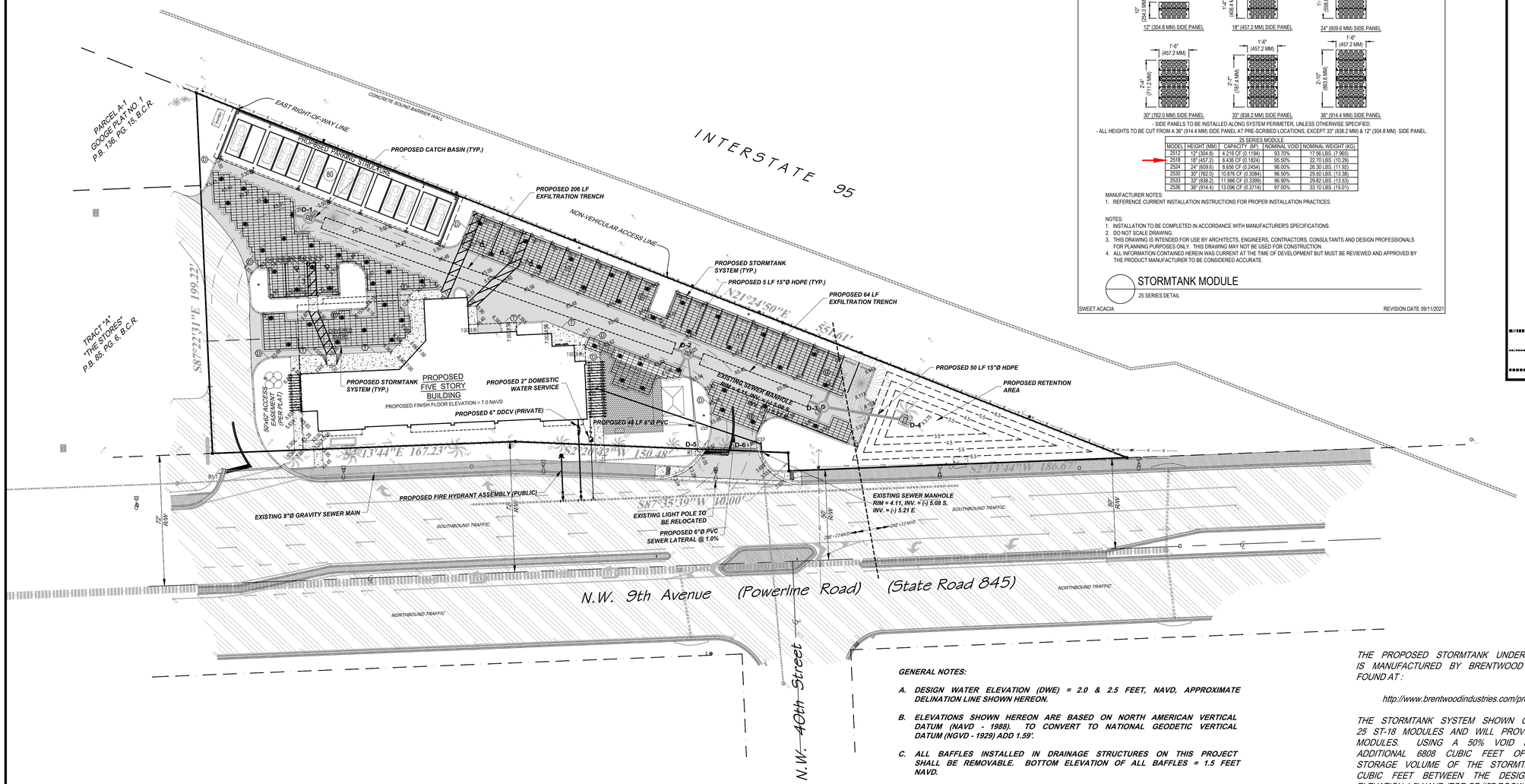
GRAPHIC SCALE

0 30 45 60 90 150

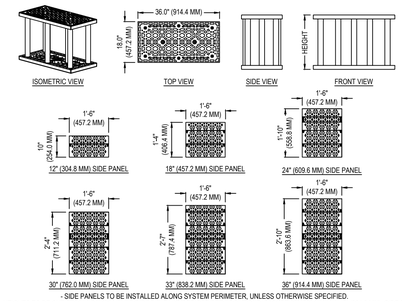
(IN FEET)

1" = 30'

NORTH



STORMTANK (BRENTWOOD INDUSTRIES)
621 BRENTWOOD DRIVE
READING, PA 19611
PHONE: (610) 374-5109
www.stormtank.com



- SIDE PANELS TO BE INSTALLED ALONG SYSTEM PERIMETER, UNLESS OTHERWISE SPECIFIED.
- ALL HEIGHTS TO BE CUT FROM A 36" (914.4 MM) SIDE PANEL AT PRE-SCRIBED LOCATIONS, EXCEPT 33" (838.2 MM) & 12" (304.8 MM) SIDE PANEL.

25 SERIES MODULE

MODEL	HEIGHT (MM)	CAPACITY (M³)	NOMINAL VOID	NOMINAL WEIGHT (KG)
2512	12" (304.8)	4.216 CF (0.1194)	93.70%	17.56 LBS. (7.965)
2518	18" (457.2)	6.436 CF (0.1824)	95.50%	22.70 LBS. (10.29)
2524	24" (609.6)	8.656 CF (0.2454)	96.00%	26.30 LBS. (11.92)
2530	30" (762.0)	10.876 CF (0.3084)	96.50%	29.60 LBS. (13.38)
2533	33" (838.2)	11.986 CF (0.3399)	96.90%	29.82 LBS. (13.53)
2536	36" (914.4)	13.096 CF (0.3714)	97.00%	33.10 LBS. (15.01)

MANUFACTURER NOTES:
1. REFERENCE CURRENT INSTALLATION INSTRUCTIONS FOR PROPER INSTALLATION PRACTICES.

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

STORMTANK MODULE

25 SERIES DETAIL

SWEET ACACIA

REVISION DATE 09/11/2021

LEGEND

- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT PAVEMENT (TO REMAIN)
- PROPOSED ASPHALT PAVEMENT
- RT-1 PROPOSED STOP SIGN
- D PROPOSED DUMPSTER ENCLOSURE
- PROPOSED TYPE D CONCRETE CURB
- PROPOSED THICKENED EDGE SIDEWALK
- PROPOSED CONCRETE VALLEY GUTTER
- 6 NUMBER OF PROPOSED PARKING SPACES
- EXISTING CATCH BASIN
- EXISTING METAL LIGHT POLE
- EXISTING ELECTRICAL HANDHOLE
- EXISTING GRAVITY SEWER MANHOLE
- EXISTING DRAINAGE MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WOOD UTILITY POLE
- EXISTING CONCRETE UTILITY POLE
- EXISTING OVERHEAD UTILITY WIRES
- EXISTING GUY WIRE & ANCHOR
- EXISTING ELEVATION (NAVD)
- X.X(E) PROPOSED ELEVATION (NAVD)
- EXISTING WATER MAIN
- EXISTING GRAVITY SEWER MAIN
- EXISTING DRAINAGE LINE

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NO.	STRUCTURE SIZE	RIM ELEVATION	INVERT ELEVATIONS	SUMP ELEVATION	BAFFLES
D-1	5'Ø	5.25	2.0 NE, 2.0 SW	(-) 2.0	NE & SW
D-2	5'Ø	5.25	2.0 NE, (-)1.0 E, 2.0 SE, 2.0 SW	(-) 5.0	NE, SE & SW
D-3	5'Ø	5.65	2.0 NE, 2.0 SE, 2.0 SW, 2.0 W	(-) 2.0	SE, SW & W
D-4	4'Ø	3.75	0.0 SW	(-) 4.0	
D-5	18"Ø	5.00	1.0 N, 0.0 W	(-) 1.0	
D-6	N/A	4.37	VARIES	N/A	

DRAINAGE STRUCTURE NOTES:

1. STRUCTURE SIZES ARE INSIDE DIMENSIONS (E.G. 5'Ø OR 6'x10').
2. STRUCTURE D-5 TO BE NYLOPLAST 18" DRAIN BASIN (PART NUMBER 2818AG) WITH SOLID COVER (PART NUMBER 1899CGC) AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC., OR APPROVED EQUAL.
3. STRUCTURE D-6 IS A TRENCH DRAIN.
4. THE FOLLOWING BAFFLES ARE TO BE INVERTED, WITH THE TOP OF BAFFLE ELEVATION = 4.0 NAVD:

   D-1 SW
   D-2 SE
   D-3 SE
   D-3 W

§489-105(n), Florida Statutes:
"UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR" MEANS A CONTRACTOR WHOSE SERVICES ARE LIMITED TO THE CONSTRUCTION, INSTALLATION, AND REPAIR, ON PUBLIC OR PRIVATE PROPERTY, WHETHER ACCOMPLISHED THROUGH OPEN EXCAVATIONS OR THROUGH OTHER MEANS, INCLUDING, BUT NOT LIMITED TO, DIRECTIONAL DRILLING, AUGER BORING, JACKING AND BORING, TRENCHLESS TECHNOLOGIES, WET AND DRY TAPS, GROUTING, AND SLIP LINING, OF MAIN SANITARY SEWER COLLECTION SYSTEMS, MAIN WATER DISTRIBUTION SYSTEMS, STORM SEWER COLLECTION SYSTEMS, AND THE CONTINUATION OF UTILITY LINES FROM THE MAIN SYSTEMS TO A POINT OF TERMINATION UP TO AND INCLUDING THE METER LOCATION FOR THE INDIVIDUAL OCCUPANCY, SEWER COLLECTION SYSTEMS AT PROPERTY LINE ON RESIDENTIAL OR SINGLE-OCCUPANCY COMMERCIAL PROPERTIES, OR ON MULTIOCCUPANCY PROPERTIES AT MANHOLE OR WYE LATERAL EXTENDED TO AN INVERT ELEVATION AS ENGINEERED TO ACCOMMODATE FUTURE BUILDING SEWERS, WATER DISTRIBUTION SYSTEMS, OR STORM SEWER COLLECTION SYSTEMS AT STORM SEWER STRUCTURES. HOWEVER, AN UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR MAY INSTALL EMPTY UNDERGROUND CONDUITS IN RIGHTS-OF-WAY, EASEMENTS, PLATTED RIGHTS-OF-WAY IN NEW SITE DEVELOPMENT, AND SLEEVES FOR PARKING LOT CROSSINGS NO SMALLER THAN 2 INCHES IN DIAMETER IF EACH CONDUIT SYSTEM INSTALLED IS DESIGNED BY A LICENSED PROFESSIONAL ENGINEER OR AN AUTHORIZED EMPLOYEE OF A MUNICIPALITY, COUNTY, OR PUBLIC UTILITY AND THE INSTALLATION OF SUCH CONDUIT DOES NOT INCLUDE INSTALLATION OF ANY CONDUCTOR WIRING OR CONNECTION TO AN ENERGIZED ELECTRICAL SYSTEM. AN UNDERGROUND UTILITY AND EXCAVATION CONTRACTOR MAY NOT INSTALL PIPING THAT IS AN INTEGRAL PART OF A FIRE PROTECTION SYSTEM AS DEFINED IN S. 633.102 BEGINNING AT THE POINT WHERE THE PIPING IS USED EXCLUSIVELY FOR SUCH SYSTEM.

GENERAL NOTES:

A. DESIGN WATER ELEVATION (DWE) = 2.0 & 2.5 FEET, NAVD, APPROXIMATE DELINATION LINE SHOWN HEREON.

B. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD - 1988). TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD - 1929) ADD 1.59'.

C. ALL BAFFLES INSTALLED IN DRAINAGE STRUCTURES ON THIS PROJECT SHALL BE REMOVABLE. BOTTOM ELEVATION OF ALL BAFFLES = 1.5 FEET NAVD.

D. ADJUST RIM GRADE OF ALL EXISTING (TO REMAIN) AT GRADE UTILITIES WITHIN THE LIMITS OF CONSTRUCTION, AS NECESSARY.

E. ALL DAMAGE TO THE EXISTING ADJACENT ROADWAYS WILL BE REPAIRED/REPLACED BY THE DEVELOPER.

THE PROPOSED STORMTANK UNDERGROUND STORMWATER STORAGE SYSTEM IS MANUFACTURED BY BRENTWOOD INDUSTRIES, INC. INFORMATION CAN BE FOUND AT :

http://www.brentwoodindustries.com/products/stormwater-management/stormtank/

THE STORMTANK SYSTEM SHOWN ON THIS PLAN CONSISTS OF 2203 SERIES 25 ST-18 MODULES AND WILL PROVIDE 14179 CUBIC FEET OF STORAGE IN THE MODULES. USING A 50% VOID RATIO, THE #57 ROCK WILL PROVIDE AN ADDITIONAL 6808 CUBIC FEET OF VOLUME (TOP & SIDES). THE TOTAL STORAGE VOLUME OF THE STORMTANK SYSTEM AND THE #57 ROCK IS 20987 CUBIC FEET BETWEEN THE DESIGN WATER ELEVATION OF 2.0' NAVD AND ELEVATION 4.5' NAVD (TOP OF #57 ROCK).

Legal Description

Parcel "A", GOOGE PLAT NO. 1, according to the plat thereof as recorded in Plat Book 136, at Page 15, of the Public Records of Broward County, Florida.

TOGETHER WITH:

A portion of the East one-half (E½) of Section 21, Township 49 South, Range 42 East, Broward County, Florida and being more fully described as follows: COMMENCE at the East one-quarter (E¼) corner of said Section 21; thence North 02°13'44" West, on the East line of said Section 21, a distance of 666.92 feet to the Southeast corner of the Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of said Section 21; thence South 87°35'39" West, on the South line of said Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of Section 21, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing South 87°35'39" West, on said South line a distance of 81.83 feet; thence North 21°24'50" East, on the East right-of-way line of I-95, a distance of 204.05 feet; thence South 02°13'44" East, a distance of 186.67 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 49,644 square feet or 1.1397 acres more or less.

This item has been digitally signed and sealed by Lou Campanile, Jr. P.E.. P.L.S. on the date shown in his digital signature.

Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

REGISTERED LOU CAMPANILE, JR. ENGINEER #36762 STATE OF FLORIDA SURVEYOR #4338

McLAUGHLIN ENGINEERING COMPANY
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615
EB & LB #285

11/9/21

Lou Campanile, Jr.
Professional Engineer No. 36762
Professional Surveyor and Mapper No. 4338
State of Florida

© 2021 McLAUGHLIN ENGINEERING COMPANY. ALL RIGHTS RESERVED. THIS DOCUMENT MAY NOT BE REPRODUCED IN ANY FORM WITHOUT EXPRESS WRITTEN PERMISSION.

for

SWEET ACACIA
NW 9th AVENUE
OAKLAND PARK, FLORIDA 33309
CONCEPTUAL CIVIL PLAN

PROJECT NO.	
DATE	5/17/21
REVISION	
8/23/21	
11/9/21	

DRAWING
CCP

SHEET
1 OF 1

EASTCOAST TESTING & ENGINEERING, INC.
1900 NW 33rd Street - Bay #4
Pompano Beach, Florida 33064
Broward (954) 972.7645 (SOIL)
4361 Okeechobee Blvd. - Suite A-5
West Palm Beach, Florida 33409
(954).972.SOIL
FACSIMILE #954-971-8872
ESTABLISHED 1981 ETE@BELLSOUTH.NET

SEPTEMBER 08, 2021 Lab No. 72011623.A.EX

TEST REPORT OF: S. F. W. M. D. Exfiltration (FDOT Usual Open Hole)
CLIENT: MARCOS RADONIC
ENGINEER: NOT FURNISHED
PROJECT: PROPOSED DRAINAGE @ 3939 POWERLINE ROAD OAKLAND PARK, FLORIDA 33309
TESTED BY: HAROLD E. & KEVIN W. ON SEPTEMBER 03, 2021

RESULTS OF TEST

TEST LOCATION: EXFILTRATION: APPROX. 300' SOUTH & 60' WEST OF THE NE PROPERTY CORNER

SOIL DESCRIPTIONS

DEPTHS	
0.0- 1.0'	DARK BROWN FINE-GRAINED SAND SOME/LITTLE LIMESTONE, ROOT & ORGANICS, (TOPSOIL)
1.0- 2.5'	BROWN FINE-GRAINED SAND SOME LIMESTONE & ASPHALT DEBRIS, (SP-GP)
2.5- 4.5'	BROWN-DARK BROWN FINE-GRAINED SAND LITTLE ORGANICS, (SP-SM)
4.5- 8.0'	LIGHT BROWN FINE-GRAINED SAND, (SP)
8.0-10.0'	DARK BROWN FINE-GRAINED SAND SOME SILT, (SP-SM)

Depth of Test Hole 10.0 ft.
Water Table 5.75 ft.

TIME	TOTAL FLOW - GALLONS	G.P.M.
10 MINUTES	13.4 Gallons	1.34

AVERAGE CUBIC FEET/SECOND: Q= 0.00298541
HYDRAULIC CONDUCTIVITY: K= 4.5585E-05
K= 4.5585 X 10^-5 CFS/FT^2/FT.HEAD

Respectfully Submitted By:
EASTCOAST TESTING ENGINEERING, INC.
Certificate of Authorization #3425

This item has been digitally signed and sealed by Mohammed A. Hai, PE, on the date noted in the digital signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

MOHAMMED A. HAI, P.E.
SENIOR GEOTECHNICAL ENGINEER
FLORIDA REGISTRATION NO. 59345

QBW.7211623.A.EX.CS.ML

SWEET ACACIA

STORMTANK DRAWDOWN CALCULATIONS

11/9/2021

STAGE	VOLUME @ STAGE	EXFILTRATED VOLUME	AVERAGE STAGE	AREA	HEAD	K	DRAWDOWN INCREMENTAL SECONDS	DRAWDOWN CUMULATIVE SECONDS	DRAWDOWN CUMULATIVE HOURS
FT	CF	CF	FT	SF	FT	$CFS/FT^2/FT.HEAD$			
3.50	20987								
		1399	3.45	15019	1.45	0.000045585	1409	1409	0.39
3.40	19588								
		1399	3.35	15019	1.35	0.000045585	1514	2923	0.81
3.30	18189								
		1399	3.25	15019	1.25	0.000045585	1635	4558	1.27
3.20	16790								
		1399	3.15	15019	1.15	0.000045585	1777	6335	1.76
3.10	15390								
		1399	3.05	15019	1.05	0.000045585	1946	8281	2.30
3.00	13991								
		1399	2.95	15019	0.95	0.000045585	2151	10433	2.90
2.90	12592								
		1399	2.85	15019	0.85	0.000045585	2404	12837	3.57
2.80	11193								
		1399	2.75	15019	0.75	0.000045585	2725	15562	4.32
2.70	9794								
		1399	2.65	15019	0.65	0.000045585	3144	18706	5.20
2.60	8395								
		1399	2.55	15019	0.55	0.000045585	3716	22421	6.23
2.50	6996								
		1399	2.45	15019	0.45	0.000045585	4541	26963	7.49
2.40	5597								
		1399	2.35	15019	0.35	0.000045585	5839	32801	9.11
2.30	4197								
		1399	2.25	15019	0.25	0.000045585	8174	40976	11.38
2.20	2798								
		1399	2.15	15019	0.15	0.000045585	13624	54600	15.17
2.10	1399								
		1399	2.05	15019	0.05	0.000045585	40872	95472	26.52
2.00	0								

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

RECORD LAND SURVEY

A PORTION OF SECTION 21, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

www.MECO400.com

TREE SYMBOLS

INDICATES DIAMETER± (D.B.H.)

PALM TREE

FICUS TREE

SEA GRAPE

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an authorized surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) Reference Bench Mark: City of Fort Lauderdale, BM # NW 1141, Elevation= 3.751 **(NAVD88)**.

6) Elevations shown refer to **North American Vertical Datum (1988)**, and are indicated thus: 6.59, Elev. = 6.59

7) This property lies in Flood Zone **"AH"**, Elev.=**5.0** Per Flood Insurance Rate Map No. **12011C0367 H**, Dated: August 18, 2014. Community Panel No. **120050**.

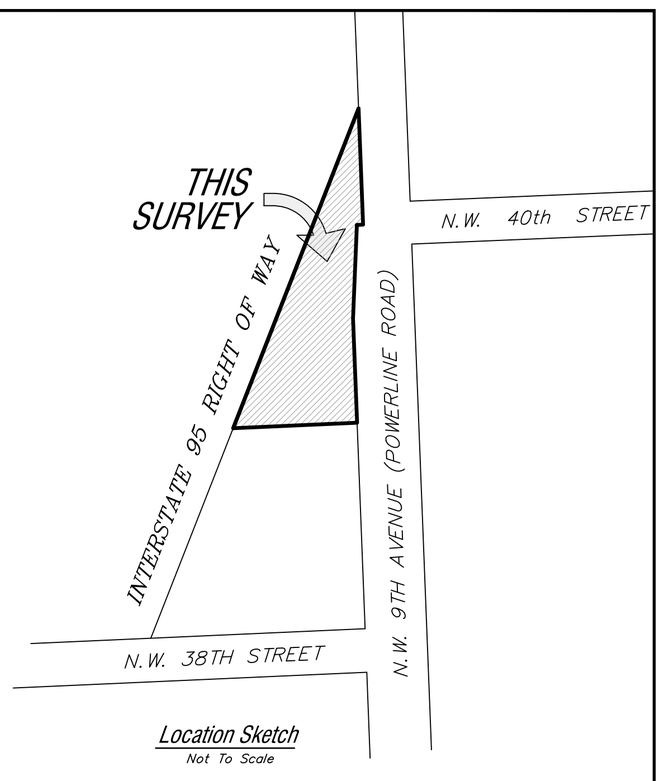
8) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

9) Bearings shown assume the East line of Section 21, Township 49 South, Range 42 East as North 02°13'44" West

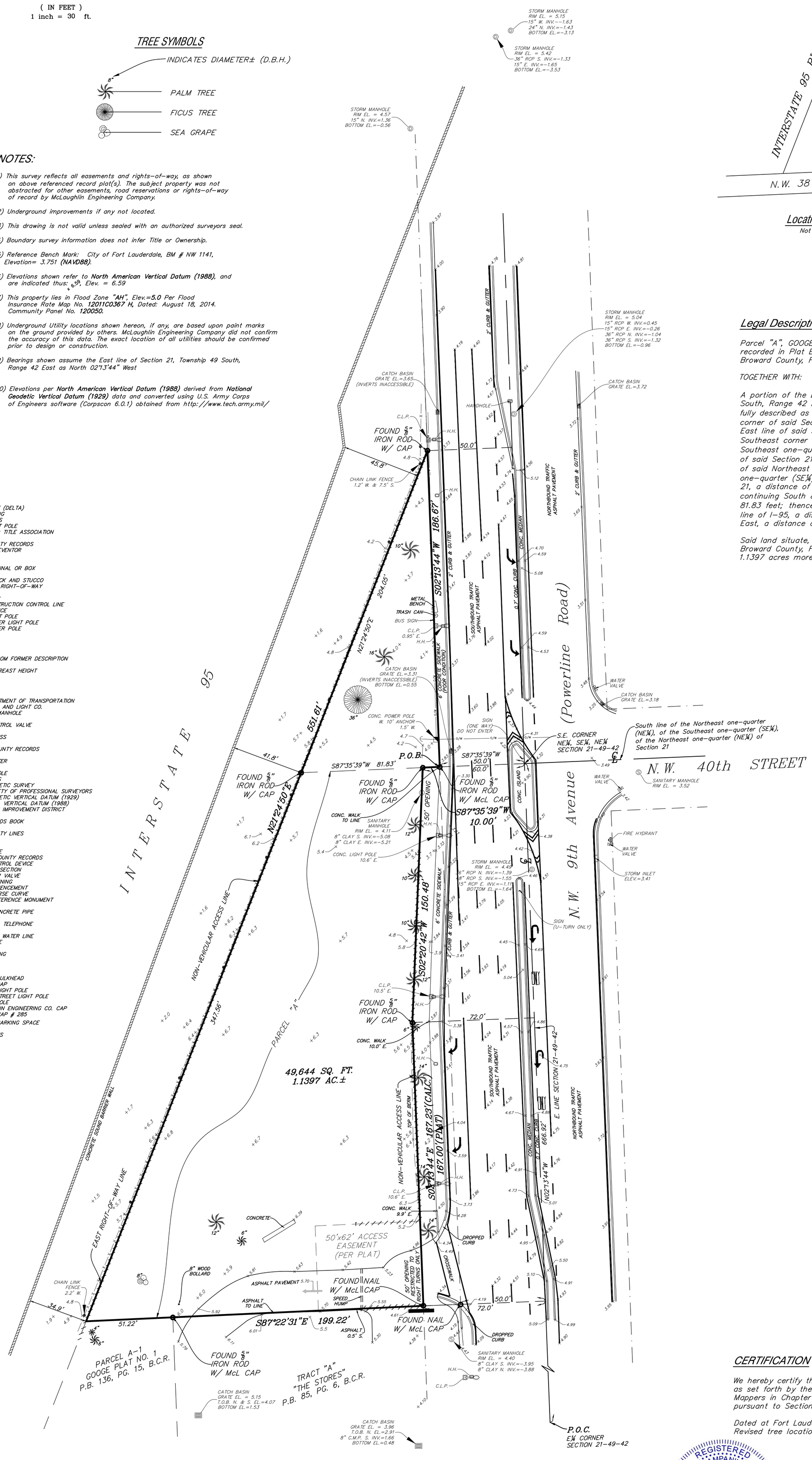
10) Elevations per **North American Vertical Datum (1988)** derived from **National Geodetic Vertical Datum (1929)** data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
℄ = BASE LINE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
℄ = CENTERLINE OF RIGHT-OF-WAY
CH. = CHORD
CH.BRG. = CHORD BEARING
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.L. = FLORIDA POWER AND LIGHT CO.
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
LB = LICENSE BUSINESS
MAG. = MAGNET
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(☼) = METAL LIGHT POLE
± = MORE AND LESS
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = POINT OF CURVE
P.C. = PALM BEACH COUNTY RECORDS
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
SV = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
T.O.B. = TOP OF BAFFLE
W.M. = WATER METER
WV = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
= HANDICAPPED PARKING SPACE
8 = PARKING SPACES



Location Sketch
Not To Scale



Legal Description

Parcel "A", GOOGE PLAT NO. 1, according to the plat thereof as recorded in Plat Book 136, Page 15, of the public records of Broward County, Florida.

TOGETHER WITH:

A portion of the East one-half (E½) of Section 21, Township 49 South, Range 42 East, Broward County, Florida and being more fully described as follows: COMMENCE at the East one-quarter (E¼) corner of said Section 21; thence North 02°13'44" West, on the East line of said Section 21, a distance of 666.92 feet to the Southeast corner of the Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of said Section 21; thence South 87°35'39" West, on the South line of said Northeast one-quarter (NE¼), of the Southeast one-quarter (SE¼), of the Northeast one-quarter (NE¼) of Section 21, a distance of 50.00 feet to the POINT OF BEGINNING; thence continuing South 87°35'39" West, on said South line a distance of 81.83 feet; thence North 21°24'50" East, on the East right-of-way line of I-95, a distance of 204.05 feet; thence South 02°13'44" East, a distance of 186.67 feet to the POINT OF BEGINNING.

Said land situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 49,644 square feet or 1.1397 acres more or less.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 17th day of March, 2021.
Revised tree location added this 4th day of June, 2021.

McLAUGHLIN ENGINEERING COMPANY

LOU CAMPANILE, JR.
Registered Land Surveyor No. 4338
State of Florida.

REGISTERED LOU CAMPANILE, JR. ENGINEER #36762 STATE OF FLORIDA SURVEYOR #4338

This item has been digitally signed and sealed by Lou Campanile, Jr. P.E.. P.L.S. on the date shown in his digital signature.

Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

OFFICE NOTES

FIELD BOOK NO. EFB, LB# 389/73-75 REF. DWG.: U-4609 (05-2-164(08))
JOB ORDER NO. V-5871
CHECKED BY:
DRAWN BY: RDR

FILE NO.: 21 - 3 -

TREE DISPOSITION NOTES

1. TREE SURVEY BASED ON ALL AVAILABLE INFORMATION. CONTRACTOR TO REPORT ALL DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION/DEMOLITION.
2. ALL PITS TO BE FILLED THE SAME DAY OF REMOVAL OF TREES AND/OR PALMS. RESTORE SURFACE WITH SOD OR MULCH TO MATCH EXISTING CONDITIONS.
3. CONTRACTOR SHALL VERIFY ALL EXISTING ABOVE AND UNDERGROUND UTILITIES 48 HOURS PRIOR TO ANY ON-SITE EXCAVATION.
4. ALL EXISTING TREES/PALMS TO REMAIN TO BE PROTECTED PER INDUSTRY STANDARDS. SEE TREE PROTECTION DETAIL 1/L1.01.

NOTE: Tree locations on site are based on project survey
Survey Date: March 17, 2021
Provided by: McLAUGHLIN ENGINEERING COMPANY
1700 NW 64th Street, Suite 400
Fort Lauderdale, Florida 33309
954. 763. 7611

TREE DISPOSITION TABLE

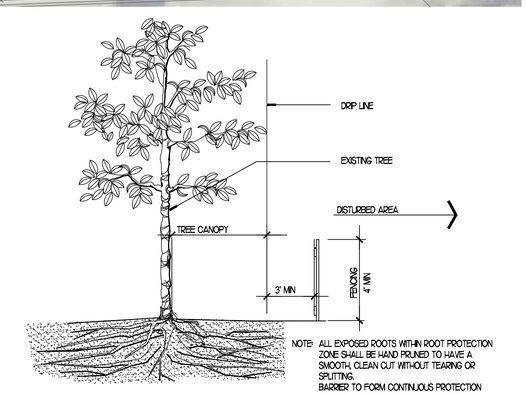
NO.	BOTANICAL NAME	COMMON NAME	HT.(FT.)	SP(FT.)	DBH(IN.)	CONDITION (%)	REMARKS
01	COCOS NUCIFERA	Coconut Palm	30	25	14	85	to remain
02	COCOS NUCIFERA	Coconut Palm	28	24	14	85	to remain
03	FICUS BENGHALENSIS	Banyan	30	34-48	36	55	to be removed
04	ROYSTONEA REGIA	Royal Palm	32	15	12	70	to be relocated
05	ROYSTONEA REGIA	Royal Palm	25	15	10	85	to remain
06	ROYSTONEA REGIA	Royal Palm	26	18	10	90	to remain
07	ROYSTONEA REGIA	Royal Palm	26	18	12	90	to remain
08	ROYSTONEA REGIA	Royal Palm	20	10	8	90	to remain
09	ROYSTONEA REGIA	Royal Palm	22	10	14	90	to remain
10	ROYSTONEA REGIA	Royal Palm	30	15	14	90	to remain
11	ROYSTONEA REGIA	Royal Palm	28	15	14	90	to remain
12	BISMARCKIA NOBILIS	Bismarck Palm	18	18	12	90	to be relocated
13	COCOS NUCIFERA	Coconut Palm	20	18	8	70	to be relocated
14	COCCOLOBA UVIFERA	Seagrape (shrub)	10	12	N/A	60	to be removed

LEGEND

CANOPY SIZE

EXISTING TREE

EXISTING PALM



NOTE: ALL EXPOSED ROOTS WITH-IN ROOT PROTECTION ZONE SHALL BE HAND PRUNED TO HAVE A SMOOTH, CLEAN CUT WITHOUT TEARING OR SPLITTING.
BARRIER TO FORM CONTINUOUS PROTECTION AROUND THE TREE OR GROUP OF TREES TO REMAIN.

1 EXISTING TREE PROTECTION
SECTION

D-1006.01.DWG
SCALE: N.T.S.

DULAND DESIGN
land planners landscape architects

REGISTERED LANDSCAPE ARCHITECT CHANG DU LA666948 STATE OF FLORIDA
LC 26000597

PROJECT:
SWEET ACACIA
FIVE STORY MIXED USE BUILDING
3930 POWERLINE ROAD
OAKLAND PARK, FLORIDA

ALL DESIGNS AND DETAILS INDICATED ON A DRAWING WITH THE STAMP, SIGNATURE AND SEAL OF A PROFESSIONAL OF RECORD ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE PROFESSIONAL OF RECORD.

REVISIONS:

DATE: MAY 18, 2021
DRAWN BY: CS
CHECKED BY: CD

TITLE:
TREE DISPOSITION PLAN

JOB NO: 1006

SHEET:
L 1.01
1 OF 3

Drawing name: A:\Projects\1006 Sweet Acacia\drawings\1006 DISPOSITION.dwg, 1:1.01, May 18, 2021 - 2:30pm, by: CHang

SHEET NO.	1 of 1
DATE	11/9/2021
PROJECT No.:	
Designed By:	LRC Jr.
Checked By:	

Project Name:
SWEET ACACIA
Post-Development

Project Location
Oakland Park, FL

DRAINAGE AREAS

		SQ. FT.	ACRES
Impervious Area	(A_I)	36,835	0.85
Pervious Area	(A_P)	12,821	0.29
Total Drainage Area	(A_T)	49,656	1.14

SFWMD RETENTION REQUIREMENTS

Percent Impervious =	74.2%	
1" of Runoff =	1.14	(ac-in)
2.5 inches X Percent Impervious =	2.11	(ac-in)
Volume of WQ Treatment Volume required (V_{wq}) =	2.11	(ac-in)
	1.85	(inches)
WQ Volume provided by proposed retention area (5631 ft^3) =	1.55	(ac-in)
	1.36	(inches)
Additional WQ Volume (V_{add}) =	0.15	(ac-in)
	0.13	(inches)
Total Volume Treated by Trench = V_{wq} + V_{add} =	0.62	(inches)
Total Volume Treated by Trench & Retention Area =	1.99	(inches)
Safety Factor (SF) =	2.0	(Minimum 2.0)
Percent Water Quality Reduction (%WQ) = (50% for wet or dry retention)	50%	

SFWMD EXFILTRATION TRENCH EQUATIONS AND TRENCH LENGTH

If $D_u > D_S$ or $W < 2(D_u + D_s)$ then Eq 1 Applies. If not, Eq 2 Applies.

$$Equation1: \quad L_1 = \frac{FS\left[(\%WQ)(V_{wq}) + V_{add}\right]}{K\left(H_2W + 2H_2D_u - D_u^2 + 2H_2D_s\right) + (1.39E-04)WD_u}$$

Trench Length Required for Eq 1 = L_1 234.6 (feet)

$$Equation\ 2: \quad L_2 = \frac{FS\left[(\%WQ)(V_{wq}) + V_{add}\right]}{K\left(2H_2D_u - D_u^2 + 2H_2D_s\right) + (1.39E-04)WD_u}$$

Trench Length Required for Eq 2 = L_2 276.2 (feet)

Trench Length Required = L_{REQ} 234.6 (feet)

Trench Length Provided = L_{PRO} 254.0 (feet)

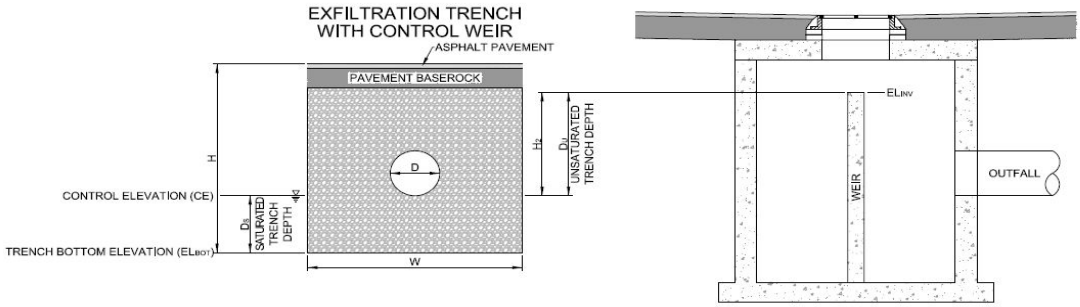
Safety Factor Provided = SF_{PRO} 2.17

TRENCH DATA - SELF-CONTAINED SYSTEM

Trench Width	W	6.5	(feet)
Hydraulic Conductivity	K	4.5585E-05	(cfs/ft2-ft head)
Control Elevation	CE	2.00	(ft-NAVD)
Weir Crest Elevation *	EL_{inv}	4.00	(ft-NAVD)
Top Elevation of Trench	EL_{top}	4.50	(ft-NAVD)
Bottom Elevation of Trench	EL_{bot}	-3.00	(ft-NAVD)
Pipe Diameter	D	18	(inches)
Pipe Invert	P_{inv}	2.00	(ft-NAVD)
Head on Saturated Surface = El_{inv} - CE =	H_2	2.00	(feet)
Unsaturated Trench Depth = EL_{top} - CE =	D_u	2.50	(feet)
Saturated Trench Depth = CE - EL_{bot} =	D_S	5.00	(feet)
	Is Du > Ds	NO	
	Is W < 2*(Du + Ds)	YES	

NOTES: Gray Cells is where data is required, and blue Cells is where data is calculated.

* TOP OF INVERTED BAFFLES



TRENCH SECTION

CONTROL STRUCTURE