CITY OF MIRAMAR PROPOSED CITY COMMISSION AGENDA ITEM

Meeting Date: November 16, 2020

Presenter's Name and Title: Eric Silva, Director, on behalf of the Community Development Department

Prepared By: Frensky Magny, Planner II

Temp. Reso. Number: 7306

Item Description: Temp. Reso. No. 7306, CONSIDERING CONDITIONAL USE APPLICATION NO. 2002605; CONSIDERING VARIANCE APPLICATION NO. 2006693 FROM THE SIDE SETBACK REQUIREMENT PER LAND DEVELOPMENT CODE ("LDC") SECTION 403, TABLE 403-2; CONSIDERING VARIANCE APPLICATION NO. 2008876 FROM THE OFF-STREET PARKING REQUIREMENT, LDC SECTION 808.3.2; CONSIDERING SITE PLAN APPLICATION NO. 2002606, AND COMMUNITY APPEARANCE BOARD APPLICATION NO. 2002607, FOR A PROPOSED THREE-STORY, 122,237 SQUARE-FOOT SELF-STORAGE FACILITY AND ONE-STORY, 8,313 SQUARE-FOOT RETAIL DEVELOPMENT GENERALLY LOCATED APPROXIMATELY 379 FEET WEST OF UNIVERSITY DRIVE AND 810 FEET SOUTH OF MIRAMAR PARKWAY; AND PROVIDING FOR AN EFFECTIVE DATE. (Community Development Director Eric Silva)

Consent \Box Resolution \Box Ordinance \Box Quasi-Judicial \boxtimes Public Hearing \Box

Instructions for the Office of the City Clerk:

Public Notice – As required by the Sec. 301.11.1 of the City Code and/or Sec. ____, Florida Statutes, public notice for this item was provided as follows: on _____ in a _____ ad in the _____; by the posting the property on 11/2/20 and/or by sending mailed notice to property owners within 1,000 feet of the property on 11/2/20 (fill in all that apply)

Special Voting Requirement – As required by Sec. _____, of the City Code and/or Sec. _____, Florida Statutes, approval of this item requires a ______ (unanimous, 4/5ths etc.) vote by the City Commission.

Fiscal Impact: Yes \Box No \boxtimes

REMARKS: No Fiscal Impact

Content:

- Agenda Item Memo from the City Manager to City Commission
- Resolution TR 7306
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 - Attachment 2: Miramar Storage and Retail CAB Architectural Design Review Summary

- Attachment 3: Miramar Storage and Retail Project Plans
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- Attachment 5: Miramar Storage and Retail Setback Variance Analysis
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- Attachment 7: Resident's email and applicant's response



CITY OF MIRAMAR INTEROFFICE MEMORANDUM

- TO: Mayor, Vice Mayor, & City Commissioners
- FROM: Vernon E. Hargray, City Manager
 - **BY:** Eric Silva, Director of Community Development
 - DATE: November 10, 2020
 - **RE:** Temp. Reso. No. 7306, for the approval of conditional use, site plan, community appearance board ("CAB"), and associated variances for a proposed three-story, 122,237 square-foot self-storage facility and a one-story, 8,313 square-foot retail (Miramar Storage and Retail) development generally located approximately 379 feet west of University Drive and 810 feet south of Miramar Parkway

RECOMMENDATION: Staff recommends approval of Temp. Reso. 7306, Application Nos. 2002605, 2002606, 2002607, 2006693, and 2008876 for the proposed location of the Self-Storage facility, subject to approval of the Rezoning from the B2, Community Business District, to B3, Heavy Business District, and with the following conditions:

- 1. All applicable state and federal permits must be obtained before commencement of the development subject to this approval; and
- 2. Prior to the issuance of a building permit, the applicant shall prepare for review and approval by the City Attorney, a Declaration of Covenants and Restrictions, that states that should this particular self-storage development not be built, then the property, upon rezoning it as B3, will only be permitted to have another selfstorage facility subject to the same general design standards, parameters, and site layout, or any use permitted in B2 zoning, while prohibiting other uses allowed in B3, and this document shall be recorded in the public records of Broward County; and
- 3. Prior to the issuance of a building permit, the applicant shall prepare for review and approval by the City Attorney, a Shared Parking and Cross-Access Agreement with the shopping center property owner and this finalized document shall be recorded in the public records of Broward County; and

- 4. Prior to the submittal of a building permit application for the self-storage use, the applicant shall provide a final list of sustainable building, site, lighting and landscaping practices, consistent with the final construction documents, for review and approval by the Community Development Director, prior to the issuance of the permit; and
- 5. Prior to the issuance of a building permit for the self-storage use, the applicant shall advise the Miramar Parkway Plaza shopping center property owner of the requirement to obtain a repainting permit from the City of Miramar to paint all of the buildings, excluding existing outparcel buildings, with colors approved by the Community Development Department. The Miramar Parkway Plaza shopping center owner shall commence work within 30 days of the issuance of the repainting permit; and
- 6. Prior to the issuance of a building permit, the applicant shall prepare for review and approval by the Community Development Department, a photometric plan ensuring minimal light trespass on the western property line; and
- 7. Prior to the issuance of a building permit, the payment of \$15,300 to tree trust fund must be provided to the City for the deficiency of 34 trees; and
- 8. No later than 30 days after the closing of the land sale for the subject site, the applicant shall submit a fence permit application to construct a solid fence along the west property line. The fence shall be a minimum of six feet in height and extend from the southern boundary of the subject site to Miramar Parkway on the north. Construction for same shall commence within 30 days of permit issuance. The new fence and landscaping shall be perpetually maintained by the applicable property owner; and
- 9. If the property owners with the deteriorated concrete fence on their property adjacent to the fence being constructed by the applicant receive a demolition permit to remove the deteriorated concrete fence prior to a building permit being issued for the self-storage building, the applicant's contractor will remove the concrete fence. Demolition shall occur prior to the issuance of a certificate of occupancy.
- 10. Any future renovation or exterior painting of the buildings and structures on the subject property subsequent to this approval shall be subject to the City's prior approval in accordance with the established design standards and Community Appearance procedures in effect at that time, including facade improvements, prior to the issuance of any building or zoning (repainting) permits.

ISSUE: City Commission approval is required for the site planning, the granting of architectural design approval for new construction, the granting of conditional uses, and the granting of variances for properties within the City.

BACKGROUND: The proposed self-storage and retail development is located at the southwestern corner of Miramar Parkway and South University Drive, within the Miramar Parkway Plaza shopping center that includes a grocery supermarket, various retail establishments, and restaurants. The proposed site is currently vacant and is on the southernmost end abutting a canal and the Broward County Miramar Pinelands Park on the south and the Knolls single-family residential community to the west. Currently, the property has B2, Community Business, zoning, but the applicant is proposing B3, Heavy Business in order to apply for a conditional use for the construction of a self-storage facility. This use is not uncommon within the area as there is a self-storage facility just southeast of this property within a B3 zoning district.

The applicant submitted a conditional use application per Land Development Code ("LDC") Section 305, and Table 403-1, where Warehouse/Storage/Rental Self-storage Facilities are permitted only through conditional use approval on parcels zoned B3, Heavy Business. The Development Review Committee ("DRC") recommended approval of this application with conditions on August 12, 2020.

A Community Meeting was conducted virtually to discuss this Conditional Use, as well as the companion Rezoning application, on August 31, 2020 and two residents from the same household attended. They expressed concerns about the existing landscape buffer and fence between their home and the shopping center, which directly abuts the shopping center property. They learned that the applicant will be replacing the existing fence between these properties and will installing a new landscape buffer consistent with the code. They expressed concerns about how the building was going to look, where vehicles were going to be coming from and how the self-storage customers were going to be loading and unloading their items to/from the storage units. The applicant showed them the architectural renderings and the proposed site plan and explained that customers were going to be coming from the existing roadway at the south end of the property leading directly from University Drive, as well as from the existing roadway behind the center leading from Miramar Parkway, which already includes parking spaces along the western perimeter. They further clarified that loading was going to take place along the north and south façades only, and not from the western façade which is closest to The Knolls neighborhood. In addition, two residents called in before and during the Community Meeting, respectively, both of whom were concerned about additional traffic, but once they learned that it was a self-storage building that generates minimal traffic, they were satisfied with the response. The Planning and Zoning Board recommended approval with conditions on September 8, 2020.

The site plan and variance applications were recommended for approval with conditions by the "DRC" on October 14, 2020. The Community Appearance Board recommended approval with conditions of the CAB application on October 15, 2020. **DISCUSSION:** Per Land Development Code Section 403.2.3, the B3 zoning district is an ideal zoning district for the combination of retail and light industrial uses such as self-storage facilities. B3 zoning requires self-storage uses to be approved through the conditional use process. The parking and setback variances are warranted as they are a by-product of development standards and site limitations for infill development.

ANALYSIS: When the applicant originally approached staff with their plans for an infill development of a single-use self-storage facility, staff recommended the project should be a mixture of uses including retail as the parcel is within an existing shopping center. The applicant returned with a proposal that included retail aligning with the existing shopping center and a self-storage facility in the rear. Many of the uses that were prohibited in B2 became conditional use or permitted by right in B3, including self-storage facilities, automotive sales, and colleges and universities. The applicant voluntarily offered to limit the B-3 uses to only self-storage. A restrictive covenant will be recorded with Broward County to limit uses. Staff finds that the applications are consistent with Comprehensive Plan:

- Per Future Land Use ("FLUE") Policy 1.4 (i), storage uses are permitted in the Commercial land use designation.
- FLUE Policy 9A.6 states that the City should "Facilitate the development of vacant non-residential lots, less than or equal to two (2) acres in size and which are surrounded by developed parcels, by exempting such lots from the transportation concurrency requirements contained in the Land Development Code utilizing the de minimis impact rule or other means available. While ensuring consistency with the adopted Miramar Comprehensive Plan and Land Development Code, the City will also allow flexibility for the owners of applicable infill lots to build non-residential projects which are compatible with adjacent development and maximize property values to the extent possible."
- Policy 9A.7, states that: "Development within the City shall emphasize re-development and infill, which concentrates the growth and intensifies the land uses consistent with the availability of existing urban services and infrastructure in order to conserve natural and manmade resources."

Over the past 20 years, staff has responded to inquiries for restaurant, hotel and private school uses on the subject site. Due to limitations on vehicular access, parking and compatibility with the single-family homes to the west, only one development application was submitted. It was for a private school use, which was never scheduled for a City Commission hearing. Staff finds that the property is a vacant parcel surrounded by developed parcels and tucked behind an existing shopping center serving the local community and the regional network, making it suitable for development of this kind while staying within the City's adopted level of service standards and achieving full use of existing facilities in accordance with FLUE Policy 2.2. Furthermore, the project will not require the extension of sewer and water service outside of its approved service area and thus will not contribute to urban sprawl, but instead will promote compact, efficient urban development in accordance with FLUE Policy 2.6.

Temp. Reso. No. 7306

10/14/20 11/10/20

CITY OF MIRAMAR MIRAMAR, FLORIDA

RESOLUTION NO.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, APPROVING CONDITIONAL USE APPLICATION NO. 2002605; APPROVING VARIANCE APPLICATION NO. 2006693 FROM THE SIDE SETBACK REQUIREMENT PER LAND DEVELOPMENT CODE ("LDC") SECTION 403, TABLE 403-2; APPROVING VARIANCE APPLICATION NO. 2008876 FROM THE OFF-STREET PARKING REQUIREMENT, LDC SECTION 808.3.2; APPROVING SITE PLAN APPLICATION NO. 2002606. AND COMMUNITY APPEARANCE BOARD APPLICATION NO. 2002607, FOR A PROPOSED THREE-STORY. 122.237 SQUARE-FOOT SELF-STORAGE FACILITY AND ONE-STORY, 8,313 SQUARE-FOOT RETAIL DEVELOPMENT GENERALLY LOCATED APPROXIMATELY 379 FEET WEST OF UNIVERSITY DRIVE AND 810 FEET SOUTH OF MIRAMAR PARKWAY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Owner/Developer has submitted Application No. 2002605, a

complete application for conditional use review as provided for in Section 305 of the Land

Development Code ("LDC") for self-storage use, pursuant to Table 403-1 of the LDC; and

WHEREAS, the Development Review Committee ("DRC") has reviewed

Conditional Use Application No. 2002605 and made a determination that the conditional

use is in substantial conformance with the applicable requirements, including those set

forth in Section 305.4 of the LDC; and

WHEREAS, a Community Meeting was conducted on August 31, 2020; and

WHEREAS, the Planning & Zoning Board recommended approval of the conditional use application on September 8, 2020; and

WHEREAS, the Owner/Developer have submitted Application No. 2006693, a complete application for variance review as provided for in Section 315 of the LDC; and

WHEREAS, the DRC has reviewed the evaluated the Variance Application No. 2006693 and made a determination that the variance is in substantial conformance with the applicable requirements, including those set forth in Section 315.7 of the LDC; and

WHEREAS, the Owner/Developer have submitted Application No. 2008876, a complete application for variance review as provided for in Section 315 of the LDC; and

WHEREAS, the DRC has reviewed the evaluated the Variance Application No. 2008876 and made a determination that the variance is in substantial conformance with the applicable requirements, including those set forth in Section 315.7 of the LDC; and

WHEREAS, the Owner/Developer has submitted Application No. 2002606, a complete application for site plan review as provided for in Section 310 of the LDC; and

WHEREAS, pursuant to Section 310 of the LDC, the DRC has evaluated the Site Plan Application No. 2002606 and has made a determination that the site plan is in substantial conformance with the applicable requirements, including those set forth in Section 310.6 of the LDC; and

WHEREAS, the Owner/Developer has submitted Application No. 2002607, a complete application for Community Appearance Review ("CAB") review as provided for in Section 311 of the LDC; and

WHEREAS, pursuant to the established community appearance design criteria and procedural rules of Sections 311 and 813 of the LDC, the CAB reviewed the submitted materials for Application No. 2002607 and made a determination that the application is in substantial conformance with the established criteria; and

WHEREAS, the Owner/Developer has complied with the courtesy notice requirements of Section 301.11.1. of the LDC; and

WHEREAS, the Owner/Developer has voluntarily agreed to the conditions set forth in Section 4 of this Resolution; and

WHEREAS, the City Manager recommends approval; and

WHEREAS, the City Commission finds that the approval of Conditional Use Application No. 2002605, Variance Application No. 2006693, Variance Application No. 2008876, Site Plan Application No. 2002606, and CAB Application No. 2002607, are in the best interest of the citizens and residents of the City of Miramar, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA AS FOLLOWS:

Section 1: Recitals; Definitions.

(a) That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Resolution.

(b) As used herein, unless the context or City Code of Ordinances requires to the contrary, the following terms will be defined as set forth below:

(1) "City" means the City of Miramar, a Florida Municipal Corporation.

(2) "Development" is defined as set forth in Section 163.3164, Florida

Statutes.

(3) "DRC" means the City's Development Review Committee.

(4) "LDC" means the City's Land Development Code of Ordinances.

(5) "Owner/Developer" means The Feldman Companies, LLC, a

Florida Limited Liability Company.

(6) "Miramar Storage and Retail Site Plan" means the 20-page plan

entitled Construction Plans for Miramar Storage.

(7) "Subject Property" is real property situate and lying in the State

of Florida, County of Broward, City of Miramar, to-wit:

The South 315 feet of the West 290 feet of Tract A, MIRAMAR MALL, according to the Plat thereof, as recorded in Plat Book80, Page 22, of the Public Records of Broward County, Florida.

Containing approximately 2.10 acres.

Section 2: Applications in Substantial Compliance. That the City Commission finds that:

(a) The Conditional Use application of the Owner/Developer for a self-storage use on the Subject Property is in substantial compliance with the requirements of Section
 Reso. No. _______4

305 of the LDC. The Conditional Use Application No. 2002605 should be approved subject to the Site Plans as set forth in sub-section 2(d) of this Resolution and the variances set forth in sub-sections 2(b) and 2(c) of this Resolution.

(b) The **Variance application** from 403, TABLE 403-2 of the LDC for the Non-Residential Districts Bulk Regulations, on the Subject Property is in substantial compliance with the requirements of Section 315 of the LDC. Variance Application No. 2006693 on the Miramar Storage and Retail Site Plan will allow the Owner/Developer of the commercial development to reduce the minimum allowed building setback to zero (0) feet on the eastern property line where a minimum of 20 feet is required, pursuant to the LDC.

(c) The **Variance application** from Section 808.3 of the LDC for amount of offstreet parking, on the Subject Property is in substantial compliance with the requirements of Section 315 of the LDC. Variance Application No. 2008876 will allow the Owner/Developer of the property depicted on the Miramar Storage and Retail Site Plan to have a minimum of 17 parking spaces where a minimum of 80 parking spaces are required.

(d) The **Site Plan application** for the Owner/Developer on the Subject Property is in substantial compliance with the requirements of Section 310 of the LDC. Approval of Application No. 2002606 will approve the Site Plan subject to the above variances.

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(e) The **Community Appearance Board application** for the Owner/Developer on the Subject Property is in substantial compliance with the requirements of Section 311 of the LDC. Approval of Application No. 2002607 will approve the architectural design review for the property.

<u>Section 3</u>: Approval of Applications. That subject to the conditions of approval set forth in Section 4. of this Resolution, the City Commission hereby approves:

(a) **Conditional Use Application No. 2002605** allowing for a self-storage use for the Owner/Developer on the Subject Property, as recommended for approval by the DRC on August 12, 2020. This approval is subject to the approval of the variances set forth in sub-sections 3(b) and 3(c) of this Resolution and to this Site Plan set forth in sub-section 3(d) of this Resolution.

(b) Variance Application No. 2006693 allowing the commercial development to reduce the minimum allowed building setback to zero (0) feet on the eastern property line where a minimum of 20 feet is required, pursuant to the Miramar Storage and Retail Site Plan for the Owner/Developer on the Subject Property, as recommended for approval by the DRC on October 14, 2020.

(c) Variance Application No. 2008876 allowing a minimum of 17 parking spaces where a minimum of 90 parking spaces are required for the Owner/Developer on the property depicted on the Miramar Storage and Retail Site Plan on the Subject Property, as recommended for approval by the DRC on October 14, 2020.
Reso. No. _____ 6

(d) **Site Plan Application No. 2002606** approving the Miramar Storage and Retail Site Plan for the Owner/Developer on the Subject Property, as recommended for approval by the DRC on October 14, 2020.

(e) **Community Appearance Board Application No. 2002607** granting community appearance approval for the Owner/Developer on the Subject Property and based in part on the Miramar Station Site Plan, as recommended for approval by the CAB on October 15, 2020.

Section 4: **Conditions of Approval.** That the following conditions shall apply to this approval:

- (a) All applicable state and federal permits must be obtained before commencement of the development subject to this approval; and
- (b) Prior to the issuance of a building permit, the applicant shall prepare for review and approval by the City Attorney, a Declaration of Covenants and Restrictions, that state that should this particular self-storage development not be built, then the property, upon rezoning it as B3, will only be permitted to have another self-storage facility subject to the same general design standards, parameters, and site layout, or any use permitted in B2 zoning, while prohibiting other uses allowed in B3, and this document shall be recorded in the public records of Broward County; and

- (c) Prior to the issuance of a building permit, the applicant shall prepare for review and approval by the City Attorney, a Shared Parking and Cross-Access Agreement with the shopping center property owner and this finalized document shall be recorded in the public records of Broward County; and
- (d) Prior to the submittal of a building permit application for review, the applicant shall provide a final list of sustainable building, site, lighting and landscaping practices, consistent with the final construction documents, for review and approval by the Community Development Director, prior to the issuance of the permit; and
- (e) Prior to the issuance of a building permit for the self-storage use, the applicant shall advise the Miramar Parkway Plaza shopping center property owner of the requirement to obtain a repainting permit from the City of Miramar to paint all of the buildings, excluding existing outparcel buildings, with colors approved by the Community Development Department. The Miramar Parkway Plaza shopping center owner shall commence work within 30 days of the issuance of the repainting permit; and
- (f) Prior to the issuance of a building permit, the applicant shall prepare for review and approval by the Community Development Department, a photometric plan ensuring minimal light trespass on the western property line; and
- (g) Prior to the issuance of a building permit, the payment of \$15,300 to tree trust fund must be provided to the City for the deficiency of 34 trees; and

- (h) No later than 30 days after the closing of the land sale for the subject site, the applicant shall submit a fence permit application to construct a solid fence along the west property line. The fence shall be a minimum of six feet in height and extend from the southern boundary of the subject site to Miramar Parkway on the north. Construction for same shall commence within 30 days of permit issuance. The new fence and landscaping shall be perpetually maintained by the applicable property owner; and
- (i) Subject to the property owners submitting the required permits, the applicant shall demolish the existing concrete fence located on the residential properties to the west and the Miramar Parkway Plaza property. Demolition shall occur prior to the issuance of a certificate of occupancy; and
- (j) Any future renovation or exterior painting of the buildings and structures on the subject property subsequent to this approval shall be subject to the City's prior approval in accordance with the established design standards and Community Appearance procedures in effect at that time, including facade improvements, prior to the issuance of any building or zoning (repainting) permits.

Reso. No.

<u>Section 5</u>: Approval does not Create a Vested Right. That issuance of this approval by the City does not in any way create any right on the part of the Owner/Developer to obtain a permit from a state or federal agency and does not create any liability on the part of the City for issuance of the approval if the Owner/Developer fails to obtain the requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in the violation of state or federal law. All applicable state and federal permits must be obtained before commencement of the Development. This condition is included pursuant to Section 166.033, Florida Statutes, as amended.

<u>Section 6</u>: Failure to Adhere to Resolution. That failure to adhere to the approval terms and conditions contained in this Resolution shall be considered a violation of this Resolution and the City Code, and persons found violating this Resolution shall be subject to the penalties prescribed by the City Code, including but not limited to the revocation of any of the approval(s) granted in this Resolution and any other approvals conditioned on

this approval. The Owner/Developer understands and acknowledges that it must comply with all other applicable requirements of the City Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the City at any time upon a determination that the Owner/Developer is in noncompliance with the City Code.

<u>Section 7</u>: The City Attorney is hereby authorized to correct scrivener's errors found in this Resolution by filing a corrected copy with the City Clerk.

Section 8: That this Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, ____, ____,

Mayor, Wayne M. Messam

Vice Mayor, Maxwell B. Chambers

ATTEST:

City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved this RESOLUTION as to form:

City Attorney, Austin Pamies Norris Weeks Powell, PLLC

Requested by Administration	Voted
Commissioner Winston F. Barnes	
Vice Mayor Maxwell B. Chambers	<u> </u>
Commissioner Yvette Colbourne	
Commissioner Alexandra P. Davis	
Mayor Wayne M. Messam	

Location Map/Aerial View ZR 2002604

Attachment 1





UTOPL

500

BILTMORE BLVD

CORAL BLVD

DI LIDO BLVD

EMBASSY BLVD

Feet

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SOUTHAMPTON DR



PROJECT NAME <u>MIRAMAR STORAGE & RETAIL AT MIRAMAR PARKWAY PLAZA</u> APPLICATION <u>2002607</u>

This proposal is for a three-story self-storage facility and a one-story retail building within a vacant parcel at an existing shopping center site. The new building is well-detailed and consistent with the City's established design motif. Although it has 3 stories, the detailing on the exterior façades, the maximized setback from the residential property, and the integration of the building within the existing and proposed retail spaces, all serve to portray an image that lessens the effect of its height both from the perspective of the residences and from the roadways. Loading areas for the self-storage use are dedicated along the north and south-facing facades. The proposed color palette will fashion an attractive structure without standing out too much near a residential neighborhood while also upgrading the overall aesthetics for the shopping center, which helps to promote and encourage additional future site renovations. The design professionals have done a effective job with the use of landscaping and lighting, which includes a variety of canopy and palm trees and shrubs that enhance all façades and screens the building in the rear.

RECOMMENDED FOR APPROVAL ()/ N

Michael Alpert

10/15/2020

OWNER/ DEVELOPER

MIRAMAR STORAGE PARTNERS, LLC. 2627 N.E. 203 STREET, SUITE 202 AVENTURA, FLORIDA 33180

CIVIL ENGINEER/ LAND PLANNER

URBN DESIGN 696 N.E. 125TH STREET NORTH MIAMI, FLORIDA 33161 (321) 217-6247 ATTN. CHRISTOPHER P. COLLINS, P.E.

SURVEYOR

JORGE L. CABRERA, PLS/PSM 2852 SW 149TH PLACE, MIAMI, FL 33185 (305) 302-2522

ARCHITECT

KENNETH CARLSON ARCHITECTS 1166 W. NEWPORT CENTER DR. SUITE 311 DEERFIELD BEACH, FLORIDA 33442 (954) 427-8848 ATTN. KENNETH CARLSON, AR., P.A.

LANDSCAPE

ARCHITECT LYNN BENDER

(561) 644-3237

ELECTRIC SERVICE

FLORIDA POWER & LIGHT 6195 N.W. 82nd AVENUE MIAMI, FLORIDA 33166 (305) 599-4023 ATTN. CARLOS ECHEGOYEN

TELEPHONE SERVICE

AT&T 9001 S.W. 24TH STREET MIAMI, FLORIDA 33165 (305) 222-8729 ATTN. REGINALD BARIL

WATER & SEWER

CITY OF MIRAMAR ENGINEERING SERVICES DEPT. 2200 CIVIC CENTER PLACE 2ND FLOOR

MIRAMAR, FLORIDA 33025 (954) 602-3320

PERMITTING AGENCIES

CITY OF MIRAMAR PLANNING AND ZONING 2200 CIVIC CENTER PLACE MIRAMAR, FLORIDA 33025 (954) 602-3246

BROWARD COUNTY ENVIRONMENTAL ENGINEERING AND PERMITTING **1 N. UNIVERSITY DR., SUITE 201** PLANTATION, FLORIDA 33324 (954) 519-1483

FLORIDA DEPARTMENT OF TRANSPORTATION 3400 WEST COMMERCIAL BOULEVARD FORT LAUDERDALE, FLORIDA 33309 (954) 486-1400

SOUTH FLORIDA WATER MANAGEMENT DISTRICT 3301 GUN CLUB ROAD WEST PALM BEACH, FLORIDA 33406 (561) 682-6979

CONSTRUCTION PLANS FOR MIRAMAR STORAGE

ONYX ROAD MIRAMAR, FLORIDA **SECTION 28, TOWNSHIP 51 SOUTH, RANGE 41 EAST** FOLIO ID # 5141.28.07.0040



BROWARD COUNTY, FLORIDA SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST VICINITY MAP SCALE: N.T.S.

LEGAL DESCRIPTION

THE SOUTH 315 FEET OF THE WEST 290 FEET OF TRACT A, MIRAMAR MALL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

INDEX OF SHEETS				
SHEET No.	SHEET TITLE			
C-1.0 COVER SHEET				
C-1.1	SITE PLAN			
A (C-1.2)	MASTER PARKING PLAN			
C-1.3	GENERAL NOTES			
C-1.4	GENERAL NOTES			
C-2.0	EROSION CONTROL PLAN			
A C-2.1	EROSION CONTROL DETAILS			
C-3.0	DEMOLITION PLAN			
PD-1	GRADING & DRAINAGE PLAN			
PD-2 GRADING AND DRAINAGE DETAILS				
PD-3 CROSS SECTIONS				
PMS-1	PAVEMENT, MARKING, AND SIGNAGE PLAN			
WS-1	WATER AND SEWER PLAN			
WS-3	UTILITY DETAILS			
C-5.0	GENERAL DETAILS			
3 (FP-1.0	FIRE PROTECTION DURING CONSTRUCTION			
(FP-2A)	FIRE PROTECTION AFTER CONSTRUCTION			
FP-2B	FIRE PROTECTION AFTER CONSTRUCTION			
FP-3.1	FIRE PROTECTION NOTES & DETAILS			
FP-3.2	FIRE PROTECTION DETAILS			
FP-3.3	FIRE PROTECTION DETAILS			

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	PARKING REQUIREMENTS SELF STORAGE: 122,837 SF RETAIL: 8,313 SF	
	SELF STORAGE CRITERIA: 1 SPACE PER 2,000 SF	62 SPACES
	RETAIL CRITERIA: <u>1 SPACE PER 300 SF</u> TOTAL REQUIRED SPACES:	28 SPACES 90 SPACES
	PROPOSED SITE PARKING: ADA ACCESSIBLE SPACES: STANDARD PARKING SPACES:	2 SPACES 8 SPACES
È	LOADING BAYS SPACES: TOTAL SPACES PROVIDED:	4 SPACES 4 SPACES 16 SPACES
	EXISTING PARCEL PARKING: ADA ACCESSIBLE SPACES: STANDARD PARKING SPACES: TOTAL SPACES EXISTING:	22 SPACES 575 SPACES 597 SPACES
	PROPOSED PARCEL PARKING: ADA ACCESSIBLE SPACES: STANDARD PARKING SPACES: PARALLEL PARKING SPACES: LOADING BAYS SPACES: TOTAL SPACES PROVIDED:	24 SPACE 583 SPACES 2 SPACES 4 SPACES 613 SPACES

NOTE:

 REQUESTED VARIANCE: 69 PARKING SPACES (REDUCTION) FOR SITE
 RETAIL PARKING SPACES CAN BE UTILIZED FROM PARCEL TO THE EAST VIA CROSS PARKING AGREEMENT ж......ж

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Drawn by:	A.T.S.		
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usiness days before digging to have utilities located and marked. Check positive response codes before you dig!

I. GENERAL PROVISIONS:

- 1. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
- 2. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF MEDLEY PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT (MDCPWD), MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DRER). TOWN OF MEDLEY WATER AND SEWER DEPARTMENT MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT (M-DWASD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS, FLORIDA DEPARTMENT OF HEALTH (FDOH). AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.
- 4. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLI UTANT DISCHARGE FUMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP. COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (NOI) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- 5. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY UNDERGROUND EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY, FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
- 6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING THE PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
- 7. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS, BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY
- 8. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THE DRAWINGS HAVE BEEN PREPARED BY JORGE L. CABRERA. URBN DESIGN ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
- 9. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. URBN DESIGN IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
- 10. THE CONTRACTOR SHALL SUBMIT COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION. THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION PLANS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTOR'S RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEER'S REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- 11. PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
- 12. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW. MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING
- 13. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL
- 14. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION". PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
- 15. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO APPROVAL BY THE OWNER.

II. UTILITY PROVISIONS:

- 1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
- 6. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. AN APPROPRIATE LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GENERAL GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR WISHES TO NOTIFY.
- 7. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIFLD LOCATION NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTOR SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
- 8. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
- 9. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
- 10. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL. RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.
- 11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE ENGINEER.
- 12. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEER'S INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.
- 13. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH. OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTOR'S CONVENIENCE SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.

III. SITE PREPARATION:

- CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
- 4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES
- BRANCH SPREAD
- ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
- STRUCTURES, PIPES OR UTILITIES.
- THE GROUND

OFFSITE DISPOSAL AREAS **IV. DEWATERING:**

- GROUNDWATER, OR ARTESIAN HEAD.

- RELATED TEMPORARY ELECTRICAL SERVICE.

V. EROSION AND SEDIMENT CONTROL:

- MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.

- PROPERTIES AND WATER BODIES.

- FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

VI. TRAFFIC CONTROL:

- 5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST

1. UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER. THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE

2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERIFY ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO THE ENGINEER BEFORE COMMENCING WORK.

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY PARTICULARLY THOSE TREES AND SHRUBS LOCATED AD JACENT TO WORK AREAS

AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS. WHICHEVER IS FURTHER. UTILITY PIPELINE CONSTRUCTION - TREES. AND SHRUBS TO REMAIN OUTSIDE A 15 FOOT WIDE PATH, CENTERED ON THE PIPELINE

5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN

6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS, AREAS FOR FILL AND SITE GRADING, AND BORROW SITES. REMOVE TREES OUTSIDE OF THESE AREAS ONLY AS INDICATED ON THE DRAWINGS OR AS APPROVED IN WRITING BY THE ENGINEER

7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT

8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING

9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN 2" IN DIAMETER. AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE ORIGINAL SURFACE LEVEL OF

10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL

1. DESIGN AND PROVIDE DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL IS BEING MAINTAINED.

2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE.

. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF LOAD BEARING AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT STREAMS. DURING NORMAL PUMPING, AND UPON DEVELOPMENT OF WELL(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM

4. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUTE; 2) 100,000 GPD TOTAL 24 HOUR (1 DAY) DEWATERING, AND; 3) 1,000,000 GPD PUMP CAPACITY, THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH THE WATER MANAGEMENT DISTRICT.

5. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FROM FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.

6. WHEN CONSTRUCTION IS COMPLETE, REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION. SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND

2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.

5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT

6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5.1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE DRAWINGS OR SPECIFICATIONS.

7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY.

8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE INSTALL

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS, PAVEMENT MARKINGS, AND BARRICADES, AND SHALL DETAIL ALL PROPOSED CONSTRUCTION SEQUENCING. THE M.O.T. PLAN SHALL BE APPROVED BY THE ENGINEER, OWNER, AND ROADWAY JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T.

ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTION.

3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION

4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING CONSTRUCTION.

6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.

7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY.

8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 600 AND 602. FOR A 2-LANE ROADWAY AND PER INDEX # 612 FOR A 4 LANE HIGHWAY.

9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

VII. STORM DRAINAGE:

A. EXCAVATION, TRENCHING, AND FILI

- THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS. INCLUDING
- THE FLORIDA TRENCH SAFETY ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
- ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING 2 ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
- POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
- FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF 4. PER LIFT OF GENERAL BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
- IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER POSSIBLE.
 - VI. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE
- VJ. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML, MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS
- 6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
- SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS. EXCEPT AS AUTHORIZED BY THE ENGINEER. IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY.
- FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED.
- ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT
- 10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
- 11. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
- TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE 12 TO A DEPTH TWO FEET BELOW THE BOTTOM OF THE TRENCH OR STRUCTURE
- 13. ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
- 14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY FASEMENTS = 95 PERCENT, BACKELL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.
- **B. STORM SEWER SYSTEMS**
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS AND O-RING GASKETS SHALL COMPLY ASTM C443. MINIMUN COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
- RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE 2. HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
- CORRUGATED POLYETHYLENE (PE) PIPE AND FITTINGS SHALL BE HIGH DENSITY, IN ACCORDANCE WITH ASTM D3350, CELL CLASSIFICATION 324420C (4"-10") OR CELL CLASSIFICATION 335420C (12"-36"). PIPE 4"-10" SHALL COMPLY WITH AASHTO M252 TYPE S PIPE 12"-36" SHALL COMPLY WITH AASHTO M294 TYPE S BELL JOINTS FOR 4"-10" PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12"-36" PIPE SHALL BE INTEGRALLY FORMED ON PIPE. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM D1056. GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO M294.
- UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 199
- ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX NO. 280. PROVIDE MINIMUM 12" OVERLAP.
- INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER.
- INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS.
- 8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES.
- ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A LENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR. OR BY PUMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS. INFILTRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUND WATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS. PER MILE OF PIPE.

VIII. PAVING AND GRADING:

A. PAVING, SIDEWALKS, AND CURBING

- MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2014 EDITION.
- 2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS. MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS:
- VIII. TYPE S ASPHALTIC CONCRETE: MINIMUM STABILITY 1500 LBS, COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY. FOR OFFSITE PAVEMENT USE TYPE SP PAVEMENT PER THE FDOT STANDARDS AND SPECIFICATIONS.
- VIIJ. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE TYPE 3 (MIN. STABILITY OF 1000 LBS) AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIMEROCK BASE.
- VIIK.SUBGRADE: STABILIZE TO A MIN. LBR OF 40. COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), F'c (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE
- SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI, JOINTS SHALL BE EITHER TOOLED OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
- 4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
- 5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN, OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

B. PAVING TIMING REQUIREMENTS

- INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL/OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.
- 2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF PLACEMENT OF A BITUMINOUS PRIME COAT AND SANDING THE SURFACE. PERMANENT EROSION CONTROL CONSISTS OF PLACEMENT OF THE STRUCTURAL COURSE
- AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

C. GRADING

- GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS THROUGHOUT THE SITE. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
- ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
- UNIFORMLY SMOOTH GRADE THE SITE. DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERATIONS.
- 4. SLOPE GRADES TO DRAIN AWAY FROM STRUCTURES AT A MINIMUM OF 1/2-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES AD JACENT TO PAVED AREAS AND WITHIN 10 FEET OF STRUCTURES SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE.
- 5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE SHALL BE REPAIRED AND GRADES RE ESTABLISHED TO THE REQUIRED ELEVATIONS AND SLOPES AT NO ADDITIONAL COST TO THE OWNER



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IX. WATER AND SEWER:

A. UTILITY SEPARATION REQUIREMENTS

- 1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE SANITARY SEWER AND RECLAIMED WATER MAIN
- THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER
- THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
- 2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER VACUUM TYPE SANITARY SEWER AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS.
- WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS. THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN. WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS. AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
- 3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE. 4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS
- AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN. OR VACUUM TYPE SANITARY SEWER.
- SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN.
- TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS. DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
- 5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO COST.
- WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:
- USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.
- USE OF WELDED, FUSED, OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPELINE.
- USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR FITHER PIPE
- b. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED MINIMUM SEPARATION
 - USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATER.

B. WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEM SHOWN ON THESE PLANS IS BROWARD COUNTY WATER AND SEWER DEPARTMENT. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF CITY OF MIRAMAR AND BROWARD COUNTY WATER AND SEWER DEPARTMENT.
- 2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- 3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
- 4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER =PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
- 5. EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) 6" THROUGH 24" DIAMETER = TC 53
- 6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
- 7. PVC PIPE 4" 12" SHALL CONFORM TO AWWA C900. PIPE 14" 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
- 8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI, MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.
- 9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC A. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- 10. MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
- 11. ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS, WHICHEVER IS GREATER. DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET FLEX-RING, FIELD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL
- 12. ALL SERVICE PIPING (1/2" 3") SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS.
- ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE
- 14. ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V" AT ALL VALVE LOCATIONS. CUT W'S AND V'S SHALL BE HIGHLIGHTED WITH BLUE PAINT

- SERVICE TO THE CORPORATION STOP.
- 16. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS
- ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.
- CONFORM TO THE REQUIREMENTS OF AWWA C509.
- DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.
- **IRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.**
- COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER".
- LEAST THREE AREAS PER PIPE SECTION).
- ALONG TOP HALF OF PIPE.
- RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE.
- PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.
- MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.
- ANY WORK IS TO BE INSPECTED OR TESTED.
- NO NOTICEABLE LEAKS.
- REQUIREMENTS AS THE MAIN LINE.
- REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
- THE PRESSURE PUMP
- OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
- 35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK LEAKAGE RATE.
- 36. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

C. FIRE PROTECTION SYSTEMS

- ARE IN PROPER WORKING ORDER.
- 2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
- NFPA 24-9-2.
- V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).
- BY A COMPANY LISTED AS A CENTRAL STATION.
- 6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER THEREIN WILL BE REQUIRED.
- COUNTERCI OCKWISE
- COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.

15. UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER

OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED.

17. VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED. INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPOXY PRIMER, FOLLOWED BY A COAL TAR EPOXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPOXY PRIMER, FOLLOWED BY A COAL TAR EPOXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS. GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN

18. ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000. NON-RISING STEM

19. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL

20. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH, TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150. VALVE BODY SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR

21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. O-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE. SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED

22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST EQUAL. BOXES SHALL BE OF SUFFICIENT LENGTH TO OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH EQUAL. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX

23. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS). STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN AT

24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE. MINIMUM THICKNESS 4 MILS. WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" -8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED

25. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION:

26. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES. WIRE SHALL BE COLOR-CODED 14 GAUGE CONTINUOUS INSULATED WIRE. COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS. INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 2" AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES

27. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF THE

28. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE

29. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH

30. ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING

31. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST

32. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF

33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS

34. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/7400 (AWWAC-605 - PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.

BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE

37. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION, THOSE OF THE AUTHORITY SHALL GOVERN. THE WATER MAIN DISINFECTION AND BACTERIOLOGICAL SAMPLING AND METHODS OF DISINFECTION FOR ALL WATER CONTAINMENT DEVICES AND PIPING SYSTEMS SHALL CONFORM TO AWWA

1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND

3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE WITH

4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL

5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED

APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED

7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN

8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL

9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED AROUND THE FIRE HYDRANTS OR IN AREAS DESIGNATED AS FIRE LANES.

- 10. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES.
- 11. THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL PRESSURE OF 20 PSI.

D. SANITARY SEWER SYSTEMS

RECOMMENDED BY THE PIPE MANUFACTURER.

THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS BROWARD COUNTY WATER AND SEWER DEPARTMENT. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF CITY OF MIRAMAR AND BROWARD COUNTY WATER & SEWER DEPARTMENT.

- 1. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27".
- 2. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
- 3. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477. 4. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS
- 5. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2" LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
- 6. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
- 7. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
- 8. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE.
- 9. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE NSPECTED OR TESTED.
- 10. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES. PUMPS. AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS.
- 11. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- 12. PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION
- 13. CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC: B) 6" PIPE = 2 MIN 50 SEC. OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED. WHICHEVER IS GREATER: D) 10" PIPE = 4 MIN 43 SEC. OR 1.187 X LENGTH OF PIPE TESTED. WHICHEVER IS GREATER: E) 12" PIPE = 5 MIN 40 SEC. OR 1.709 X LENGTH OF PIPE TESTED. WHICHEVER IS GREATER.
- 14. CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.
- 15. CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL; 8" SEWER = 7.28" MANDREL; 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" MANDREL.
- 16. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE, REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

E. PRECAST STRUCTURES AND APPURTENANCES

- 1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN PRECAST STRUCTURES ARE NOT ALLOWED.
- 2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.
- 3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES.
- 4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
- 5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.
- 6. PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE. CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT. CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
- 7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE DRAWINGS.
- 8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING CORPORATION, OR
- 9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE. 10. MANHOLE COATINGS AND FINISHES SHALL BE:
- D. SANITARY SEWER MANHOLE INTERIOR BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16

MILS.

E. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE DRAWINGS.

F. EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS. 11. AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

X. SIGNS AND PAVEMENT MARKINGS:

- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, STANDARD INDEX NO, 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.
- 2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND FDOT INDEX NO. 17352.
- 3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT.
- 4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS.
- 6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
- 7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
- 8. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

XI. AS-BUILT DRAWING REQUIREMENTS:

5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF THE APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
- 2. AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR. SIGNED. SEALED AND DATED BY THE RESPONSIBLE PARTY
- 3. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO. THE FOLLOWING:
- a. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT **FI EVATIONS**
- b. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
- c. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TIED TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
- d. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS,
- e. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
- f. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
- a. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED VERTICAL SEPARATION HAS BEEN MET.
- h. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
- i. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL DRIVEWAY AND STREET INTERSECTIONS. FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS.
- j. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES HAVE BEEN MET
- k. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS
- I. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
- m. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION

XII. OBSERVATIONS AND TESTING:

- 1. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRE-TESTING PRIOR TO NOTIFICATION.
- 2. THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
 - A. SANITARY SEWER COLLECTION SYSTEM: INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
 - LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
 - PRESSURE TEST AS REQUIRED BY DRER
 - B. SANITARY SEWER COLLECTION SYSTEM: EXFILTRATION TRENCH DEPTH
 - LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)



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EROSION SEDIMENTATION CONTROL NOTES

MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO IMC PROPERTIES. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER. THEIR REPRESENTATIVES OR THE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORM WATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS. THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC

SITE A. SITE CONDITIONS

- STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
- B. SEQUENCE OF IMPLEMENTATION OF CONTROLS
- . DEMOLITION AND CLEARING, GRUBBING AND EXCAVATION. SERVE THE PROPOSED PROJECT.
- 4. FINAL STABILIZATION. C. PHASING OF CONTROL MEASURES
- 1 PHASE 1- INITIAL PHASE
- OF CONSTRUCTION. THIS PHASE INCLUDES
- ESTABLISH STABILIZED CONSTRUCTION ENTRANCE. INSTALLATION OF SILT FENCE. INSTALL FILTER SACKS IN OFF-SITE INLET GRATES AND PLACE GUTTER EEL ON TOP OF GRATES. • INSTALL FILTER SACKS IN EXISTING ONSITE STORM INLETS DURING DEMOLITION.
- 2. PHASE 2- INTERMEDIATE PHASE GRADING THROUGH CURB AND GUTTER PHASE.
- THIS PHASE INCLUDES • INSTALLATION OF FILTER SACKS IN PROPOSED INLETS. MAINTAIN ALL MEASURES IN PHASE 1 3. PHASE 3- FINAL PHASE
- PAVING, AND FINAL LANDSCAPE.
- THIS PHASE INCLUDES • REMOVAL OF GUTTER EELS FROM RIGHT OF WAY INLETS. MAINTAIN REMAINING MEASURES FROM PHASES 1 AND 2. CONTROLS

EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. THE CONTRACTOR IS ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

A. EROSION AND SEDIMENT CONTROLS GENERAL EROSION CONTROL

- B. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF, STOCKPILED MATERIAL SHALL BE COVERED OR ENCIRCLED WITH SEDIMENT CONTAINMENT DEVICES.
- GROUNDCOVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.
- COMPLETED IMMEDIATELY AFTER FINAL GRADING.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL ADDITIONAL COST TO THE OWNER.
- TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
- FRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
- MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL MEASURES IF INSPECTION REVEALS ADDITIONAL SEDIMENTATION CONTROL IS NECESSARY
- CONTROL OF WIND EROSION

FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION. B. AS REQUIRED AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

- ACCORDANCE WITH THE DETAIL FOR A SILT FENCE EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET. IN ADDITION TO THOSE RESPONSIBILITIES OUTLINED WITHIN THE CONSTRUCTION PLANS AND DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING MEASURES:
- A. PROJECT SCHEDULE WITH EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE TIED TO SPECIFIC DATES OR CONSTRUCTION ACTIVITIES.
- B. ALTERATIONS TO THE DESIGN EROSION AND SEDIMENT CONTROLS DUE TO DIFFERENCES BETWEEN THE DESIGN PLANS AND ANTICIPATED CONSTRUCTION PHASING AND THE CONTRACTOR'S CONSTRUCTION METHODS.
- C. NAME AND PHONE NUMBER OF CONTRACTOR'S REPRESENTATIVE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE ON A 24 HOUR BASIS.
- WILL FURNISH AND INSTALL ALL NECESSARY PERMANENT EROSION CONTROLS
- E. THE DEVELOPMENT OF THE APPLICABLE BMP'S TO ENSURE THE CONTROL OF OFF-SITE TRACKING /SPILLAGE, SANITARY WASTE, FERTILIZERS DISPOSAL MANIFESTS WITH THEIR SWPPP.

POSSIBILITY OF SILTING ANY ADJACENT LOWLAND PARCEL OR RECEIVING WATER.

STORM WATER MANAGEMENT THE STORM WATER RUNOFF FROM THE PROJECT AREA WILL BE COLLECTED IN A SYSTEM OF INLETS AND CONVEYED TO EXFILTRATION TRENCHES FOR WATER QUALITY TREATMENT AND PEAK ATTENUATION.

MAINTENANCE SPECIFIED, ACCUMULATED SEDIMENTS SHOULD BE REMOVED BEFORE THEY REACH ONE-HALF OF THE CAPACITY OF THE CONTROL DEVICE. INSPECTION

THE INSPECTOR MUST BE A QUALIFIED EROSION AND SEDIMENT CONTROL INSPECTOR AS DEFINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

IT IS THE CONTRACTOR'S RESPONSIBILITY (FOR ALL SITES WHICH ARE ONE (1) ACRE AND GREATER) TO FILE "NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT" (EPA FORM 4510-9 OR LATEST VERSION) TO EPA AND "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (DEP FORM 62-621.300(4)(B) OR LATEST VERSION) TO FDEP TO THE FOLLOWING ADDRESSES. NPDES STORMWATER NOTICES CENTER, MS #2510 FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 2600 BLAIR STONE ROAD TALLAHASSEE, FLORIDA 32399-2400

SITE OPERATOR (CONTRACTOR) SHALL PREPARE A CONSTRUCTION SCHEDULE THAT INCLUDES THE DATE GRADING WILL BEGIN AND THE EXPECTED DATE OF STABILIZATION AND SHALL INCLUDE THE CONSTRUCTION SCHEDULE AS PART OF THIS

1. INSTALLATION OF CONTROL MEASURES (CONSTRUCTION ENTRANCE, SILT FENCE, FILTER SACKS, GUTTER EEL) ETC. 3. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE BUILDING, SITE DEVELOPMENT, AND INFRASTRUCTURE NECESSARY TO

THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED BEFORE AND DURING DEMOLITION STAGE

THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING SITE GRADING FROM INITIAL

THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING FINAL BUILDING CONSTRUCTION,

RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. THE EROSION CONTROL SYSTEM DESCRIBED WITHIN THE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED TO REPRESENT THE MINIMUM ACCEPTABLE STANDARDS FOR THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DEPENDENT UPON THE STAGE OF CONSTRUCTION. THE SEVERITY OF THE RAINFALL EVENT AND/OR AS DEEMED NECESSARY AS A RESULT OF ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES, OR THE APPLICABLE JURISDICTIONAL AUTHORITIES. THESE ADDITIONAL MEASURES (IF NEEDED) SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER. IT IS NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST MANAGEMENT PRACTICES (BMPS). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEXES #100 THROUGH #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION. IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO ASSURE THAT THE STORMWATER DISCHARGE FROM THE SITE DOES NOT EXCEED THE TOLERANCES ESTABLISHED BY

A. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION

C. STABILIZATION MEASURES SHALL BE IMMEDIATELY INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 7 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF HAY, OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY

ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE

SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING TURBIDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY

F. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SURFACE AREA OF ERODIBI CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

MEASURES TO CONTROL EROSION ORDERED BY OWNER OR GOVERNING AUTHORITIES WITHIN 48 HOURS OR SOONER IF REQUIRED AT NO I. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL

THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE

INSPECT EVERY TWO WEEKS DURING CONSTRUCTION REMOVE ANY SEDIMENT BUILD-UP REPAIR AND REINSTALL ANY DAMAGED OR

AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION, WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT.

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN

D. THE CONTRACTOR WILL FURNISH, INSTALL, MAINTAIN AND SUBSEQUENTLY REMOVE, ALL NECESSARY EROSION CONTROL. THE CONTRACTOR

& PESTICIDES, SOLID WASTE DISPOSAL, AND NON-STORMWATER DISCHARGES & HAZARDOUS WASTE, WHEN A SPILL OF REPORTABLE QUANTITIES IS DISCOVERED ON THE SITE, THE CONTRACTOR SHALL CLEAN UP ALL SPILLED MATERIALS AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AUTHORITIES, IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND PROJECT ENGINEER. THE CONTRACTOR SHALL RETAIN CLEAN UP INFORMATION AS WELL AS

THE CONTRACTOR IS ADVISED THAT THE CONTRACT DRAWINGS ONLY INDICATE EROSION, SEDIMENT, AT LOCATIONS DETERMINED IN THE DESIGN PROCESS. HOWEVER, THE CONTRACTOR IS REQUIRED TO PROVIDE ANY ADDITIONAL CONTROLS NECESSARY TO PREVENT THE

MAINTENANCE OF EROSION CONTROL DEVICES IS OF PARAMOUNT IMPORTANCE TO CVS/ PHARMACY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL POLLUTION PREVENTION CONTROLS. DAILY REVIEW SHALL BE MADE BY THE CONTRACTOR TO DETERMINE IF CONSTRUCTION ACTIVITIES HAVE ALTERED THE EFFECTIVENESS OF EROSION, SEDIMENTATION, AND POLLUTION CONTROL MEASURES. CORRECTIVE ACTION SHALL BE PERFORMED IMMEDIATELY. AT THE END OF EACH DAY OF WORK THE CONTRACTOR WILL COMPLETE A REPORT DETAILING MEASURES THAT ARE NOT ACHIEVING PERMIT COMPLIANCE AND THE CORRECTIVE ACTION THAT IS TAKEN. UNLESS OTHERWISE

THE CONTRACTOR IS REQUIRED TO INSPECT AND MAINTAIN CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINSTORM IN EXCESS OF 0.25 INCHES. THE CONTRACTOR SHALL REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. INSPECTION REPORTS SHALL BE SIGNED BY THE INSPECTOR AND CONTRACTOR AND MAINTAINED FOR FUTURE REFERENCE AS NEEDED.

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DESIGN

696 N.E. 125th STREET

NORTH MIAMI, FL 33161

Phone: 305.720.2079

C.O.A. 33221

GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft.

DRAINAGE SYMBOLS LEGEND

PROPOSED TEMPORARY

PROPOSED SILK DIKE

PROPOSED INLET

TEMPORARY BARRICADE

CONSTRUCTION EXIT / ENTRANCE

FILTER SACKS INLET PROTECTION

PROPOSED TEMPORARY CHAIN LINK FENCE

(CE)

(SD)

(IP1)



Sheet No.







KEYNOTE LEGEND



10. CONTRACTOR MUST STOP OPERATION AND NOTIFY THE OWNER FOR PROPER DIRECTION IF ANY ENVIRONMENTAL OR HEALTH RELATED CONTAMINATE IS ENCOUNTERED DURING THE DEMOLITION/EXCAVATION PROCESS.

11. DISPOSAL: A. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE FILL MATERIAL, DEPOSITED AND COMPACTED IN 12 INCH LIFTS.

- B. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- 12. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING BUILDINGS AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES AND THE CONSTRUCTION OF THE NEW DEVELOPMENT.
- 13. PERMITTING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ANY REQUIRED PERMITTING FOR DEMOLITION FROM RESPONSIBLE REGULATORY AGENCIES AND FULLY ACKNOWLEDGE AND COMPLY WITH ALL REQUIREMENTS PRIOR TO COMMENCING DEMOLITION WORK.
- 14. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE EXTENT OF DEMOLITION REQUIRED IN ORDER TO PERFORM THE CONTRACT WORK FOR THIS PROJECT. THE CONTRACTOR SHALL CONDUCT SITE VISITS AND SHALL EXAMINE ALL OF THE INFORMATION WITHIN THESE DOCUMENTS: ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BID SUBMITTAL.
- 15. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- 16. THE SITE SHALL BE LEFT CLEAN AFTER DEMOLITION WORK AND BE READY FOR FILLING AND COMPACTION OPERATIONS (FILL SHALL BE COMPACTED 12 INCH LIFTS).
- 17. PAVEMENT REMOVAL: A. WHERE EXISTING PAVEMENT IS TO BE REMOVED, SAW-CUT THE SURFACING LEAVING A UNIFORM AND STRAIGHT EDGE WITH MINIMUM DISTURBANCE TO THE REMAINING ADJACENT SURFACING. IF CONSTRUCTION RESULTS IN RAVELING OF THE SAW-CUT SURFACE, RECUT BACK FROM THE RAVELED EDGE PRIOR TO RESTORATION.

B. WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS. MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL, CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.

18. REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED, RELOCATED OR TO REMAIN

GENERAL NOTES

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- 1. CONTRACTOR SHALL REFER TO THE ENVIROMENTAL ASSESSMENT DONE FOR THE SITE PRIOR TO DEMOLITION.
- 2. REFER TO LANDSCAPE PLAN FOR TREE REMOVAL.
- 3. THE CONTRACTOR SHALL PREPARE THE SITE FOR FILLING AND COMPACTION OPERATIONS PER THE GEO-TECHNICAL REPORT.
- 4. REFER TO C-8, UTILITY PLAN, FOR IDENTIFICATION OF EXISTING UTILITIES TO REMAIN, AND COORDINATION REQUIREMENTS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES.
- 5. PER THE MIAMI DADE COUNTY PUBLIC WORKS DEPT .:
- ALL BACKFILL SHALL BE DEPOSITED AND COMPACTED IN 12 INCH LIFTS. • UTILITIES TO BE ABANDON IN PLACE ARE REQUIRED TO BE CAPPED AND AND FILLED WITH
- FLOW-ABLE FILL, EXCAVATION TO BE BACKFILLED IN 12" COMPACTED LIFTS. BACKFILLING OF UNDERGROUND REMOVALS (SUCH AS STORM DRAINAGE STRUCTURES/PIPE & UTILITY LINES) WILL REQUIRE BACKFILLING IN 12" COMPACTED LIFTS.

FELDMAN COMPANIES ELDMAN

Revision 6 Date Comment Revision 5 | Date Comment

Revision \land Date Comment

Revision 3 Date Comment

Revision 2 Date Comment

Plans for

Revision 🕂	Date 2020.05.27		
Comment CITY OF MIRAMAR DRC ROUND 1			
Designed by:		C.P.C.	
Drawn by:		A.T.S.	
Checked by:		C.P.C.	
Approved by:		C.P.C.	
Scale:		1" = 30'	
Date:		03/10/2020	
Job No.:		F003	
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MIRAMAR STORAGE ONYX ROAD MIRAMAR, FLORIDA 33025



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	STRUCTURE NUMBER	STRUCTURE TABL	E RIM ELEVATION	INVERT ELEVATION	\square \square
	S-1	PROP. 48" CATCH BASIN AND USF 5115-6220 FRAME AND GRATE (OR APPROVED EQUIVALENT) WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	6.62	(18") 1.17 (S)	$\mathbb{R}^{\mathbb{R}}$
GRAPHIC SCALE	S-2	PROP. 48" CATCH BASIN AND USF 5115-6220 FRAME AND GRATE (OR APPROVED EQUIVALENT) WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	6.25	(18") 1.17 (W) (18") 1.17 (S) (18") 1.17 (N)	DESIGN 696 N.E. 125th STREET
0 10 20 40 (IN FEET)	S-3	PROP. 48" CATCH BASIN AND USF 5115-6220 FRAME AND GRATE (OR APPROVED EQUIVALENT) WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	6.54	(18") 1.17 (N)	NORTH MIAMI, FL 33161 Phone: 305.720.2079 C.O.A. 33221
1 inch = 20 π.	S-4	PROP. 48" CATCH BASIN AND USF 5115-6220 FRAME AND GRATE (OR APPROVED EQUIVALENT) WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	6.49	(18") 1.17 (N) (18") 1.17 (S)	ATRICTURE ATRICTURE NSATION 3819 SWITTO
	S-5	PROP. 48" CATCH BASIN AND USF 5115-6220 FRAME AND GRATE (OR APPROVED EQUIVALENT) WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	6.75	(18") 1.17 (N)	CHRISTOPHER P
	EX-1	EXISTING CATCH BASIN. CONTRACTOR TO CORE DRILL AND CONNECT PROP. 18" HDPE STORM PIPE	6.37	(18") 1.17 (E) (18") 1.17 (W)	9/28/2020 This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal. Printed copies of this document are not
					considered signed and sealed and the signature must be verified on any electronics copies.
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		$\frac{X.XX}{\pm X.XX M.E.} \qquad \frac{X.XX}{\pm X.XX} M.E. \qquad \frac{X.X}{\pm X.XX} M.E. \qquad \frac{X.X}{\pm X.XX} M.E. \qquad \frac{X.X}{\pm X.X} M.E. \qquad \frac$	XXX X.XX M.E.	X.XX ± X.XX M.E.	
					Revision <u>A</u> Date
		$\frac{X.XX}{\pm X.XX \text{ M.E.}} \qquad \frac{X.XX}{\pm X.XX \text{ M.E.}} \qquad \frac{X.X}{\pm X}$	<u>xx /</u> (.xx м.е.	X.XX ± X.XX M.E.	Revision <u>A</u> Date Comment
					Revision (A) Date Comment
					Revision A Date 2020.09.22 Comment CITY OF MIRAMAR DRC ROUND 3
					Revision Date 2020.08.11 Comment CITY OF MIRAMAR DRC ROUND 2
					Revision Date 2020.05.27 Comment CITY OF MIRAMAR DRC ROUND 1
					Designed by:C.P.C.Drawn by:A.T.S.Checked by:C.P.C.
Approved by: C.P.C. Scale: 1" = 20' Date: 03/10/2020					
					Job No.: F003 © 2020
					MIRAMAR STORAGE ONYX ROAD MIRAMAR, FLORIDA 33025
XXXXXX	//////////////////////////////////////	<u>/////////////////////////////////////</u>	///// x	<u>/////////////////////////////////////</u>	GRADING & DRAINAGE PLAN
		C bu	Suns Call 811 or www.s usiness days befo located Check positive res	sunshine811.com two f ore digging to have utili d and marked. ponse codes before you dig!	ull ties Sheet No.





DESIGN 696 N.E. 125th STREET NORTH MIAMI, FL 33161 Phone: 305.720.2079 C.O.A. 33221 10/26/202 This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies. FELDMAN COMPANIES ELDMAN Revision \land Date Comment Revision 🔬 Date Comment Revision 🔬 Date Comment Revision 🔬 Date Comment Revision 🔬 Date Comment Revision <u> </u>Date Comment C.P.C. Designed by: A.T.S. Drawn by: C.P.C. Checked by: C.P.C. Approved by: 1" = 10' Scale: 10/26/2020 Date: Job No.: F003 © 2020 Plans for MIRAMAR STORAGE ONYX ROAD MIRAMAR, FLORIDA 33025 CROSS SECTIONS Sheet No. PD-3 Call 811 or www.sunshine811.com two full usiness days before digging to have utilities

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ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE BROWARD COUNTY BENCHMARK #1046.

ELEVATIONS NOTE:

REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY CONDUCTED BY JORGE L. CABRERA.

ADA NOTE:

CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY, AND STATE ACCESSIBILITY CODES, AND THE 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA STANDARDS), AS AMENDED.



A 3" OPTIONAL BASE GROUP 9 (OBG9), ASPHALT SHALL BE PLACED IN TWO (2) LIFTS: 2" OF SP STRUCTURAL COURSE AND 1" OF FC-9.5.

(B) EXISTING 8" CRUSHED LIMEROCK BASE

C EXISTING TYPE B OR C, 12" STABILIZED SUB-BASE

MILLING & RESURFACE **PAVEMENT DETAIL** N.T.S.



SECTION F-F SCALE: 1" = 10'









SYMBOLOGY LEGEND

	PROPERTY LINE	\square \square
ww	EXISTING WATER MAIN	
sss	EXISTING SAN SEWER	
S,	EXISTING SAN SEWER MANHOLE	DESIGN
6.81	EXIST. GRADE ELEVATION	
	PROP. STORM INLET WITH EXFILTRATION TRENCH	NORTH MIAMI, FL 33161 Phone: 305.720.2079
\bigcirc	PROP. DRAINAGE MANHOLE	C.O.A. 33221
	EXIST. CATCH BASIN (TO REMAIN)	
	EXIST. STORM SEWER PIPE (TO REMAIN)	COLLINS HARNON
—	PROP. SANITARY SEWER AND FLOW DIRECTION	ATR/C NSF/C 3819 E OF E OF AL EV 73819
	PROP. WATER MAIN	CERTAT VON. VON.
0131310	PROP. BACKFLOW PREVENTER (DOMESTIC)	
0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	PROP. DOUBLE DETECTOR CHECK VALVE ASSEMBLY FOR FIRE LINE SERVICE	MAD★ PROVIN
8+0	PROP. PRESSURE VACUUM BREAKER IRRIGATION SYSTEM ONLY	9/28/2020 This item has been digitally signed and
	PROP. IRRIGATION METER CONNECTION	on the date adjacent to the seal.
٩	PROP. DOMESTIC WATER SERVICE CONNECTION	Printed copies of this document are not
	PROP. TAPPING SLEEVE & TAP VALVE & BOX	considered signed and sealed and the signature must be verified on any
≺	PROP. VERTICAL FDC	electronics copies.
Д	EXISTING FIRE HYDRANT (TO REMAIN)	
₩	PROPOSED FIRE HYDRANT	

NOTES

- 1. ALL EXISTING MAINS BEING IMPACTED BY THIS PROJECT AND ALL PROPOSED WATER AND SEWER FORCE MAINS AND FITTINGS, TO BE **RESTRAINED PER GS 2.0**
- 2. 2.5 DEGREE MAXIMUM DEFLECTION, TYPICAL
- 3. CONTRACTOR TO VERIFY LOCATION AND INVERT ELEVATION OF EXISTING WATER, FORCE MAIN AND ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK.

HATCH LEGEND



PROPOSED UTILITY EASEMENT

EXISTING UTILITY EASEMENT

 \rightarrow \rightarrow \rightarrow \rightarrow

PROPOSED LANDSCAPING



FELDMAN COMPANIES

ELDMAN

Revision 🔬 Date

Comment

Revision 🛕 Date Comment

Revision \land Date Comment



CITY OF MIRAMAR DRC ROUND 1			
Designed by:	C.P.C.		
Drawn by:	A.T.S.		
Checked by:	C.P.C.		
Approved by:	C.P.C.		
Scale:	1" = 20'		
Date:	03/10/2020		
Job No.:	F003		

C 2020 Plans for

MIRAMAR STORAGE ONYX ROAD MIRAMAR, FLORIDA 33025

WATER AND **SEWER PLAN**

Sunshine Call 811 or www.sunshine811.com two fu usiness days before digging to have utilitie

located and marked. Check positive response codes before you dig!














FRE PROTECTION NOTES

FILE HYDRANTS

THE MUMBER AND TYPE OF FIRE HYDRANTS AND CONNECTIONS TO OTHER APPROVED WATER SUPPLES SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW AND SMALL DE PROVIDED AT APPROVED LOCATIONS. NOTE: ALL NEW FIRE HYDRAVIS SHALL BE COMPRESSION TYPE WITH THE BOTTOM VALVE OPENING TO BE FIVE AND ONE-FORTH (5 %) INCHES IN DIAMETER. THEY SHALL BE ERECTED SO AS TO HAVE THE CENTER OF THE STEAMER CONNECTION A MINIMUM OF EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE NEAREST ROADWAY OR EIGHTEEN (18) INCHES ABIVE THE SUBROUNDING GROUND AND WITH THE STEAMER OPENING OF FOUR AND CHE-HALF (4 %) INCHES (MAXIMUM HEIGHT) IN SIZE WITH FOUR (4) NATIONAL STANDARD THREADS PER INCH. ALL FIRE HYDRANTS SHALL BE "MAFFIC TYPE" TO BREAKAWAY UPON IMPACT. THE FIRE HYDRANT MAIN BODY VALVE SHALL OPEN AGAINST THE FLOW AND SHALL CLOSE WITH THE FLOW. (FLORIDA FIRE PREVENTICN CODE 2004 EDITION, NEPA 1, 2003 EDITION SECTION 18.3.3 AND CITY OF MIRAWAR ENGINEERING DIVISION FIRE HYDRANT ASSEMBLY DETAIL FIGLINE 200)

2. FIRE HYDRANT CLEARINCE

CLEARANCES OF SEVEN IND ONE HALF FEET (7" B" IN FRONT OF AND TO THE SDES OF THE FIRE HYDRINTS, WITH A FOUR FOOT (4') CLEARANCE TO THE REAR. NOTE: NO PARKING SIGIS OR OTHER DESIGNATION INDICATING THAT PARKING IS PROHIBITED SHALL BE FIGURED IN THE SEVEN AND ONE HALF FEET (7 8") SPACE ON BOTH SIDES OT THE CENTER LINE OF THE HYDRANT. ALL PAVEMENT WARKINGS SHALL BE OF HERMOPLASTIC PAINT. (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1 2003 EDITION SECTION 18.3.4.1)

. FIRE HYDRANT VISIBILITY AND ACCESS:

NO PERSON SHALL PLACE OR KEEP ANY POST, PENCE, VEHICLE, GROWTH, VEGETATION, TRASH OR STORAGE OR OTHER MATERIALS THAT WOULD DESTRUCT A FIRE HYDRANT OR FIRE PROTECTION APPLIANCE AND HINGER OR PREVENT ITS IMMEDIATE USE BY FIRE DEPARTMENT PERSONNEL. NOTE: ONE (1) BLUE DOUBLE-REFLECTIVE DEPARTMENT OF TRANSPORTATION TYPE ROAD MARKER IS TO HE ADHERED TO THE MARD SURFACES ROADWAY IN THE MIDDLE OF THE LANE NEAREST TO, AND DIRECTY IN FRONT OF THE FIRE HYDRANTS (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1 2003 EDITION SECTION 18.3.3.1 AND CITY OF MIRAMAR ENGINEERING DIVISION FIRE HYDRANT ASSEMBLY DETAIL FIGURE 200)

4. FIRE HYDRANT STREE! LOCATIONS:

THE NUMBER AND TYPI OF FREE HYDRANTS AND CONNECTIONS TO OTHER APPROVED WATER SUPPLES SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW AND SHALL BE PROVIDED AT APPROVED LOCATIONS. NOTE: EVERY STREET INVERSECTION SHEAL MAKE ONE (1) FIRE INVORIANT ON AT LEAST ONE (1) CORNER OF THE INTERSECTION URLESS STUATED AT FOUR-LANE OR MORE DIVIDED TRAFFICWAY WHERE THE (2) HYDRANTS WILL BE REQUIRED. (FLORIDA FRE PREVENTION GODE 2004 EDITION, NFPA 1, 2003 EDITION SECTION (8.3.3)

5. FIRE HYDRANIT LOCATION:

CLEARANCES OF SEVEN IND ONE HALF FEET (2' 6') IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRAYS, WITH A FOUR FOOT (4') CLEARANCE TO THE REAR. NOTE: FREE HYDRANTS SIALL BE LOCATED & MINHAUM OF FIVE (5) FEET AND A MAXIMUM OF TER (10) FIET FROM THE CURB LINE OF FRE LANES, STREETS, OF PRIVATE STREETS WHEN INSTALLED ALONG SUCH ACCESS WAYS (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1 2003 EDITION SECTION 18.3.4.1 AND CITY OF MIRAMAR ENGINEERING DIVISION STANDARD FIRE HYDRANY PLACEMENT DETAIL. FIGURE 208 AND TYPICAL HYDRANT/FRE DEPT. CONNECTION ISLAND DETAIL (PLAN VEW) FIGURE 200.2)

6. FIRE KYDRANY SPACEO.

THE NUMBER AND TYPE OF FIRE HYDRANTS AND CONNECTIONS TO OTHER APPROVED WATER SUPPLIES SHALL BE CAPABLE OF DELIVERING THE REQUIRED FRE FLOW AND SHALL BE PROVIDED AT APPROVED LOCATIONS. NOTE IN HIGH VALUE OR HIGH LIFE HAZARD DISTRICTS, THE INTERMEDIATE DISTANCE BETWEEN HYDRANTS SHALL NOT EXCEED SOO FEET WITH HYDRANTS SO LOCATED THAT ALL BUILDINGS N THE COMPLEX CAN BE REACHED BY COMPARATIVELY SHORT HOSE LINES FROM MORE THAN THE HYDRANT. IN SINGLE FAMILY RESIDENTIAL DISTRUCTS, THE INTERNEDIATE DISTANCE BETWEEN HYDRANTS CANNOT EXCEED SOC FEET. THE DISTANCE FOR MEASURE SHALL BE BY CENTER LINE OF TRAFFIC-WAY AS THE FIRE APPARATUS WOULD NORMALLY TRAVEL AND FOR DRIVEWAY ACCESS ON THE PROPERTY HERE ADDITIONAL HYDRANTS ARE TO BE LOCATED ON PRIVATE PROPERTY HERE THE APPARATUS WOULD NORMALLY TRAVEL. (FLORIDA FRE PREVENTION CODE 2004 IDITION, NEPA 1, 2003 EDITION SECTION 18.3.3)

7. FIRE FEYDRANTS SPACING FROM EXTERIOR WALLS:

THE NUMBER AND TYPE OF FIRE HYDRANTS AND CONNECTIONS TO OTHER APPROVED WATER SUPPLIES SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW AND SHALL BE PROVDED AT APPROVED LOCATIONS. NOTE: IN ALL NEW COMMERCIAL EXALDINGS, A HYDRANT SHALL BE INSTALLED WITHIN JOO FEET OF ANY PORTION OF THE EXTERIOR OF THE STRUCTURE. THE DISTANCE FOR NEASLIRE SHALL BE BY ENTER LINE OF TRAFFIC-WAY AS THE FIRE APPARATUS WOULD NORMALLY TRAVEL AND/OR DRIVEWAY ACCESS ON THE PROPERTY WHERE ADDITIONAL HYDRANTS ALE TO BE LOCATED ON PRIVATE PROPERTY WHERE THE APPARATUS WOLLD NORBALLY TRAVEL. (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1, 2003 EDITION SECTION \$8.3.3)

 FIRE HIDRANT PLACEMENT FOR PROTECTION REGARDING WALL COLLAPSE: HYDRANTS SHALL BE LOCATED NOT LESS THAN 49 FEET (12.2 M) FROM THE BUILDINGS TO BE PROTECTED. NOTE: HYDRANTS WAY BE PLACED IN LOCATIONS. NOT SUBJECT TO COLLAPSE WITH THE APPROVAL OF THE AUTHORITY HAVING J.RISDICTION (NFPA 24 202 EDITION SECTION 7.2.3)

9. FIRE MYDRANT PROTECTION:

HYDRANTS SHALL BE PROTECTED IF SUBJECT TO MECHANICAL DAMAGE ... NOTE: FRE HYDFANTS LOCATED BY PARIONS AREAS SHALL BE PROTECTED BY A PERMANENT BARRIER APPROVED BY THE FIRE CODE OFFICIAL THAT WELL PREVENT PHYSICAL DANAGE FROM VEHICLES IF LOCATED CLOSER THAN 5' FROM THE CURB. (NEPA 24 2002 EDITION SCHON 7.3.5)

10. COLOR COONO OF FIR HYDRANTS:

HYDRANTS SHOULD BE CHASSIFIED IN ACCORDANCE WITH THEIR RATED CAPACITIES. (AT 20 PS# RESIDUAL PRESSURE OF OTHER DESIGNATED VALUE) AS FOLLOWS: 12/0/4 COLOR OF BONNETS CILASS

A.A	1500 GHL OR GREATER	LIGHT BLUE
A	1,000-1499 GPM	GREEN
8	500-99 CPM	GRANCE
C	LESS TIAN 500 GPM	RED

COLOR CODING OF HYDRAFTS SHALL BE INDICATED BY THE GALLONS PER MINUTE. FLOW. ALL BARRELS ARE TO BE CHROME VELLOW ... (NFPA 29) 2002 EDITION. SECTIONS 51, 5.2.1, 5.2.12)

11. BACK-FLOW PREVENTS? LOCATION:

THE INSTALLATION OF DETICES TO PROTECT THE PUBLIC WATER SUPPLY FROM CONTAMINATION SHALL COMPLY WITH THE PROVISIONS OF NEPA 13, STANDARD FOR THE INSTALLATION OF SPRACER SYSTEMS, OR NEPA 24, STANDARD FOR THE BISTALLATION OF PRIVATEFIRE SERVICE MAINS AND THEIR APPURTENANCES. AND THE PLUMBING CODE OF HE JURISDICTION. NOTE: ALL BACKFLOW PREVENTORS SHALL BE INSTALLED ABOVE GROUND. POST INDICATOR VALVES SHALL BE LOCATED NOT LESS THAN 40 FEET (12.2 M) FROM BUILDINGS. (FLORIDA FIRE PREVENTION CODE 2004 EXTION, NEPA 1, 2003 EXTION, SECTION 13.5.3, NEPA 24 2002 EDITION SECTION 6.13.1)

12. BACK-ROW PREVENTIR PROTECTION:

THE INSTALLATION OF DIVICES TO PROTECT THE PUBLIC WATER SUPPLY FROM CONTAMINATION SHALL COUPLY WITH THE PROVISIONS OF NFPA 13, STANDARD FOR THE INSTALLATION OF SHRINKLER SYSTEMS, OR NIPA 24, STANDARD FOR THE INSTALLATION OF PREVATE FIRE SERVICE MAINS AND THEIR APPURTERANCES, AND THE PLUMBING CODE OF THE JURISDICTION. NOTE: ALL BACKFLOW PREVENTORS HUST BE PROTECTED BY A PERMANENT BARRIEF AS APPROVED BY THE PIRE CODE OFFICIAL (FEORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1, 2003 EDITION, SECTION V.3.5.3)

13. HACK--- 户CW PHEVENTIR SUPERVISION.

WHERE AN AUTOMATIC SPREALER SYSTEM IS PROVDED EITHER AS A

REQUIREMENT OR AS AN ALTERNATE TO ANOTHER REQUIREMENT OF THIS CODE. THE SYSTEM SHALL BE SUPERVISED BY AN APPROVED CENTRAL, PROPRETARY AUXRAARY, OR REMOTE STATION SYSTEM IN ACCORDANCE WITH NEPA 72. NOTE: ALL REQUIRED BACKFLOW PREVENTOR CONTROL VALVES SHALL BE MONIFORED BY AN ELECTRONIC TAMPER SWITCH CONNECTED TO A CENTRAL ALARM SERVICE. (FLORIDA BUILDING CODE SECTION 903.9.1)

14. THE PROTECTION APPLIANCE CLEARANCE

CLEARNICES OF SEVEN AND ONE HALF FEET (7' 8') IN FRONT OF AND TO THE SIDES OF THE FIRE PROTECTION APPLIANCES. NOTE: SIGNS OR OTHER DESIGNATION INDICATING THAT PARKING IS PROHIBITED SHALL BE PROVIDED IN THE SEVEN AND ONE HALF FEET (7' 6') SPACE ON BOTH SDES OF THE CENTER LINE OF THE BACKFLOW FREVENTOR. ALL PAVENENT MARKINGS SHALL BE OF THERMOPLASTIC PAINT. (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1 2003 EDITION SECTION 18.3.4.2)

15. POINT OF SERVICE

"POINT-OF-SERVICE". THE POINT AT WHICH THE UNDERGROUND PIPING FOR A SPRIMLER SYSTEM USING WATER AS THE EXTINGUISHING AGENT BECOMES USED EXCLUSIVELY FOR THE SPRINKLER SYSTEM. THE POINT-OF-SERVICE IS DESIGNATED BY THE ENGINEER WHO SEALED THE PLANS FOR A SYSTEM OF 50 DR. MORE HEADS OR BY THE CONTRACTOR WHO DESIGNED THE PLANS FOR A SYSTEM OF 49 OR FEWER HEADS. F.S. CH. 633.021(17)

16. DEPTH OF COVER

THE DEPTH OF COVER OVER WATER PIPES SHALL BE DETERMINED BY THE MAXMUM DEPTH OF FROST FENETRADION IN THE LOCALITY WHERE THE PIPE IS LAID THE TOP OF THE PIPE SHALL BE BURIED NOT LESS THAN I IT (0.3 M) BELOW THE FROST LINE FOR THE LOCALITY. IN THOSE LOCATIONS WHERE FROST IS NOT A FACTOR, THE DEPTH OF COVER SHALL BE NOT LESS THAN 21/2 FT (0.8 M) TO PREVENT MECHANICAL DAMAGE PIPE UNDER DRIVEWAYS SHALL BE BURIED A MNENUM OF 3 FT (0.9 M) AND UNDER RAILROAD TRACKS A MINIMUM OF 4 FT (1.2 M) (NEPA 24 2002 EDITION SECTION 10.4)

17. FIRE DEPARTMENT CONNECTION LOCATION:

- . FIRE DEPARTMENT CONVECTIONS SHALL BE ON THE STREET SIDE OF BUILDINGS. FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY, AND SHALL BE LOCATED AND ARRANGED SO THAT HOSE LINES CAN BE ATTACHED TO THE INLETS WITHOUT INTERFERENCE FROM NEARBY OBJECTS, INCLUDING BUILDINGS, FENCES, POSTS, OR OTHER FIRE DEPARTMENT CONNECTIONS.
- FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC SPRINKLER SYSTEMS STANDFIFES OR OTHER SYSTEMS FURNISHING WATER FOR FIRE EXTINGUISHMENT SHALL BE LOCATED BETWEEN 10 FEET AND 15 FEET FROM A FIRE HYDRANT.
- . THE FIRE DEPARTMENT CONNECTION AND THE NEAREST FIRE RYDRANT SHALL BE LOCATED ON THE SAME PLANE AND SIDE OF THE ROADWAY OR FIRE LANE.
- + FIRE DEPARTMENT CONNECTIONS AND THE NEAREST HYDRANT SHALL BE LOCATED & MINIMUM OF SEVEN FEET SIX INCHES (7'6') AND & MAXIMUM OF TEN FEET (10') FROM THE CURB LINE OF FIRE LANES, STREETS.
- FIRE DEPARTMENT CONNECTIONS AND ASSOCIATED FIRE HYDRANT SHALL BE LOCATED SO THAT THE FIRE DEPARTMENT CONNECTION IS PASSED FRICK TO REACHING THE FIRE HYDRANT.

(FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1, 2003 EDITION SECTION 18.3.3, NFPA 14, 2003 EDITION SECTION 6.3.5.1)

18. FIRE DEPARTMENT CONNECTION INSTALLATION

FIRE DEPARTMENT CONNECTION SHALL BE LOCATED NOT LESS THAN 18 INCHES NOR MORE THAN 48 INCHES ABOVE THE LEVEL OF THE ADJOINING GROUND. SIDEWALK, OR GRADE SURFACE. LOCATION OF ALL SHAVESE CONNECTIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT. ALL HOSE CONNECTION AND FIRE DEPARTMENT CONNECTION THREADS SHALL BE TESTED TO VEREY THEIR COMPATABLITY WITH THREAD'S USED BY THE LOCAL FIRE DEPARTMENT. NOTE TWO AND ONE-HALF INCH N.S.T. HOSE CONNECTIONS ARE REQUIRED. (NFPA 14 2003 EDITION SECTIONS 6.3.6, 11.3.1)

19. FIRE DEPARTMENT CONNECTION ACCESS:

CLEARANCE'S OF SEVEN AND ONE HALF FEET (7' 6') ON IN FRONT OF AND TO THE SIDES OF THE FIRE DEPARTMENT CONNECTION MUST BE MAINTAINED AT ALL TIMES. FIRE DEPARTMENT CONNECTIONS SHALL BE IDENTIFIED BY A SIGN THAT STATE NO PARKIND, FIRE DEPARTMENT CONNECTION' AND SHALL BE DESIGNED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS FOR INFORMATION SIGNAGE NOTE: SIGNS SHALL BE PROVIDED FOLLOWING THESE GUIDELINES: 24" (HEIGHT) BY 18" (MDTH), WHITE BACKGROUND WITH HED LETTERS. SIGNS SHALL BE SEVEN (7) FRET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM OF THE SIGN. THE BUILDING SERVED BY THE FIRE DEPARTMENT CONNECTION SHALL HAVE ITS COMPLETE ADDRESS ATTACHED TO THE FREE STANDING SIGN. THE AREA IN FRONT OF THE FIRE DEPARTMENT CONNECTION SHALL BE DESIGNATED BY VELLOW PAINTING, STRIPTIG, OR MARKINGS ON THE CURES AND ROADWAYS. ALL PAVENENT MARKINGS SHALL BE OF THERMOPLASTIC PAINT, (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NFPA 1 2003 EDITION SECTION 18.3.4.3)

EMERGENCY ACCESS FOR FIRE DEPARTMENT EQUIPMENT AND OPERATIONS

1. A FIRE DEPARTMENT ACCESS ROAD IS THE ROAD OR OTHER MEANS DEVELOPED TO ALLOW ACCESS AND OPERATIONAL SETUP FOR FIRE-FIGHTING AND RESCUE OPERATIONS. NOTE: MEANS OF ACCESS FOR THE DEPARTMENT APPARATUS SHALL CONSIST OF FIRE LANES, PRIVATE STREETS, STREETS, PARKING LOT LANES OR A COMBRIATION THEREOF. (FLORDA FIRE PREVENTION CODE 2004 EDITON, NFPA 1 2003 EDITION SECTION 3.3.87)

NOTE 1: THE CONTRACTOR WILL BE RESPONSIBLE FOR VISIBLY ENDICATING THAT 2. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROMOED IN ACCORDANCE WITH INGRANTS ARE OUT OF SERVICE.' THE DUT OF SERVICE' DESIGNATION MUST REMAIN ON THE HYDRANT UNTIL THE HYDRANTS ARE ACCEPTED BY THE SECTION 18.2 FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING ENGINEERING DEPARTMENT, OUT OF SERVICE RINGS OR OTHER APPROVED HEREAFTER CONSTRUCTED OR RELOCATED. (FLORIDA FIRE PREVENTION CODE 2004 METHODS MUST BE USED TO IDENTIFY THE OUT OF SERVICE HYDRANTS. EDITON, NEPA 1 2003 EDITION SECTION HE.2.2.1)

NOTE 21 THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND CITY OF NIRAMAR 3. FIRE ACCESS ROADS SHALL BE SURFACED WITH SOUD PAVENENT, GRASS TURF FIRE AND ENGINEERING DEPARTMENTS 24 HOURS PRIOR TO TESTING A REAFORCED BY CONCRETE GRIDS, OR BY SIMILAR TYPE SURFACES APPROVED BY REPRESENTATIVE FROM THE FIRE DEPARTMENT WILL BE REQUIRED TO WITNESS ALL THE AUTHORITY HAVING JURISDICTION, DESIGNED TO ACCOMMODATE FIRE FLOW YESTS. RESULTS OF THE FLOW TEST SHALL BE DOCUMENTED BY THE APPARATUS WORKING A MERINAN OF 32 TONS. NOTE. GRASS OR SOD OVER A INSTALLING CONTRACTOR AND FORWARDED TO THE CITY OF MIRAMAR FIRE AND FIRE ACCESS ROAD IS NOT ACCEPTABLE. (FLOREDA FIRE PREVENTION CODE ENGINEERING DEPARTMENTS. BROWARD COUNTY AMENDMENTS SECTION F-17.1)

4. THE TURNING RAINUS OF A FIRE DEPARTMENT ACCESS ROAD SHALL BE AS APPROVED BY THE ANJ NOTE: TURNS IN THE MEANS OF ACCESS SHALL MAINTAIN THE MORMUM ROAD WIDTH. (FLORIDA FIRE PREVENTION CODE 2004 ENTON, NEPA 1 2003 EDITION SECTION 18.2.2.5.3)

5. TH. TURNING RADIUS OF A FIRE DEPARTMENT ACCESS ROAD SHALL BE AS APPROVED BY THE AHU, NOTE: TURKIS IN WEAKS OF ACCESS SHALL BE CONSTRUCTED WITH A MINIMUM RADIUS OF 25 FEET AT THE INSIDE CURB LINE AND A RADIUS OF 50 FEET AT THE OUTSIDE CURB LINE. (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1 2003 EDITION SECTION (6.2.2.5.3)

6. FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WORH OF NOT LESS THAN 2D IT AND AN UNDESTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13' 6" MINHAUM WOTH MAY BE REDUCED TO MEET SPECIAL ACCESS WITH THE APPROVAL OF THE FIRE OFFICIAL NOTE: MEANS OF ACCESS SHALL. BE NOT LESS THAN 30 FEET WAE PROVIDED HO PARVING IS ALLOWED, NOT LESS THAN 30 FEET MOE IF PARALLEL PAPERING IS ALLOWED ON ONE SIDE AND NOT LESS THAN 36 FEET WOE IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. (FLORIDA FIRE PREVENTION GODE 2004 EDITION, NEPA 1 2003 EDITION SECTION 18.22.5.1.1)

7. WHERE REDURED BY THE AND APPROVED SIGNS ON OTHER APPROVED NODCES SHALL BE PROVIDED AND WAINTAINED FOR FIRE DEPARTMENT ACCESS ROADS TO IDENTIFY SUCH BOADS, OR PROMERT THE DESTRUCTION THEREOF OR BOTH NOTE: NO PARKING BRONS OR APPROVED DESIGNATION INDICATING THAT PARSING IS PROMOBILED SHALL BE PROMOED AT ALL NORMAL AND EWERGENCY ACCESS POINTS INTO RESIDENTIAL DEVELOPMENTS. (FLORIDA FIRE PREVENDON

CODE 2004 EDITION, NEPA 1 2003 EDITION SECTION 18.2.2.5.7)

B. MORE THAN ONE FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED WHEN IT IS DETERMINED BY THE AHJ THAT ACCESS BY A SINGLE READ COULD BE IMPAIRED BY VEHICLE CONGESTION, CONDITION OF TERRAIN, CLIMATIC CONDITIONS, OR OTHER FACTORS THAT COULD LEAT ACCESS. NOTE: RESIDENTIAL DEVELOPMENTS SHALL HAVE A MINIMUM OF ONE PRIMARY ACCESS ROAD. / SECONDARY ACCESS ROAD SHALL BE REQUIRED IN RESIDENTIAL COMMUNITIES WITH MORE THAN 100 SINGLE-FAMILY DWELLING UNITS OR 150 MULTI-FAMILY DWELLING UNITS (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NFPA 1 2003 EDITION SECTION 18.2.2.4)

9. MORE THAN ONE FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED WHEN IT IS DETERMINED BY THE ANJ THAT ACCESS BY A SINGLE ROAD COULD BE IMPARED BY VEHICLE CONDESTION, CONDITION OF TERRAIN, CLIMATIC CONDITIONS OR OTHER FACTORS THAT COULD LIMIT ACCESS. NOTE: THE SECONDARY ACCESS ROAD, IF HEQUIRED, SHALL BE A MINIMUM OF 14 FEET IN UNOBSTRUCTED WIDTH AND SHALL BE SURFACED WITH SOLID PAYEMENT, GRASS TURF REINFORCED BY CONCRETE GRIDS OR BY SIMILAR SURFACES APPROVED BY THE AUTHORITY HAVING JURISDICTION DESIGNED TO ACCOMMODATE FIRE APPARATUS WEIGHING A NINIHAM OF 32 TONS. NOTE: GRASS OR SOD OVER A MIRE ACCESS ROAD IS NOT ACCEPTABLE. (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NEPA 1 2003 EDITION SECTION 18.2.2.4, BROWARD COUNTY AMENDMENTS SECTION F-17.1)

10. DEAD-END FRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE "TURNING AROUND OF FIRE APPARATUS. NOTE: THE CLOSED END DHALL BE PROMOTO WITH A TURNAROUND NO LESS THAN LOO PEET IN DIAMETER. EXCEPTION: SECONDARY ACCESS ROAD THAT IS NOT RECURED FOR FIRE DEPARTMENT ACCESS OR OPERATIONS AND IS LESS THAN SO FEET IN LENGTH MEASURE FROM THE CLOSED END TO THE CENTER OF THE RIGHT-OF-WAY. (FLORIDA FIRE PREVENTION CODE 2004 EDITION, NFPA 1 2003 EDITION SECTION 18.2.2.5.4)

11. REQUIRED FIRE LANES SHALL BE PROVIDED with THE INNER EDGE OF THE ROADWAY NO CLOSER THAN 10 FEET AND NO FURTHER THAN 30 FEET FROM THE BULDING. SUCH LANES SHALL HAVE A SURFACE DESIGNED TO ACCOMMODATE FIRE APPARATUS WITH A MINMUM WEICHT OF 32 TONS. (FLORIDA FIRE PREVENTION CODE 2004 EDITION, MEPA 1 2003 EDITION SECTION 18 2.21.3)

12 WHERE REQUIRED BY THE ANJ APPROVED SIGNS OF OTHER APPROVES HOTICES SHALL BE PROVIDED AND MAINTAINED FOR FIRE DEPARTMENT ACCESS ROADS TO IDENTIFY SUCH ROADS, OR PROBIBIT THE DESTRUCTION THEREOF, OF BORH. FIRE LAMES SHALL BE MARKED WITH FREESTANDING SIGNS WITH THE WORDING NO PARRING FIRE LANE BY ORDER OF THE FIRE/POLICE DEPARTMENT SIGN(S) SHALL BE EICHTEEN INCHES (18") BY TWENTY-FOUR INCHES (24"). WITH WHETE BACKGROUND AND RED LETTERS. SIGNS SHALL BE A MAXIMUM OF SEVEN FEET (?') IN HEIGHT FROM THE ROADWAY TO THE BOTTOM PART OF THE FIFE LAKE'S SIGNS. SUCH SIGNS SHALL FACE THE TRAFFIC FLOW AND BE NO FURTHER THAN BO FEET APART. NOTE: BUILDINGS WHICH HAVE, A SETBACK OF MORE THAN 150 FEET FROM A PUBLIC ROADWAY, OR HAVE A SETBACK OF MORE THAN SO FEET AND ARE MORE THAN 30 FEET IN HEIGHT SHALL BE PROMOED WITH A DESIGNATED FIRE LANE. FIRE LANES WAY ALSO BE MARKED BY YELLOW PAINTING. STRIPING, OR MARKING OF CURBS AND ROADWAY BETWEEN EACH FIRE LANE, SIGN(S) TO ENSURE THAT THE MINIMUM ROAD WOTH IS NOT OBSTRUCTED. (FLORIDA FIRE PREVENTION CODE 2004 LIDITION, NEPA 1 2003 EDITION SECTION 18.2.2.5.7, 18.2.2.5.8)

ACCESS GATES

1. THE AUTHORITY HAVING JURISDICTION SHALL HAVE THE AUTHORITY TO REQUIRE FIRE DEPARTMENT ACCESS BE PROVIDED TO CATED SLIBBIVISION OR DEVELOPMENTS THROUGH THE USE OF AN APPROVED DEVICE OR SYSTEM (ELORIDA FIRE PREVENTION GODE 2004 EDITION, NFPA 1 2003 EDITION SECTION 16.12.2)

ACCESS GATES SHALL BE PROVIDED WITH A REYPAD ENTRY SYSTEM INSTALLED IN AN ACCESSIBLE LOCATION. A CODED NUMBER WILL BE DESIGNATED BY THE FIRE CHEF AND POLICE CHEF FOR FIRE AND POLICE DEPARTMENT ENTRY.

ALL ACCESS GATES SHALL BE DESIGNED TO PROVIDE AUTOMATIC ENTRY FOR FIRE APPARATUS IN THE FORM OF SIREN ACTIVATION, SCANNERS' OR OTHER APPROVED METHODS.

ALL ACCESS GATES SHALL BE DESIGNED TO UNLOCK WITH A READILY ACCESSIBLE MANUAL RELEASING DEVICE.

DURING A POWER FAILURE, ALL ACCESS GATES SHALL BE DESIGNED TO FAIL IN THE OPEN POSITION.

A KEY BOX SHALL BE INSTALLED AT THE GATE IN ALL CATED COMMUNITIES. THE KEY BOX SHALL BE A TYPE APPROVED BY THE FIRE CHIEF.

FIRE PROTECTION DURING CONSTRUCTION

1. EVERY BUEDING SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF ADDESS ROADWAYS WITH AN ALL-WEATHER DRIVING SURFACE OF NOT LESS THAN 20 FY (& M) OF UNOBSTRUCTED WOTH, TO WITHSTAND THE LIVE LOADS OF FURE APPARATUS AND HAVING A MINIMUM OF 13 FT 6 IN (4" M) OF VERTICAL CLEARANCE. DEAD-END FIRE DEPARTMENT ACCESS ROADS IN EXCESS. OF 150 PK (45 W) IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE DEPARTMENT APPARATUS. (NEPA 241 2000 EDITION SECTIONS 7.5.5.1 & 7.5.5.2)

2. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED. THEY SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO CONSTRUCTION WORK. (NFPA 241 2000 EDITION SECTION 8.7.2.3)

NOTE 3: THE CONTRACTOR IS RESPONSIBLE FOR COLOR CODING OF FIRE HYDRANES. FIRE HYDRANES SHALL BE COLOR CODED AS SOON AS POSSIBLE AFTER ACCEPTANCE BY THE CITY OF MIRAMAR ENGINEERING AND FIRE DEPARTMENTS.

3. A SUITABLE LOCATION AT THE SITE SHALL BE DESIGNATED AS A COMMAND POST AND PROMOED WITH PLANS, EMERGENCY INFORMATION, KEYS, COMMUNICATION, AND EQUIPMENT, AS NEEDED. THE PERSON IN CHARGE OF FIRE PROTECTION SHALL RESPOND TO THE LOCATION COMMAND POST WHENEVER FIRE OCCURS. (NOPA 241 2000 EDITION SECTIONS 7.5.2 & 7.5.3)

4. THERE SHALL BE READILY AVAILABLE PUBLIC FIRE ALARM BOX NEAR THE PREMISES, TELEPHONE SERVICE TO THE RESPONDING FIRE DEPARTMENT, OR EQUIVALENT FACILITIES. INSTRUCTIONS SHALL BE ISSUED TO NOTIFY THE FIRE DEPARTMENT INMEDIATELY IN CASE OF FIRE. WHEN TELEPHONE SERVICE IS EMPLOYED, THE LOCAL FIRE DEPARTMENT NUMBER AND SITE ADDRESS SHALL BE CONSPICIOUSLY POSTED NEAR EACH TELEPHONE. (NFPA 241 2000 EXCITION SECTIONS 7.4.1 & 7.4.2)

5. THE REQUIRED MOTH OF ACCESS ROADWAYS SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING PARKING OF VEHICLES. NO PARKING' SIGNS OR OTHER APPROPRIATE NOTICE, OR BOTH, PROHIBITING OBSTRUCTION SHALL BE PERMITTED TO BE RECURED AND SHALL BE MAINTAINED. (NEPA 241 2000 EDITION SECTIONS 7.5 5.3)



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1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED BRASS.

- 2. ALL PIPE FITTINGS 4" DIA. AND LARGER SHALL BE CEMENT-LINED DUCTILE IRON WITH FLANGED FITTINGS FOR ABOVEGROUND USE, MECHANICAL JOINT FITTINGS SHALL BE USED UNDERGROUND.
- 3, MEGALUGS, OR APPROVED EQUAL, CAN BE USED IN PLACE OF RESTRAINED JOINTS ON ALL UNDERGROUND PIPING.
- 4. PAINT ALL ABOVEGROUND DUCTILE PIPING, FITTINGS AND VALVES. 5. BACKFLOW PREVENTOR CONTROL VALVES SHALL BE MONITORED BY AN ELECTRONIC TAMPER SWITCH CONNECTED
- TO A CENTRAL ALARM SERVICE. 6. DEPTH OF COVER TO TOP OF UNDERGROUND PIPING:
- 30^{*} MINIMUM (TYP.) - 36" MINIMUM UNDER DRIVING SURFACES







NOTES:

/---- BOX & METER

PRESSURE TEST LIMIT



NOTE: FIRE HYDRANT AND FDC SHALL BE ON THE SAME PLANE

FIRE LANE SIGN: 1. SIGNS SHALL HAVE A WHITE REFLECTORIZED BACKGROUND WITH RED OPAQUE LEGEND AND BORDER. 2. "FIRE LANE" LETTERS SHALL BE 13" AND ALL OTHER LETTERS SHALL BE 1" SERIES "C". 3. SIGNS SHALL BE MOUNTED ON POST AT LOCATIONS DEPICTED ON SITE PLAN AT A MAXIMUM HEIGHT OF 7'-0" FROM THE FINISHED GRADE TO THE BOTTOM PART OF THE SIGN.

TOW-AWAY ZONE SIGN AND BUILDING ADDRESS SIGN: 1. SIGNS SHALL BE A MINIMUM OF 6"x12" WHITE BACKGROUND WITH RED LETTERS MINIMUM LETTER SIZE TO BE ONE INCH.

FIRE HYDRANT-FIRE DEPT. CONNECTION LOCATION DETAIL



1. SUCCESSIVE TAPS INTO THE WATER MAIN SHALL BE SPACED A MINIMUM OF 18" APART. TAPS SPACED BETWEEN 18" TO 48" SHALL BE OFFSET TO EACH SIDE OF THE MAIN.

2. METER BOX SHALL BE SET TO CONFORM TO FINISHED GRADE ADJACENT TO PROPERTY LINE, METER SHALL NOT BE PLACED IN SIDEWALK OR DRIVEWAY AREAS, SERVICE LINES

3. ALL 5/8" & 1" METERS REQUIRE A LOCKABLE ANGLE CURB VALVE (ANGLE BALL VALVE: 3/4" VALVE FOR 5/8" METER, 1" VALVE FOR 1" METER AND 1 1/2" VALVE FOR 1 1/2"

4. A DUAL CHECK VALVE OR OTHER BACKFLOW PREVENTION DEVICE REQUIRED ON ALL SERVICES

7. BEDDING (MIN. 4") AND COVER (MIN. 4") OVER SERVICE LINE OR CASING SHALL CONSIST OF FINE GRANULAR MATERIAL, UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCKS SHALL BE REMOVED WITH 3/4" MAXIMUM SIZE.

PROPOSED ROADWAY. END OF CASING TO EXTEND MIN. 3 FEET FROM EDGE OF PAVEMENT

TYPICAL SERVICE CONNECTION FOR 5/8", 1", <u>1&1/2", OR 2" METER</u>

DESIGN 696 N.E. 125th STREET NORTH MIAMI, FL 33161 Phone: 305.720.2079 C.O.A. 33221 10/14/202 This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronics copies. FELDMAI COMPANIES ELDMAN Revision \land Date Comment Revision \land Date Comment Revision 4 Date Comment Revision 3 Date Comment Revision 2 Date Comment Revision /1 Date Comment C.P.C. Designed by: A.T.S. Drawn by: C.P.C. Checked by: C.P.C. Approved by: Scale: N.T.S. 09/23/2020 Date: Job No.: F003 C 2020 Plans for MIRAMAR **STORAGE** ONYX ROAD MIRAMAR, FLORIDA 33025 FIRE PROTECTION DETAILS Sheet No.

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EMERGENCY ACCESS ROADWAY DETAIL



THERE SHALL BE NO SHUT OFF VALVE IN THE FIRE DEPARMENT CONNECTION. NFPA 24 2-6.3

NOTES: 1. DEPTH OF COVER TO TOP OF PVC UNDERGROUND PIPING SHALL BE NOT LESS THAN 36" MINIMUM. 2. DEPTH OF COVER TO TOP OF DIP UNDERGROUND PIPING SHALL BE NOT LESS THAN 30" MINIMUM.

STANDARD FIRE DEPARTMENT













16'-0"

1'-0" |

7'-6"

7'-6"

HYDRAN





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<u>SIGNAGE LOCATION AND SIZE</u>

PEAK OF MANSARD ROOF ELEV.= + 41'-0" A.F.F.		PEAK OF MANSARD ROOF LEV.= + 41'-0" A.F.F.		MANSARD ROOF	
	UNDER SEPARATE PERMIT 2 APPROX. 135 SQ. FT. E1 E2 E1 E2 E1) ELEV.= +.		EI
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2" "		MARK	DESCRIPTION	МАТСН	COLOR	SCHEDULE	
				MANUF.	CATALOG NO.	COLOR	NAMES:
		E	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE	WHITE
_	THE PURPOSE OF THIS INFORMATION IS TO DEFINE ALL EXTERIOR SIGNAGE FOR THIS BUILDING FOR DESIGN AESTHETIC OF THEIR IDENTIFICATION SIGNAGE.	E2	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7626	ZURICH WHITE	LIGHT BEIGE
	SIGN SPECIFICATIONS:	E3	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 9085	TOUCH OF SAND	BEIGE
	LETTER FABRICATION LETTERS WILL BE INDIVIDUAL ALUMINUM .040 RETURNS WITH .063 BACKS LETTER FACES WILL BE 3/16" PLEXIGLAS LETTER COLORS FACES TO BE APPROVED BY LANDLORD	E4	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6037	TEMPERATE TAUPE	LIGHT BROWN
	LETTER COLOR RETURNS TO BE APPROVED BY LANDLORD LETTERS WILL BE INTERNALLY ILLUMINATED USING PRINCIPAL LED'S OR EQUAL WITH REMOTE POWER PACKS RACEWAY MOUNTED LETTERS ARE NOT PERMITTED.	Ē	PRE-FINIGHED METAL SPANIGH "S" R <i>oo</i> f tile	BERRIDGE	KYNAR 500	TERRA-COTTA	TERRACOTT
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	TENANT OF BUILDING THAT HAVE A REGISTERED TRADEMARKS LOGOS OR A RECOGNIZED FONT STYLE ARE PERMITTED TO USE IN THEIR IDENTIFICATION SIGNAGE. CORPORATE COLORS MAY BE USED IN NATIONALLY RECOGNIZED LOGOS AND LETTER STYLES.	Ē	SPANDREL	YKK	-	DARK GRAY	DARK GRA
	SIGNAGE LOCATION AND SIZE	Eð	FAUX SHUTTER	T.B.D.	ТО МАТСН SW 7626	ZURICH WHITE	LIGHT BEIGE
	BUILDING SIGNAGE IS RESTRICTED TO THE SIGN BAND AREA AS SHOWN ON ELEVATION DRAWINGS AND TWO SIGNS ARE NOT ALLOWED ON SAME ELEVATION. MAXIMUM SIGN AREA MUST COMPLY WITH THE CITY OF MIRAMAR SIGN CODE. SIGNAGE SHALL NOT EXCEED 80% OF THE DESIGNATED SIGN BAND AREA.	Ē	PRE-ENGINEERED, FACTORY FINISHED ALUM. FENCE & GATES	SHERWIN WILLIAMS	ТО МАТСН ЭШ 6258	TRICORN BLACK	BLACK
	PLANS OF PROPOSED SIGNAGE SHALL CALL OUT ALL SPECIFICATIONS IN ACCORDANCE WITH SIGN CRITERIA. ALL COLORS, SIZE, AND CONSTRUCTION INFORMATION SHOULD BE ON DETAILED PROPOSED PLANS. ONCE PLANS ARE REVIEWED BY PROPERTY OWNER AND OR ITS REPRESENTATIVE A PERMIT MUST BE OBTAINED FROM THE CITY OF MIRAMAR BUILDING DEPARTMENT PRIOR TO INSTALLATION	EIØ	STOREFRONT GLAZING	ткк	-	CLEAR	CLEAR
	GENERAL		STOREFRONT FRAME	YKK	-	BLACK	BLACK
	THE SIGN CONTRACTOR SHALL BE PROPERLY LICENSED AND INSURED PRIOR TO OBTAINING ALL NECESSARY PERMITS.	E12	PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7069	IRON ORE	DARK GRA
		ÉB	PAINTED SMOOTH TEXTURE	DRYVIT	-	DARK GRAY	DARK GRA
	<u>R SIGN PLAN – SIGN CRITERIA</u>	€1⊉	PREFAB METAL SCREEN	YKK		ZURICH WHITE	LIGHT BEIGE

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<u>GENERAL</u>

THE SIGN CONTRACTOR SHALL BE PROPERLY

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PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7006	EXTRA WHITE	WHITE
PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7626	ZURICH WHITE	LIGHT BEIGE
PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 9085	TOUCH OF SAND	BEIGE
PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 6037	TEMPERATE TAUPE	LIGHT BROWN
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PRE-FINISHED METAL BAHAMA SHUTTER	T.B.D.	ТО МАТСН SW 6037	TEMPERATE TAUPE	LIGHT BROWN
6PANDREL	YKK	-	DARK GRAY	DARK GRAY
FAUX SHUTTER	T.B.D.	TO MATCH SW 7626	ZURICH WHITE	LIGHT BEIGE
PRE-ENGINEERED, FACTORY FINISHED ALUM, FENCE & GATES	SHERWIN WILLIAMS	TO MATCH SW 6258	TRICORN BLACK	BLACK
STOREFRONT GLAZING	ткк	-	CLEAR	CLEAR
STOREFRONT FRAME	YKK	-	BLACK	BLACK
PAINTED MEDIUM TEXTURE	SHERWIN WILLIAMS	SW 7069	IRON ORE	DARK GRAY
PAINTED SMOOTH TEXTURE	DRYVIT	-	DARK GRAY	DARK GRAY
PREFAB METAL SCREEN	YKK	ТО МАТСН SW 7626	ZURICH WHITE	LIGHT BEIGE
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MASTER SIGN PLAN - SIGN CRITERIA



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KENNETH R. CARLSON - ARCHITECT, P.A. Ilée W. NEWPORT CENTER DR., SUITE #31 DEERFIELD BEACH, FLORIDA 33442 AA COØI878 PH. (954) 427 - 8848 FAX (954) 427 - 9929 e-mail: kenc@kencarlson.com	Revisions Becoments
	Revisions:
DRAWN BY: F.S. CHECKED BY: KRC DATE: Ø1/22/2019 SCALE: AS NOTED PROJECT * 19072 CAD DWG FILE: CAD DWG FILE:	
CHECKED BY: F.S. CHECKED BY: KRC DATE: 01/22/2016 SCALE: AS NOTED PROJECT * 19012 CAD DUG FILE: KENNETH R. CARLSON	ZOS JV V V U V U V V V V V V V V V V V V V



TPYES 'D'







TPYES 'D'

2 1 LIGHTING FIXTURES 6 SL N.T.S.

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lume	ens l	_LF	Lum.
	7	D1	SINGLE	9323	9323	(0.900	102.2
	4	D1HSS	SINGLE	6389	6389	(0.900	102.2
•	1	D2	SINGLE	9496	9496	(0.900	102.2
•	3	D3	SINGLE	9735	9735	(0.900	102.2
	- <u></u> 1	D4	SINGLE	4848	4848	(0.900	55
	2	DW4	SINGLE	9496	9496	(0.900	102.2
·	2	DW4X2	BACK-BACK	9496	18992	(0.900	102.2
· -	7	S4	SINGLE	5357	5357	(0.900	38.3
Calculation	Summary							
Label			CalcType	Units	Avg	Max	Min	
PRIVATE F	ROAD AND PARI	KING SPACES	Illuminance	Fc	2.80	11.0	1.0	
PROPERT	Y LINE		Illuminance	Fc	1.22	5.6	0.0	
SOUTHEA	ST WALKWAY		Illuminance	Fc	4.50	9.6	1.2	
WEST WA	LKWAY		Illuminance	Fc	1.63	6.0	0.9	
NORTH LC	ADING AREA		Illuminance	Fc	5.10	11.0	1.2	
SOUTH LC	ADING AREA		Illuminance	Fc	9.00	9.0	9.0	

			LIGHTING FIXTURE SCHED							
TYPE	DESCRIPTION	MFR	CATALOG NUMBER	VOLTS	LAM					
			SITE							
S4	WET LOCATION LED LUMINAIRE	METALUX	4AP∨TLD-40L840	UNV	LEC					
D1	POLE MOUNTED SITE LUMINAIRE	INVUE	ECM-F04-LED-E1-SL4-SO-XX-XX	UNV	LEC					
D1HSS	POLE MOUNTED SITE LUMINAIRE	INVUE	ECM-F04-LED-E1-SL4-SO-XX-XX-HSS	UNV	LEC					
D2	POLE MOUNTED SITE LUMINAIRE	INVUE	ECM-F04-LED-E1-T4-SO-XX-XX	UNV	LEC					
D3	POLE MOUNTED SITE LUMINAIRE	INVUE	ECM-F04-LED-E1-T2-SO-XX-XX	UNV	LEC					
D4	POLE MOUNTED SITE LUMINAIRE	INVUE	ECM-F02-LED-E1-T3-SO-XX-XX	UNV	LEC					
DW4	POLE MOUNTED SITE LUMINAIRE	INVUE	ECM-F04-LED-E1-T4-SO-XX-XX	UNV	LEC					
DW4X2	POLE MOUNTED SITE LUMINAIRE	INVUE	ECM-F04-LED-E1-T4-SO-XX-XX (2)	UNV	LEC					



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ILLUMINANCE IS GIVEN IN HORIZONTAL FOOTCANDLES LIGHTING DESIGN DERIVED FROM PUBLISHED IES PHOTOMETRIC FILES

CROSS VERIFY VOLTAGE / PHASE W/ PROJECT CONDITIONS PRIOR TO ORDERING W/ ARCHITECT / OWNER, LIGHTING FIXTURES MARKED WITH (*) ARE PRODUCT SPECIFIC AND ARE NOT TO BE SUBSTITUTED WITHOUT SPECIFIC APPROVAL WITH ARCHITECT / OWNER PRIOR TO START OF CONSTRUCTION. THESE FIXTURES ARE PART OF A LIGHTING ANALYSIS FOR THE EXTERIOR OF THE BUILDING, FOR ADDITIONAL INFORMATION REGARDING LIGHTING PRODUCTS CONTACT: "MATT MARSHALL" AT 'LIGHTING DYNAMICS, INC' 1835 W. COMMERCIAL BLVD. TAMARAC, FL. 33351 (954) 944-0286

SUBMITTALS OF ALTERNATE LIGHT FIXTURES REQUIRE COMPLETE PHOTOMETRICS SIGNED AND SEALED BY FLORIDA REGISTERED, LICENSED ELECTRICAL ENGINEER FOR ARCHITECTS REVIEW AND IF ACCEPTABLE SUBMITTAL TO BUILDING DEPARTMENT FOR PERMIT REVISION BY GENERAL CONTRACTOR AT CONTRACTOR'S EXPENSE.

NOTES:

AN OUTDOOR LIGHTING INSTALLATION SHALL NOT BE PLACED IN PERMANENT USE UNTIL A LETTER OF COMPLIANCE SIGNED AND SEALED BY A REGISTERED ENGINEER OR ARCHITECT IS PROVIDED TO THE CITY STATING THE THE LIGHTS HAVE BEEN FIELD-TESTED AND MEET THE STANDARDS OF THIS CODE. ALTERNATE EXTERIOR FIXTURES MUST ALGO BE PRE-APPROVED

BY THE City's CAB.

PAGE

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	FER TO SHEI	ET LP2 FO		ETE PLANT SCHEDULE <₽Y	N N.		
	EES	CODE	QTY	BOTANICAL / COMMON NAME	- KEST		
	•	BS	3	Bursera simaruba Gumbo Limbo			
		CS	4	Cassia surattensis Cassia	- Б 		
A. Contraction of the second s	• EE	CE	5	Conocarpus erectus Buttonwood		S	ss-
E ·)	~0~	CSG	12	Cordia sebestena Orange Geiger Tree			
		IC	3	llex cassine Dahoon Holly	3 3 0520 0520 		W EXISTING W - ASPHALT
		JAT	6	Jatropha integerrima Spicy Jatropha	DCK DCK, 77 DCK, 77 DCK, 77 DCK, 77 DCK, 72 DCK, 72 DC		
	•• ••	LI	3	Lagerstroemia x `Muskogee` Lavender Crape Myrtle Multi-Trunk	16, B, 92, 5141 UUAGB WAR & MAR ential		
+		MF	3	Myrcianthes fragrans Simpson`s Stopper	LOT (P.B. (P.B. MER: j. resid	CSG	
for the second sec	+	QV	2	Quercus virginiana Southern Live Oak		(Clearance Radii df 15 for canopy tree &7.5 for small trees / palms) LIGHT POLE, TYP.	
PAL	<u>_MS</u>	CODE	QTY	BOTANICAL / COMMON NAME	3 0530 0530 FENCE	OR BOCK	6034, 60 CHR 22
		RE	2	Roystonea elata Florida Royal Palm	0CK	OR BOOK	
•		SP	24	Sabal palmetto Cabbage Palmetto	7, BL 92, F 5141 2 31/EY,	SP	
SHF		<u>CODE</u>	<u>QTY</u> 16	BOTANICAL / COMMON NAME	07 1 P.B.	ant 4 from 3 back of curb CSG 4	
	*******	CHR	180	Red Cluster Bottlebrush Chrvsobalanus icaco	TOJ	HAM 28	
		CUU	47	Coco Plum	12' U.E. (P.B. 92, PG. 31)	provide root barrier where needed, typ.	
L. L		CON	100	Small Leaf Clusia	22)	SOD	
Ĺ	· ·	CON	122	Conocarpus erectus Buttonwood	рНАМІА , РС.	plat 4 from back of curb SP 3	
3	₹ .	CRI	4	Crinum augustum Crinum Lily	K 3 31) S 516 S 516 B. 80 		FAK 27
3		MUH	187	Muhlenbergia capillaris Pink Muhly	BLOC, PG. 1 28 7 (ERY & 172 (P	20' U.E. P.B. 80, PG. 22	
e		PAS	5	Passiflora incarnata Passion Flower Vine	- 18, 3. 92, 4: 514 4: 514 AT LIM 		
{	\bigcirc	PSY	35	Psychotria nervosa Wild Coffee	(P. H (P. H (P. H (P. H) 3 3		
Ę		SCH	65	Schefflera arboricola `Gold Capella` Gold Capella Arboricola	OWNE -	EXISTING ASPHALT	
,	weer.	TRA	64	Trachelospermum jasminoides Star Jasmine Trellis			
, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997, 1997	unuuuu 	FAK	55	Tripsacum dactyloides Fakahatchee Grass		HAM 28 from exilitation	
SHF	RUB AREAS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	0. 0. RIA H reside	G Mile 18	
		FIC	155	Ficus microcarpa `Green Island` Green Island Ficus	92, H 2 0550 & MP A YE A adj .	SOD SOD 37	
		HAM	260	Hamelia patens compacta Dwarf Fire Bush	7 (P.B. 41 28 1. 16 RYL-K 16 RYL-K		
		ILE	161	llex vomitoria `Schillings Dwarf` Dwarf Schillings Holly	LOCK LOCK RLEY, JE RLEY, C POD FENCE		JUN 24 MUH
		IXO	166	Ixora chinensis `Red Dwarf` Red Dwarf Ixora	H H H CAL BUSH		22 C5G 3
		JUN	175	Juniperus horizontalis Creeping Juniper		NO TREES IN 20 U.E.S. (PER CITY ENG.)	SP 4
		DFAK	54	Tripsacum floridanum Florida Gamagrass			
		ZAM	66	Zamia floridana Coontie Palm		ř	
	<u>RF</u>	CODE	QTY	BOTANICAL / COMMON NAME			OUTFALL CONCRETE (INVERT ELEVATION
		SOD	9,561 sf	Stenotaphrum secundatum `Floritam` Floritam St. Augustine Sod			

	NON-RESIDENTIAL LANDSCAPE DATA TABLE	05.02
	PROPOSED ZONING B-3 (HEAVY BUSINESS)	
	BUIDING USE SELF STORAGE & RETAIL	
h il	BUILDING HEIGHT (3- STORIES) 34' - SELF STORAGE	Ľ
	TOTAL LOT AREA 91,350 SQ.FT. / 2.1 AC	Lunn Dondon
	IMPERVIOUS AREA BUILDING (ground coverage) 49,059 SQ. FT.	Lynn Bender
	VUA 20,510 SQ. FT.	Architecture
	WALKWAY / OTHER4,000 SQ. F1.TOTAL IMPERVIOUS73,793 SO.FT.	5610 Adair Way
		Lake Worth, FL 33467 Phone: 561-644-3237
s	PERVIOUS AREA (GREEN) 16,913 SQ.FT.	FL-LA66666715
	REQUIRED PROVIDED	
	PLOT AREA (of plot area not used for structure or vehicular use) 21,781 SQ.FT.	PROJECT ARCHITECT KENNETH R. CARLSON -
	$\begin{array}{c} \begin{array}{c} \text{OTTE INEES} & (100 \text{ fm}) \\ 1 \text{ tree per 1,000 sq ft} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \begin{array}{c} \\ \end{array} \\ \end{array} \\ \end{array} \\ 22 \text{ TREES} \\ \end{array} \\ \begin{array}{c} \begin{array}{c} \\ \end{array} \\ \end{array} \\ 21 \text{ TREES} \\ \end{array} \\ \begin{array}{c} \\ \end{array} \\ \end{array} \\ \end{array} \\ \end{array} \\ \begin{array}{c} \\ \end{array} \\ $	ARCHITECT, P.A. 1002 E. NEWPORT CENTER DR. # 101 DEEDELEL D BEACH EL OPIDA 22442
	SITE SHRUBS 5 shrubs per 1,000 sq ft110 SHRUBS110+ SHRUBS	PH. (954) 427 - 8848
	BUFFERYARDS 3 trees per 40 l.f. & continuous shrubs	
	NORTH (adj to ex. commercial) *	
	FAST (adi to av. commercial) *	
	* part of existing overall shopping centern/an/a	
{	SOUTH (adj. to canal & city park)	$ \{ \mathcal{A} \} \{ \mathcalA $
VENT	TREES (1 shade & 2 ornamental) 21 TREES4 SMALL TREES & 3 PALMS (@ 3:1)** (289.99 LESS 25' west buffer = $264.99 / 40 = 6.6$) (7x3=21)	
AVEN	SHRUBS	
	WEST (adj. to residential)	A A
HdS	TREES (1 shade & 2 ornamental) 24 TREES 11 ORNAMENTAL TREES *** (315 / 40 = 7.9) (8x3=24) 9 PALMS (@ 3:1)	
	*** <u>10 trees shortage</u> - limited / restricted due to ex. 20' u.e. underground & ohw SHRUBS continuous continuous hedge provided	
	VEHICULAR USE AREA (SECTION 901.8)	S S
	15% of vua s.f. to be landscaped green space	
	1 shade tree per parking lot island7 TREES7 TREES7 TREES	
	(75 % shall be shade trees)	
	ACCESSWAY PLANTINGS (SECTION 901.5) No individual entry drive. This site is adj. to	SITY D
	STREET TREES (SECTION 901.6) Not adjacent to any public street. This site is n/a n/a	
	adj. to the existing overall shopping centers perimeter loop service drive.	
UN A	1 shade tree or group of 3 palms (or 1 palm14 TREES8 TREES8	
	qualified at 1:1) per every 60 l.f. of pedestrian2 PALMS @ 1:1zone along front & sides that front public12 PALMS @ 3:1 = 4 TREES	$\left[\begin{array}{c} 0 \\ 0 \end{array} \right] $
	parking. (apprx. 834 l.f. facade facing parking/drives) 10 shrubs per 40 l.f. of facade 240 SHRUBS 293+ SHRUBS	
	(apprx. 960 l.f. facade perimeter) 30 groupdcover per 40 l.f. of facade 720 GROUNDCOVER 720+ GROUNDCOVER	
	MONUMENT SIGN PLANTINGS (SECTION 1005.5) No monument sign proposed on site parcel n/a	
NG	NATIVE SPECIES	P M M
A.V.D.	10% OF TREES 81% OF THE 67 TOTAL TREES & PALMS PROVIDED	
	30 % OF SHRUBS	Designed: <u>LMB</u> Drawn: LMB
	88 TREES REQUIRED 51 TREES PROVIDED	Approved:
	41 TREPS 2 PARLMS @ 1:1 = 2 TREPS 2 PARLMS @ 1:1 = 2 TREPS 2 PARLMS @ 3:1 = 8 TREPS (NIC the 16 CAL bush form on west due to ex. 20 U.E.)	Date: 03-06-2020 Job No.: 20-008
	NOTE : 37 TREES SHORT BASED ON THE ABOVE BREAKDOWN OF CODE REQUIREMENTS. OWNER TO PAY INTO TREE TRUST FUND FOR THE DEFICIENCY OF REQUIRED # OF TREES.	
	(\$450.00 per 2.5" dbh mitigation tree = \$16,650 est.) FINAL AMOUNT TO BE DETERMINED BY CITY.	
×	overall site modification not clouded for clarity purposes. refer to DRC Comment	3 civil updates- new base
		2 DRC COMMENTS 8/10/20
XISTING	ALL TREES SHALL BE PLACED A MINIMUM OF FOUR FEET FROM UNDERGROUND UTILITY	1 DRC COMMENTS 5/27/20
OR BOOK 13647, PG.	A TREE REMOVAL PERMIT IS REQUIRED BY THE CITY PRIOR TO THE REMOVAL OF ANY TREES	LTINN M. BENDER LA6666715
hydrant 7.5'	A Licensed tree trimmer or Certified Arborist shall submit aTree/Scrub/Vegetation Removal application, at the time	SCAPE ANCHING
		NAT AND A
	NOTE: THE ERADICATION OF EXOTIC/ INVASIVE VEGETATION EXISTING ON SITE, INCLUDING ABUTTING RIGHTS OF WAY IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.	A ANN ANN
	THE SITE SHALL BE MAINTAINED "EXOTIC FREE" IN PERPETUITY.	10/29/200
	IRRIGATION NOTE:	SEAL
	An automatic properly functioning underground irrigation system with a rain sensing cutoff device shall be designed and installed in compliance with the South Florida Building Code and Broward	equipur
	Co. Building Code requirements. The rain sensing cutoff device shall be located and installed in such a manner that the building eaves, balconies and similar overhangs do not interfere with the	Ň
	operation of the device. The irrigation system shall be properly maintained in good working order and provide a minimum coverage of 100% with 50% overlap.	
	before you dig in Florida	
UUTFALL CONCRETE RETAINING	It's the Law! 1-800-432-4770	Scale: 1" = 20'-0"
	FP&L (305) 347−3900 Sunshine State One Call of Florida Inc.	0 10' 20' 40'
AL	cape architect of record shall provide a certification letter to the City certifying the landscaping was	Sheet No.
red sites to	ccording to the plans and specifications before the City landscape inspector makes the final inspection	IP1
of 8' radii off Contrac	ctor shall verify all quantities indicated at time of bid.	
Contrac All cont	ctor shall provide unit prices at time of bid. tractors working on the project shall be licensed and fully insured as required.	
	- · · · · · · · · · · · · · · · · · · ·	

P	ANT	SCI	

LANDSCAPE NOTES:	onon snace	FOR ALL TREE F	PLANTINGS :				F	Fire Hydrant Clea	ar Zone NTS	
drainage and grassed areas adjacent to paved vehicular use areas, except whe are provided.	re wheel stops	Synthetic burlap b Wire baskets shal	all covering materials shall be com I be cut off to a depth of 1/2 (half) t	pletely remover.	ball.					- WATER/SEWEI
Safe sight triangles shall be maintained clear of vegetation to provide unobstruct between 30" and 8' above crown of road	ted visibility	Burlap coverings	shall be removed to a depth of 1/3	(third) of the root b	all. stablished			SOD ONLY		
Light poles, fire hydrants, electrical/mechanical equipment, signs, drainage stru not interfere with landscaping in terminal islands, parking islands, medians, buf	ctures, etc. shall ers or other	All Canopy trees	shall be planted no closer than 10' trees shall be placed a minimum of	to any undergroun of four feet from u	id utilities UNLESS a root barrie nderground utility lines. \wedge	er is used.		7.5'		
landscaped areas. All proposed plant material shall be Fla. #1 or better. (Fla. No. 1 as defined by 0 Standards for Nursery Stock latest edition)	Grades and	Root Barrier to be	e installed shall be a min 36" depth		$\frac{1}{1}$)				5 SEPARATION
All new landscape areas shall be provided with 100 % automatic irrigation cove	age.	Root Solutions	(800)554-0914					SOD ONLY	12.2. 	
All new planting areas shall be free from shell rock, debris, weeds, etc. and cleat added prior to installation of plants.	n fill	If any proposed T	rees/Palms are adjacent to exiting	overhead utility line	es, then principles of					
Mulch all plant beds as specified in details using hardwood, non-cypress to 3" d	epth	FPL "Plant the Rig material shall be r	ght Tree in the Right Place" shall be eviewed by Project LA for approva	e adhered to. Altera	ation of proposed ty			REQUIREMENTS APPLY TO FIRE AND ANY OTHER FIRE EQUIPMEN	HYDRANT, SIAMESE CONNECTIONS IT FOR UTILIZING A FIRE HOSE ON	PAVEMENT
Design/plan complies with Florida friendly yard principles and guidelines.		The landscape arch	itect of record shall provide a certifi	cation letter to the C	City certifying the			PRIVATE OR PUBLIC PROPERT	Y.	IF A TREE IS INSTALLED WITH LESS THAN 10 FE SERVICE, THE CONTRACTOR SHALL INSTALL A TRUNK AND INSTALLED PARALLEL TO THE UTIL
Planting Specifications		landscaping was in: inspector makes th	stalled according to the plans and sp e final inspection'	ecifications before t	he City landscape			1'-6" FROM ALL WORKING SIDES SOD ONLY IN THESE AREAS.	AND 3'-6" FROM REAR.	
QUALITY: All plants shall be Florida No.1 or better as given in Grades & Standards for Nursery Plants, Parts I and II, latest edition published by the Florida Department of Consumer Services.	SUBSTITUTIONS : Any approved by the owner.	substitutions made for	any reason must be	PLANT LAYOUT planting. The Landscape bed and shrub la	F: All bed areas shall have pla Architect shall review all layou ayout is not inspected prior to playout is not inspected.	nting laid out p t prior to plantir	rior to	THE CLEAR ZONE SHALL BE FRE MAILBOXES, PARKING SPACES, EXCEPTIONS: OTHER FORE FIGH	E OF LANDSCAPE, (EXCEPT SOD), LIGHT-POSTS AND ALL OTHER OBJECTS. TING EQUIPMENT OR TRAFFIC	
RESEARCH : Contractor shall research plans and site to determine present location of utilities and obstructions before commencing work. Contractor shall ensure that before he commences work that all necessary permits have been obtained.	water the plants during t shall be freshly dug,heal and insects.	the duration of the insta lthy and be well branch	allation phase. All plants led, free form disease	Architect reserve	es the right to relocate the plar	nts.				
The contractor shall personally examine the project site and fully acquaint himself with all of the existing conditions in order that no misunderstanding may occur.	CONTAINER GROWN N be healthy vigorous, wel so that the root mass will removed from the contai	MATERIAL : All contain Il rooted plants, and est Il retain its shape and h iner.	er grown materials shall tablished in the container hold together when	Planting beds sh There shall be n areas. Soil shall drainage charac	nall contain good soil, complete o construction debris, rock larg be dark grey-brown in organic teristics.	e with organic s ger than 1" with color and shall	and mix. in bed I have good <i>go1.14.</i> the maintena	ng maintenance requirements. (per Maintenance requirements: All lands ance of all landscaping. This includes m	Chapter 9 Miramar Code of Ordinance)	10'
No Additional compensation will be granted, after bid has been let for any hardships the contractor may encounter in the	PALMS : Only a minimu crown of palm trees to fa	um numer of fronds sha acilitate moving and h	Il be removed from the nandling. Cabbage palm	Soil within planti All compacted s areas.	ng beds shall not be compacte ub-base/ shell is to be remove	ed. d from all lands	scape scape be mowed o	es and canal banks. Landscaping shall be ealthy, neat and orderly appearance at le or trimmed in a manner and at a frequen	e maintained in a good condition so as to east equal to the original installation and shall cy so as not to detract from the appearance of	
performance of his duty. Any discrepencies or errors not addressed at the time of bid.	heads shall be tied with The first (inside) row of The next 3-4 rows shall	a burlap strip per the fronds contiguous to be tied to bud for supp	following procedure: bud shall be removed. port. The remaining	BACKFILI 50% decc 50% exist	L/SOIL MIX omposed organic matter (muck ing soil	ANNUALS) 100% Pot	S the general a hazards, inclease the general a hazards, incle	area. Landscaping snall be maintained cluding removal of living, dead or decayi nd those obstructing street lighting and r g shall be maintained in accordance wit	to minimize property damage and public safety ng plant material, removal of low hanging naintenance of clear sight distance standards.	
DRAWINGS : Drawings are part of thhis contract. Any discrepencies between the drawings and specifications shall be brought to the attention of the owner at time of bid.	(lower) fronds shall be clipped. Burlap strip s established.	removed. Tied fronds hall be left in place unt	and bud tip shall not be il the tree is well	pH: 5.5 - 7 FERTILIZER : T except palms.	7.0 wo fertilizers shall be used in a Granular fertilizer shall be unifo	all types of plan rm in compositi	tings condition	 Insects, disease, etc.: Landscaping and appropriately irrigated and fertilized n. 	shall be kept free of visible signs of insects and to enable landscaping to be in a healthy	
SCOPE : Under this contract, the work consists of furnishing all labor, material, equipment, transportation, etc., to complete all landscaping	PALMS : Clear trunk (c.t installation to the point w	t.) shall be measured fr vhere the mature aged	om the ground at time of trunk joins the immature	free flowing. This fertilizer sha	all be 6-6-6 Nitrogen-Phospho	rous-Potassium	n. Tablet	Mulching: Three inches of clean, we products shall be maintained over all are ped area matures to 100 percent covera	ed-free, approved organic mulch containing no eas originally mulched at all times until ge with the exception of tree root balls which	ROOT BA
work as shown on the Drawings, as included in the Plant List and as herein specified. Work shall include all construction and maintenance/watering of all planting areas of this Contract until	green portion of the tree Overall height (OA) shal installation to a point one	 Caliper shall be meas be measured from the e-quarter the length of 	sured at breast height. ground at the time of the unopened bud below	Fertilizer (Agrifor requirements: 20 The two fertilize	rm or equal) in 21 gr size, shal 0% Nitrogen, 10% Phosphorou ers will be applied at the follo	l meet the follov is, 10% Potassi wing rates:	ium. bium.	mulched according to Figures 1 or 2. 3. <i>Turf edge trimming:</i> All roadways, cu hment from the adjacent turfed areas. L	urbs and sidewalks shall be edged to prevent ine trimmers shall not be used to trim turf	RO SPECIFICATIONS: REFER TO SEPARATE
accepted by the Owner. The contractor shall be responsible for all planting/ maintenance	the bud tip.	nt shall be measured fro	om the gorund to the avg.	1. PLANT SIZE 1 gal.	6-6-6 "AGRIFORM" 1/4 lb. 1	TABLET (21 G	GRAM)	trees or other plant material. <i>Irrigation systems:</i> Irrigation system: amaged, missing or improperly operating	s shall be maintained to eliminate water loss	BIOBARRIER - ROOT BARRIER: LOCATION OF ROOT BARRIERS: TREES TREE SPACING IS BASED ON DESIGN R ACCOMPLISH THAT SPACING WHILE M
of plants until acceptance by Owner. Contractor shall protect all existing structure, plants etc., from damage during the construction process.	height of canopy. Sprea Single trunk trees shall b	ad shall be measured to be free from low-crotch	o the average outer edge. es.	3 gal. 7-15 gal. 1"-6" calip 6" and lar	1/3 lb. 2 1/2 lb. 4 per 2 lbs./1" cal. 2 ger 3 lbs./1" cal. 2	2 //1" caliper 2/1" caliper	portions or pedes undergro	of the irrigation system and shall not be strian walkways. All landscaped areas e bund irrigation system designed to provi except in residential zoning districts for	installed or operated to overspray onto roads xcept preserve areas shall have an de 100 percent coverage with 50 percent ot areas beyond the required 10,000 square	INSTALLED WITH A TEN FOOT (10') SEP. HYDRANTS AND LIFT STATIONS. IF A TE INSTALLED WITH A ROOT BARRIER SYS INSTALLATION REQUIREMENTS. HOWE SOD CAN BE INSTALLED WITHIN 7.5' OF
All damage shall be repaired at the contractors expense	point where mature plar the end of branching equ	nt growth stops. Sprea ually across the shrub	ad shall be measured to mass. Measurements	2. Magnesium s	sulfate or "Palm Special" will be	e applied to all	palms at foot mini be requir	imum sod requirement adjacent to the h e condition. In addition, development of red to connect with the city's water reus	ome. Rain sensors must be maintained in properties located west of Palm Avenue may e distribution system.	MARSHAL. ONLY SOD CAN BE INSTALLE DEVICE. <u>DESCRIPTION</u> : INSTALL PER MANUFAC
shrubs and groundcovers shall be warrantied for a period of 1 year. All shrubs and groundcovers shall be warrantied for a period of 30 days. Warranty begins at time of acceptance. All warranties shall be provided to the owner.	SOD: Sod shall be mea	erminal growth. Isured on the basis of s coverage of the square	quare footage. Contractor footage shown on the	PRUNING: Eac	h plant shll be pruned to comp tree. All dead and brown fron	lement the natu ds, leaves, brar	ural 901.14.5 ordinanc nches shall	 Control of nuisance species: All area shall be maintained free of nuisance s ed property. 	as developed after the effective date of this species. This shall include natural areas within	ENOUGH TO COMPLETELY CUT ALL RO ROOTS ON THE TREE SIDE OF THE TRE WIDTH OF THE ROOT BARRIER SHALL E THE TRENCH SO AS NOT TO DISTURB T CONCRETE SHALL BE IN THE BACKFILL
REPLACEMENT: All plant replacements shall be done with the same size and species of plant that was specified.	plans. SOD: Time delivery so t	that sod will be placed	within 24 hours after.	TREE GUYING	AND BRACING : Firmly stake	or guy all trees	sin (1)	ee pruning: All owners of land must prune tree	es in accordance with the National Arborist	MATERIALS: "TYPAR BIOBARRIER ROOT 70 OLD HICKORY BLVD., P.O. BOX 511, ALL SAFETY PRECAUTIONS PRESCRIB
SAMPLES: Samples of any landscape material may be required for approval on the site or as otherwise determined by the Owner. Upon	MULCH: Apply 3" NON- mulch from piling up alor	-CYPRESS mulch to al ng the base of the tree	l planting areas. Keep and shrubs. Mulch to be	planting to preve	ent wind damage.			rborist Association Standards. Any pruning per rborist Association Standards shall be s All tree pruners or removers that provid	e services for a fee within the Town of Miramar	OF LINEAR FEET OF 42-INCH (42") WIDI BASIS OF PAYMENT: THE LUMP SUM BI
approval of samples (i.e. mulch, planting soil, plant varieties, etc.) by the Owner, delivery of material may begin. Approved samples shall	measured after compact	tion.		WEED CONTRO torpedo grass, a	OL: All landscape areas shall and other noxious weeds.	be free of nut g		hall hold a valid occupational license in counties.	n either Broward, Palm Beach, or Miami-Dade	ALL LABOR, MATERIAL, AND EQUIPMEN DEBRIS.
be stored on the site and protected until furnishing of materials is completed. Plant samples be planted in permanent positions, but	FINE GRADING The landscape contractor	or shall be responsible	for fine grading of the site.	PLANT MAINTE	NANCE: Contractor shall mai	ntain all plants	until final			
labeled as samples.	This means that the site the landscape contracto	shall be brought within will be able to perforn	n 1" of final grade so that n final grading. All	acceptance by o	owner.					
overall updated per modified design & plant selections	landscape areas, sod ar	reas, are to be fine grac	led.	CLEAN-UP: Co devoid of all rub	ntractor shall clean site area e bish, landscape debris, contai	very day. The s hers.	site shall be			[53]
PLANT SCHEDULE									TYPICAL TREE PLANTING PI WITH CU-STRUCTURAL SOIL® ALONG	T SIDFWALK DRAWN BY:
TREES QTY BOTANICAL / COMMON NAME	SIZI	E	CALIPER	CT	DROUGHT TOLERANCE	NATIVE	SPECIFICATION			CU-STRUCTURAL SOIL® BASE UNDER THE K
BS 3 Bursera simaruba / Gumbo Limbo CS 4 Casaia surattancia / Casaia	14`-	-16` ht x 8`-9` spr	3\" MIN	4.5` ct	High	Native	B&B, FULL CANOPY	g Sidev	POROUS OPENING	
CS 4 Cassia surationis / Cassia CE 5 Conocarpus erectus / Buttonwood	14`-	-16` ht x 8`-9` spr	3\" dbh	4.5 Cl 5` ct	High	Native	B&B, FULL CANOPY	에 alon	WARES: AT LEAST 50 (SQF) [MIN 8] PREF 15" (EX 5'x10' OR 8'x8')	PLANTING
CSG 2 12 Cordia sebestena / Orange Geiger Tree	10`	OA HT	1.5\" dbh	3.5`	High	Native	Full Canopy	ural So XHTTH#9		
IC 3 Ilex cassine / Dahoon Holly	10`	ht x 5` spr	2\" dbh	4.5` ct	High	Native Non Native	Full Canopy	Structi	S THIC BARK IC IAGAINS	IK MULCH- NO SHREDDED IR WOOD CHIPS TO LAY TRUNK OF TREE
LI 3 Lagerstroemia x `Muskogee` / Lavender Crape	Myrtle Multi-Trunk 14	-16` ht x 8`-9` spr	2.5\"	4.5` ct	High	Non Native	single trunk, B&B	th CU-	PLANTIN FACE	
MF 3 Myrcianthes fragrans / Simpson`s Stopper	8` C	DA	1.5\" dbh	4` ct	High	Native	B&B, FULL	PK wit	SIDEWALK	T PAVEMENT
QV 2 2 3 Quercus virginiana / Southern Live Oak	16`	ht x 8` spr	3.5∖" dbh	5` ct	High	Native	B&B, FULL CANOPY	anting		
	זקוס			СТ						RUCTURAL ISOIL®
RE 2 Roystonea elata / Florida Royal Palm	20`	oa		8` gw min	High	Native	heavy	Dical 1	DRAINA 10 STC PREPAR	GEI PIPE JRM SEWER RED SUBGRADE
SP 24 Sabal palmetto / Cabbage Palmetto	16`-	-20`		12`-14` ct min	High	Native	STG HTS			
		-	OONIT							
CAL 2 16 Callistemon x `Bed Cluster` / Bed Cluster Bottle	brush 7` (ב רם	fully rooted pot to meet size	AS SHOWN		NATIVE Non Native	SPEC.			
CHR (180 \ / Chrysobalanus icaco / Coco Plum		 'min@install	fully rooted pot to meet size		Hìgh	Native				[54]
CLU 47 Clusia guttifera / Small Leaf Clusia	36\"	' min @ install	fully rooted pot to meet size	plant solid	High	Non Native	Full to base			SCALE
CON 122 Conocarpus erectus / Buttonwood	4` ł	nt @ install	fully rooted pot to meet size	tip to tip	High	Native	Full to base		TYPICAL TREE PLANTING ISLAND PARKING LOT WITH CU-STRUCTURA	IN A DRAWN BY: L SOIL® DRAWN BY:
CRI 4 Crinum augustum / Crinum Lily	3` H	Ht.	7 Gallon	AS SHOWN	High	Non Native	3 ррр	nral S	VARIES; 8' MIN	ICK BARK MULCH. NO SHREDDED BARK OOD CHIPS TO LAY AGAINST TRUNK:
MUH {187 / 3 Muhlenbergia capillaris / Pink Muhly	18\"	ht	fully rooted pot to meet size	AS SHOWN	High	Native	Full	truct	Soll- WATE PLAC	MIX UNDER ROOTBALL SETTLED WITH R OR GENTLY TAMPED BEFORE TREE IS ED
PAS 5 Passiflora incarnata / Passion Flower Vine	2` H	Ht.	tully rooted pot to meet size	AS SHOWN	High	Native			CURB PLAN	ING SOL MIX AS SPECIFIED
FOI 35 Psychotria nervosa / Wild Cottee SCH 65 Schofflere erberieste (Octoberently) (Octo	ella Arboricolo	mm @ install	fully rooted pot to meet size		High			t with	VARIES	BASE COARSE (6" TYPICAL)
TRA 64 Trachelospermum jasminoides / Star Jasmino T	rellis	الەنھى الى مىلىكى م مىلىكى مىلىكى	3 gal min	2+\ IVIIIN. 36\"	High	Non Nativo		Per H		CU-STRUCTURAL SOL®
FAK 55 Tripsacum dactvloides / Fakahatchee Grass	24\"	···· ' min @ install	fully rooted pot to meet size	30\" oc	High	Native	Full	Parki	DRAINAGE PIPE TO STORM SYSTEM	
			,	, - -	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~			i terret in ter	PICAL 36' X B' PARKING LOT ISLAND 3' DEPTH OF 'SANDY LOAM SOIL' CAN SMALL TREES LARGE ORT:	TREE VERY, LARGE TREE
SHRUB AREAS QTY BOTANICAL / COMMON NAME	SIZI	E	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.		NO CU-STRUCTURAL SOIL® SMALL-TREES (<30' TALL AT ATURITY)	The states
FIC Ficus microcarpa `Green Island` / Green Island	Ficus 15\"	HT	pot to meet size	18\" oc	High	Non Native	FULLY ROOTED POT		150 CU FT CU-STRUCTURAL SOL® 8 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	
HAM 2 260 Hamelia patens compacta / Dwarf Fire Bush	16\"	'x16\"	pot to meet size	24\" oc	High	Non Native	FULLY ROOTED POT		ATURITY)	
ILE (161) Ilex vomitoria `Schillings Dwarf` / Dwarf Schillin	gs Holly 12\"	ht	pot to meet size	18\" oc	High	Native	Full	Cal Tr	36''x 12''x''3') VERY LARCE TREE (\$50' TALL AT ATURITY)	
IXO 166 Ixora chinensis `Red Dwarf` / Red Dwarf Ixora	15\"		3 Gallon	15\"	High	Non Native	FULLY ROOTED POT	ITTP:		
JUN /2 175 / 3 Juniperus horizontalis / Creeping Juniper	12\"	' x 12\"	pot to meet size	18\" oc	High	Non Native	Full			
DEAK 54 Tripsacum floridanum / Florida Gamagrass	24\"	ָרָז אַר אַז אַר אָר אָר אָר אָר אָר אָר אָר אָר אָר אָ	pot to meet size	30\" oc	High	Native	Full			
	15\"	×10/	Por to meet Size	24\ UC	י יישיי	INALIVE	r ull			
TURF QTY BOTANICAL / COMMON NAME SOD 2 (9.561 sf.) Stenotaphrum secundatum `Floritam` / Floritam`	SIZI	E I amount tbd in field	CONT	SPACING	DROUGHT TOLERANCE	NATIVE	SPEC.	Contractor Shall be familia Contractor shall verify all q	r w/ the Landscape code and shall comply wit uantities indicated at time of bid.	h all of its applicable requirements
tbd Melaleuca Mulch - Brown Florimulch (or ed) 3" th	nick; see mulch specif	ication note, mulch annually re-	plenish as necess	ary			Contractor shall provide un All contractors working on	it prices at time of bid. the project shall be licensed and fully insured	as required.
		,	,		-					

-800-432

FP&L (305) 347-3900

unshine State One Call of Florida, In

		EXISTI	NG TRE	EE DIS	POSIT	ION CHA	RT		
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	HT / CT (FT)	CANOPY SPR (FT)	MITIGATION	CONDITION	DISPOSITION	NOTES
1	ACACIA AURICULIFORMIS	EARLEAF ACACIA	24	28	35	N/A	POOR	REMOVE	EXOTIC FLEPPC CAT 1
2	ACACIA AURICULIFORMIS	EARLEAF ACACIA	28	45	50	N/A	POOR	REMOVE	EXOTIC FLEPPC CAT 1
3	ACACIA AURICULIFORMIS	EARLEAF ACACIA	20	45	45	N/A	POOR	REMOVE	EXOTIC FLEPPC CAT 1
4	SABAL PALMETTO	CABBAGE PALM	15	18	16	1:1	GOOD	REMOVE	
5	SABAL PALMETTO	CABBAGE PALM	25	18	30	1:1	GOOD	REMOVE	DOUBLE
6	SABAL PALMETTO	CABBAGE PALM	15	16	16	1:1	GOOD	REMOVE	
7	SABAL PALMETTO	CABBAGE PALM	12	24	16	1:1	GOOD	REMOVE	
8	SABAL PALMETTO	CABBAGE PALM	14	14	16	1:1	GOOD	REMOVE	
9	SABAL PALMETTO	CABBAGE PALM	16	13	16	1:1	GOOD	REMOVE	
10	SABAL PALMETTO	CABBAGE PALM	14	8	16	1:1	GOOD	REMOVE	
11	SABAL PALMETTO	CABBAGE PALM	14	8	16	1:1	GOOD	REMOVE	
12	SABAL PALMETTO	CABBAGE PALM	25	13	26	1:1	GOOD	REMOVE	DOUBLE
13	SABAL PALMETTO	CABBAGE PALM	14	7	18	1:1	GOOD	REMOVE	
14	SABAL PALMETTO	CABBAGE PALM	14	14	18	1:1	GOOD	REMOVE	
15	SABAL PALMETTO	CABBAGE PALM	13	15	18	1:1	GOOD	REMOVE	
16	SABAL PALMETTO	CABBAGE PALM	14	5	16	1:1	GOOD	REMOVE	
17	SABAL PALMETTO	CABBAGE PALM	15	12	0	1:1	DEAD	REMOVE	
18	SABAL PALMETTO	CABBAGE PALM	13	13	18	1:1	GOOD	REMOVE	
19	SABAL PALMETTO	CABBAGE PALM	14	12	18	1:1	GOOD	REMOVE	

REFER TO TREE RESOURCE EVALUATION REPORT (DATED JANUARY 22, 2020) PREPARED BY:

Jeff Shimonski

President, Tropical Designs of Florida Member, American Society of Consulting Arborists ISA Certified Arborist Municipal Specialist FL-1052AM ISA Tree Risk Assessment Qualification LIAF Florida Certified Landscape Inspector 2016-0175 305-773-9406 Jeff@TropicalArboriculture.com

NO SPECIMEN TREES ARE PRESENT ON THIS PROPERTY. CABBAGE PALMS SUGGESTED TO BE REMOVED DUE TO CONFLICT WITH O.H.W.'S.

MITIGATION VALUES IF APPLICABLE TBD BY CITY LANDSCAPE ARCHITECT AT TIME OF TREE REMOVAL PERMIT PROCESS.

REFER TO SHEET LPI & LP2 FOR PROPOSED PLANTINGS. ANY MITIGATION NOT MET ON-SITE SHALL BE PAID INTO CITY TREE TRUST FUND.

EXISTING TREE LEGEND

EARLEAF ACACIA

SABAL PALM

TREE #

A TREE REMOVAL PERMIT IS REQUIRED BY THE CITY PRIOR TO THE REMOVAL OF ANY TREES ON SITE

NOTE: THE ERADICATION OF EXOTIC/ INVASIVE VEGETATION EXISTING ON SITE, INCLUDING ABUTTING RIGHTS OF WAY IS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE: A Licensed tree trimmer or Certified Arborist shall submit aTree/Scrub/Vegetation Removal application, at the time of Building Permit Application.

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THE SITE SHALL BE MAINTAINED "EXOTIC FREE" IN PERPETUITY.

City of Miramar Community Development Department Development Review Report - Conditional Use

I) **Project Summary**

Project Name:	Miramar Storage and Retail	
Application:	2002605	
Application Summary:	The Applicant is proposing a new three-story, 122,237 square- foot self-storage facility and one-story, 8,313 square-foot retail development generally located approximately 379 feet west of University Drive and 810 feet south of Miramar Parkway. The property is the last remaining, undeveloped parcel at this center.	
Related Application(s):	2002604 – Rezoning 2002606 – Site Plan 2002607 – CAB 2002608 – Escrow	
Agent:	Vince Rodriguez The Feldman Companies 11601 Biscayne Blvd, Suite 311 Miami FL 33181 Phone: 786-972-7813 Email: <u>vince@thefeldmancompanies.com</u>	
Owner:	Miramar Plaza Partners, LLC 2627 NE 203 Street – Suite 202 Aventura, FL 33180 Phone: 786-972-7813	

II) Planning Information

Site Address/Location:	Onyx Road (Folio: 514128070040)
Land Use Plan Designation:	Commercial
Existing Zoning District:	Community Business, B2
Proposed Zoning District:	Heavy Business, B3
Existing Use:	Vacant
Proposed Uses of Property:	Self-Storage and Retail

Adjacent properties:

	EXISTING USE	ZONING	LAND USE PLAN
North	Miramar Parkway Plaza	Community Business, B2	Commercial
East	Miramar Parkway Plaza	Community Business, B2	Commercial
South	Broward County Miramar Pinelands Park	Open Space, OS	Commercial
West	The Knolls	Residential Single Family 5, RS5	Low 5

Aerial View

IV) Background

The proposed self-storage and retail development is located at the southwestern corner of Miramar Parkway and South University Drive, within a shopping center that includes a grocery supermarket, several retail establishments, and restaurants. The proposed site is currently vacant and is on the southernmost end abutting a canal/County park on the south end and single family residential to the west. Currently, the property is B2, Community Business zoning but the applicant is proposing B3, Heavy Business to apply for a conditional use for a self-storage facility. This use is not uncommon within the area as there is a self-storage facility just southeast of this property within a B3 zoning district.

V) Review Criteria

The City's Land Development Code ("LDC") Section 315.7 provides that a variance can only be granted if a preponderance of the evidence demonstrates that the conditions listed herein are met.

1) The proposed use shall be consistent with the comprehensive plan.

Applicant's Response:

The proposed self-storage use for which the conditional use is sought is consistent with the Comprehensive Plan. Specifically, the proposed self-storage use will utilize infill redevelopment practice in accordance with Comprehensive Plan FLUE Objective 9 to "encourage redevelopment and infill development", and more specifically FLUE Policy 9A.6 to "encourage the development of vacant nonresidential lots, less than or equal to two acres in size and which are surrounded by developed parcels." In addition, the Property is a vacant parcel surrounded by developed parcels and tucked behind an existing Shopping Center serving the community, making it suitable for development of this kind while staying within the City's adopted level of service standards and achieving full use of existing facilities in accordance with FLUE Policy 1.2. Further, the Project will not require the extension of sewer and water service outside of its approved service area and thus will not contribute to urban sprawl, but instead will promote compact, efficient urban development in accordance with FLUE Policy 2.6.

Staff's Evaluation:

Staff agrees that the proposed use is consistent with the Comprehensive plan as selfstorage facilities and retail are both allowed within the Commercial land use designation. The design of the proposed development itself allows the retail to be in line with existing retail establishments within the shopping center while providing for self-storage usage in the rear of the proposed development.

2) The establishment, maintenance, or operation of the conditional use shall not impede the development and improvement of surrounding properties for uses permitted in the zoning

district nor be detrimental to or endanger the public health, safety, aesthetics, comfort, or general welfare or have a negative impact on the value of those properties.

Applicant's Response:

The establishment, maintenance, or operation of the proposed conditional use will not impede the development and improvement of surrounding properties for uses permitted in the zoning district nor be detrimental or an endangerment to the public health, safety, aesthetics, comfort, or general welfare or have a negative impact on the value of those properties. To the contrary, the Project will revitalize a blighted, vacant parcel at the rear of the Shopping Center, making it beneficial for improvement and development of the Shopping Center and surrounding properties. In addition, the infill redevelopment of a blighted parcel will naturally work to improve public safety, aesthetics, general welfare, and value of the surrounding properties. Also, given the fact that a commercial retail component is also a part of the overall Project, the requested conditional use and concurrent rezoning serves to benefit the area.

Currently the entire Miramar Mall Parcel contains an existing 601 parking spaces. The proposed development shall propose an additional 19 spaces for a total overall postdevelopment parking count of 620 parking spaces. The owner shall enter into a parking agreement with Miramar Mall Ownership for communal shared parking access. With regard to landscape maintenance, LBLA Inc, Landscape Architect, shall provide site specific summary of landscaping maintenance at time of Building Permit application. In addition, a maintenance requirement note has been added to Sheet LP-2 for general reference stating Code Section 901.14. The architectural design of the proposed limited access storage building was inspired by several of the existing buildings in the existing shopping center. Our desire is to weave into the building components commonality of both building components and finishes. One of the major building components of the existing shopping center is barrel tile roofing. Our desire was not to overwhelm the building with barrel tile but to use the tile to create accent elements to give the building commonality. Associated with the tile feature, the use of tower elements on the mass of the three-story building, this created articulation of the roof line. Varying the height of the building enhances the visual engagement of the proposed building with the adjacent buildings. The proposed single-story retail component is in context with the adjacent buildings. The two existing buildings have two varied style covered canopies. Our design had to engage a covered walkway that was sympathetic to both buildings. The design was a cantilevered continuous canopy over the walk and creating column pilasters on the building wall facade to create the continuous rhythm of a covered colonnade. The sense of blending with the shopping center is also enhanced with the additional of subtle offsets in the walls and continuous parapet banding and a strong base along the edge of the buildings which secure the building mass to the site. . The color pallet of the building will be neutral with several scent areas to peak curiosity and drawing the attention the building entrances. All mechanical equipment shall be screened behind parapets and loading areas shall be serviced with store front glass sliding doors. Tenants will be encouraged to back into the loading space thus creating a curb side friendly view of front of vehicles not open truck doors. We feel the building will be an asset to the existing shopping center.

Staff's Evaluation:

Staff concurs that the applicant is working with the city to ensure long-term maintenance and operation of the property will enhance the overall shopping center.

3) The use shall be consistent with the existing natural environment, and community character of the immediate neighborhood, hours of operation compatible with adjacent properties, and is appropriate at the particular location

Applicant's Response:

The proposed use is consistent with the existing natural environment, community character of the immediate neighborhood, the proposed hours of operation are compatible with adjacent properties and is appropriate at the particular location. The proposed use is compatible with the existing natural environment and is the appropriate location for the Project, as the majority of the surrounding parcels are developed with community-serving commercial uses. The Shopping Center behind which the Property is located is consistent with the proposed use and character of the Project. In addition, the proposed self-storage use will have compatible, if not reduced, hours of operation with the Shopping Center. Further, the Project's self-storage use will be strategically positioned behind the proposed retail building and the existing Shopping Center, providing consistency and continuity with the commercial uses while also providing for an element of obscurity from view and maintaining convenient access from University Drive.

Office hours: 9am-6pm. Storage facility access hours: 6am-10pm

Staff's Evaluation:

Staff concurs with the applicant's response.

4) Utilities, roadway capacity, drainage, and other necessary public facilities, including police and fire protection and emergency-rescue services, shall exist at a minimum at the city's adopted level of service, or will be available prior to issuance of any certificate of occupancy.

Applicant's Response:

Utilities, roadway capacity, drainage, and other necessary public facilities, including police and fire protection and emergency-rescue services, exist at the city's adopted level of service. The proposed self-storage use generates a relatively low demand for utilities, roadway capacity, drainage and other necessary public facilities. Petitioner understands that the proposed use will not exceed the current adopted level of service for the City's utilities, roadway capacity, drainage, and other necessary public facilities.

Staff's Evaluation:

Staff concurs with the applicant's response.

5) Adequate measures exist or shall be taken by the applicant or the property owner to provide safe ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion in the public streets and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right.

Applicant's Response:

Adequate measures exist or shall be taken by Petitioner to provide safe ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion in the public streets and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right. Two points of ingress and egress are provided for the Project, one on the northwest corner of the Property, and the other on the northeast corner of the Property. Both ingress and egress points shall meet the existing drive aisles to University Drive. In addition, pedestrian connectivity is provided for throughout the perimeter of the Project's structures, which also connects to both ingress and egress points and the existing Shopping Center. Further, as the proposed self-storage use has a generally low trip generation rate and is projected to generate 31.78 daily PM peak hour trips, the proposed use will not significantly generate traffic congestion on the public and local streets. Considering the foregoing, adequate measures exist or shall be taken by Petitioner to provide safe ingress and egress to the proposed use, for both vehicles and pedestrians, in a manner that minimizes traffic congestion in the public streets and the use may not result in a significantly greater amount of traffic on local streets than would result from a development permitted by right. Please refer to Sheet No. PMS-1 for directional signage for development. Please refer to

plan sheet C-1.2 Master Parking Plan for existing parking spaces and overall site layout including accessible pathways.

Staff's Evaluation:

Staff is working with the applicant by requesting locations of directional signage, as well as a secondary conceptual site plan with the proposed development shown within the entire shopping Plaza. This should highlight the amount of existing parking spaces that will be utilized for the proposed retail as well as pathways to the proposed self-storage facility.

6) The design and configuration of the proposed use shall minimize adverse effects, including noise, light, dust, incompatible height or massing or size, incompatible methods of operation, or other potential nuisances, of the proposed use on adjacent property through the use of building orientation and design, setbacks, buffers, landscaping and other design criteria.

Applicant's Response:

The design and configuration of the Project will minimize adverse effects, including noise, light, dust, incompatible height or massing or size, incompatible methods of operation, or other potential nuisances, of the proposed use on adjacent properties through the use of

building orientation and design, setback, buffers, and landscape. The Property is bounded to the south by a canal, while the surrounding uses to the north and east of the Property are commercial, together making the Project's proposed uses largely compatible with, and imposing little to no nuisances on, the adjacent properties. The substantial 32-feet of landscape buffering and privacy screening provided on the west side of the Property, specifically 25' wide continuous verdant landscaping along the property line and 7' wide along the western building façade, provides appropriate transition and prevents the use from intruding into the residential space near the proposed self storage. Further, the Project has been designed such that it is aesthetically attractive from the perspective of adjacent properties, while its 34-foot roof height and overall style has been designed to complement and minimize the line of sight from adjacent properties as much as possible. As such, the combination of the proposed configuration, landscaping, building height and design will together work to minimize the adverse effects or other potential nuisances of the proposed use on the adjacent residential properties.

The Applicant will upgrade the fence and provide an attractive buffer. Specifically, attractive landscaping is proposed along the western buffer (as per FPL Right Plant- Right Place guidelines) with 10' flowering tree species @ 18-20' o.c.) in conjunction with a 4' continuous hedge row. More trees and palms are proposed to the east of the ex. 20' utility easement, adjacent to the driveway curb and along the western building foundation to promote additional screening views from the western neighbors.

Staff's Evaluation:

Staff is recommending as a condition of approval that the applicant /property owner upgrade the deteriorating fence on the western portion of the property separating the shopping center and residential neighborhood as well as providing an appropriate landscape buffer within that area. In addition, upgrading the fence along the southern property should be considered adjacent to the canal.

7) The use meets a public need and does not have an adverse impact on the economic stability of the neighborhood.

Applicant's Response:

The use meets a public need and does not have an adverse impact on the economic stability of the neighborhood. As people continue to move into the area causing household sizes to change, residents continue to need creative ways to manage their belongings. In addition, the existing vacant state of the Property generates a sense of blight for the general area and Shopping Center. The Project proposes a well-planned redevelopment of the Property, which will reinvigorate the economic stability and value of the adjacent Shopping Center while providing a new, needed service to the community. In all, the proposed self-storage use will revive this vacant Property and the general area of the Shopping Center into a vibrant community amenity, provide jobs and further secure the economic stability of the neighborhood, and will provide an increasingly demanded service to the City's residents.

The Applicant is not able to commit to conducting a market analysis based on public need of self-storage facilities at this time. In addition, as market conditions have been severely impacted by COVID over the last four months, a market analysis conducted during this time would likely misrepresent the long term public need and viability of the proposed uses due to these uncharacteristic market conditions. Further, the proposed Project is a mixed-use project proposing retail commercial use fronting the existing shopping center.

Staff's Evaluation:

Currently, Staff does not know the full impact and requests a market analysis based on public need of self-storage facilities, as there are two similar facilities within a one-mile radius of this location. both of which received site plan approvals within the past four years. In addition, staff understands due to current conditions (Covid-19) a proper analysis cannot be conducted at this time. Based on the low-impact of the use, staff accepts the applicant's statement at this time.

8) The land area must be sufficient, appropriate and adequate for the proposed use.

Applicant's Response:

The Property's land area is sufficient, appropriate, and adequate for the proposed conditional use. The 2.10-acre Property's size and its location at the rear of the existing Shopping Center makes it highly suitable for the proposed Project and its uses. The Property's size and configuration has allowed for Petitioner to design the Project with a 61.5-foot setback from the western property line to allow for the maximum compatibility with the adjacent residential use, while remaining contextually appropriate with the commercial uses of the Shopping Center. As such, the Property's land area is sufficient, appropriate, and adequate for the proposed conditional use.

Staff's Evaluation:

Staff does determine that the site is adequate and sufficient for the proposed use.

Staff Recommendation

Staff recommends approval with conditions as noted in the memorandum.

City of Miramar Community Development Department Development Review Report - Setback Variance

I) **Project Summary**

Project Name:	Miramar Storage and Retail	
Application:	2006693	
Application Summary:	The Applicant is proposing a new three-story, 122,237 square- foot self-storage facility and one-story, 8,313 square-foot retail development generally located approximately 379 feet west of University Drive and 810 feet south of Miramar Parkway. The setback from the side property line is 0 feet where 20 feet is required. The property is the last remaining, undeveloped parcel at this center.	
Related Application(s):	2002604 – Rezoning 2002605 – Conditional Use 2002606 – Site Plan 2002607 – CAB 2002608 – Escrow	
Agent:	Vince Rodriguez The Feldman Companies 11601 Biscayne Blvd, Suite 311 Miami FL 33181 Phone: 786-972-7813 Email: <u>vince@thefeldmancompanies.com</u>	
Owner:	Miramar Plaza Partners, LLC 2627 NE 203 Street – Suite 202 Aventura, FL 33180 Phone: 786-972-7813	

II) Planning Information

Site Address/Location:	Onyx Road (Folio: 514128070040)
Land Use Plan Designation:	Commercial
Existing Zoning District:	Community Business, B2
Proposed Zoning District:	Heavy Business, B3
Existing Use:	Vacant
Proposed Uses of Property:	Self-Storage and Retail

Adjacent properties:

	EXISTING USE	ZONING	LAND USE PLAN
North	Miramar Parkway Plaza	Community Business, B2	Commercial
East	Miramar Parkway Plaza	Community Business, B2	Commercial
South	Broward County Miramar Pinelands Park	Open Space, OS	Commercial
West	The Knolls	Residential Single Family 5, RS5	Low 5

Aerial View

IV) Background

The proposed self-storage and retail development is located at the southwestern corner of Miramar Parkway and South University Drive, within a shopping plaza that includes a grocery supermarket, several retail establishments, and restaurants. The proposed site is currently vacant and is on the southernmost end abutting a canal/County park on the south end and single family residential to the west. Currently, the property is B2, Community Business zoning but the applicant is proposing B3, Heavy Business to apply for a conditional use for a self-storage facility. This use is not uncommon within the area as there is a self-storage facility just southeast of this property within a B3 zoning district. For the purposes of this staff report, an analysis of how the proposed self-storage may impact surround developments.

V) Review Criteria

The City's Land Development Code ("LDC") Section 315.7 provides that a variance can only be granted if a preponderance of the evidence demonstrates that the conditions listed herein are met.

1) The particular physical surroundings, shape, topographical condition, or other physical or environmental condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the regulations were carried out literally.

Applicant's Response:

The particular physical surroundings and shape of the Property would result in a particular hardship upon the owner if the regulations were carried out literally. The Setback Variance Request is necessitated by the Property's size, configuration, and immediate adjacency to the existing Shopping Center to the north and east, and the single-family residential community to the west. The Project has been designed to provide a generous 61.5-foot setback from the western property line to ensure compatibility with the adjacent residential uses. In order to provide this 61.5-foot setback from the bordering residential use, the building footprint for the retail component was designed with a zero (0)-foot setback, such that it offers retail frontage in line with the Shopping Center and its existing sidewalk. This in turn allows for a functionality and integration into the existing Shopping Center, which is an important feature to ensure the retail component has appropriate frontage exposure and continuity with the Shopping Center. The Setback Variance Request is necessitated by the essential provision of the 61.5-foot setback from the residential uses to the west, while also ensuring viability of the retail component, to be merged with the Shopping Center. With the above foregoing, the particular physical surroundings, shape, and size of the Property would result in a particular hardship upon the owner if the regulations were carried out literally.

Staff's Evaluation:

While subject property does not hold any physical or environmental conditions that would render the set back a undue hardship if regulations were carried out literally, the proposed infill development within the existing shopping center proves difficult to comply with B3

zoning regulations surrounded by a B2 zoning district. the setback itself will allow the proposed development to be in line with the existing shopping center.

2) The conditions upon which the request for a variance is based are unique to the parcel and would not be generally applicable to other property within the vicinity.

Applicant's Response:

The conditions upon which the Setback Variance Request is based are unique to the parcel and would not be generally applicable to other property within the vicinity. The Property is constrained by its location and adjacency to the existing Shopping Center to the north and east and the single-family residential community to the west. Due to the Property's surrounding uses, Petitioner designed the project to provide a generous 61.5-foot setback from the western property line to provide ample buffering from, and mitigate any impact on, the adjacent residential neighborhood. The Project's building footprint, with a zero (0)foot setback from the retail component to the eastern property line, was necessitated by the intent to provide this important buffering from the adjacent residential uses to the west. In addition, because Petitioner intends to merge the retail portion of the Project with the existing Shopping Center prior to Certificate of Occupancy, it is prudent that the Project's retail component be situated such that it provides a sense of continuity with the existing sidewalk along the retail component's eastern facade, which currently connects the northern and southern portions of the existing Shopping Center. Positioning the retail component's frontage along the existing sidewalk, thereby functionally connecting it with the Shopping Center, is an important feature to provide that sense of place and integration into the Shopping Center. Considering the foregoing, the conditions upon which the Setback Variance Request is based are unique to the parcel and would not be generally applicable to other property within the vicinity.

Staff's Evaluation:

While the conditions are not necessarily unique to the parcel, the benefit of having the three-story building being located 20 feet farther away from the residential property, lessening the impact of its height, and being closer to and more integrated with the inline retail space, is both aesthetically pleasing as well as functional for the site's operation.

3) That the special conditions or circumstances do not result from the deliberate actions of the applicant or property owner of the subject property to establish a use or structure which is not otherwise consistent with this Code

Applicant's Response:

The special conditions or circumstances do not result from the deliberate actions of the applicant or property owner of the Property to establish a use or structure which is not otherwise consistent with this Code. As noted above, the Property is bordered on two sides by the existing Shopping Center, and a single-family residential community to the west, which have necessitated the specific Project design to ensure compatibility with surrounding uses as well as viability and integration with the Shopping Center for the retail

component. As such, the Property's conditions and resulting Setback Variance Request do not result from the deliberate actions of Petitioner or property owner to establish a use or structure which is not otherwise consistent with the City's LDC.

Staff's Evaluation:

Staff concurs with this statement.

4) That the granting of the variance will not confer on the applicant or the property owner of the subject property any special privilege that is denied by the Code to other similarly situated lands, buildings, or structures in the same zoning district

Applicant's Response:

The granting of the Setback Variance Request will not confer on Petitioner or the owner of the Property any special privilege that is denied by the Code to other similarly situated lands, buildings, or structures in the same zoning district. The Project's proposed uses, paired with the uniqueness of this Property given its size and immediate adjacency to the existing Shopping Center and single-family residential community, have necessitated the Project's design to provide a generous 61.5-foot setback from the western property line, and a zero (0)-foot setback from the retail component to the eastern property line. These features of the Project are important for ensuring that the Project is a long-term, viable success bystrengthening the overall Shopping Center while making sure that the bordering residential uses are not negatively impacted by the development. Further, the uniqueness of the Property not only necessitates the Project design and requested variance as stated above, but also ensures that there is no such similarly situated lands, buildings, or structures in the same zoning district.

Staff's Evaluation:

The granting of this variance would not confer special privileges to the applicant.

5) The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

Applicant's Response:

The granting of the Setback Variance Request will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity. The requested zero (0)-foot side setback for the retail component will ensure maximum viability and integration into the existing Shopping Center, while the 61.5-foot setback from the western property line will provide ample buffering between the residential community and the Project's proposed self-storage component. These two elements will both work to enhance the vicinity's commercial properties and will protect the public welfare and property values of the neighboring residences. Further, the overall Project is poised to expand and strengthen the economic base of the City by activating a blighted, vacant property, creating temporary jobs during the construction phase, and providing storage and retail opportunities to City's residents. Finally, the Project's self-storage use will be strategically positioned behind the proposed retail building and the existing Shopping Center, providing consistency and

continuity with the commercial uses while also providing for an element of obscurity from view and maintaining convenient access from University Drive. Considering the foregoing, the granting of the Setback Variance Request will not be detrimental to the public welfare of injurious to other property or improvements in the vicinity.

Staff's Evaluation:

Granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the vicinity.

6) The proposed variance will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity.

Applicant's Response:

The Setback Variance Request will not substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity. The requested variance will allow for the retail component to be appropriately situated along the existing sidewalk network throughout the Shopping Center and will allow for the retail component to integrate into, and strengthen, the Shopping Center. As demonstrated in the Traffic Study Report previously submitted for the Project, the Project is not anticipated to generate significant trips, and as such is not expected to increase congestion in the public streets. In addition, the Setback Variance Request will not generate an increase in danger of fire on the Property or surrounding properties. Further, as the Project will be an infill redevelopment of a vacant site and compatible with the surrounding uses designed to provide sufficient buffering to the adjacent residential uses, it will not only improve the public safety of the area by diminishing blight with active, vibrant development, but it will also work to sustain, or improve, property values in the vicinity.

Staff's Evaluation:

The variance should not have any bearing on increase of congestion in public streets, increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the vicinity.

Staff Recommendation

Staff recommends approval stating that the proposed development will be in line with the existing shopping center by aligning proposed retail to be compatible with its surroundings and have the proposed self-storage facility in the rear. Without approval of this variance compatibility with the existing shopping center would prove to be more difficult.

City of Miramar Community Development Department Development Review Report - Parking Variance

Project Summary I)

Existing Zoning District:

Projec	t Name:	Miramar Storage and Retail	
Applic	ation:	2008876	
Applic	ation Summary:	The Applicant is proposing a new three-story, 122,237 square- foot self-storage facility and one-story, 8,313 square-foot retail development generally located approximately 379 feet west of University Drive and 810 feet south of Miramar Parkway. The total parking spaces required for the proposed development is 90 (62 spaces for the self-storage and 28 spaces for the retail component). The property is the last remaining, undeveloped parcel at this center.	
Relate	ed Application(s):	2002604 - Rezoning 2002605 - Conditional Use 2002606 - Site Plan 2002607 - CAB 2006693 - Setback Variance 2002608 - Escrow	
Agent:		Vince Rodriguez The Feldman Companies 11601 Biscayne Blvd, Suite 311 Miami FL 33181 Phone: 786-972-7813 Email: <u>vince@thefeldmancompanies.com</u>	
Owner:		Miramar Plaza Partners, LLC 2627 NE 203 Street – Suite 202 Aventura, FL 33180 Phone: 786-972-7813	
II)	Planning Information		
	Site Address/Location:	Onyx Road (Folio: 514128070040)	
	Land Use Plan Designation:	Commercial	

Community Business, B2

Proposed Zoning District:

Heavy Business, B3

Existing Use:

Vacant

Proposed Uses of Property: Self-Storage and Retail

Adjacent properties:

	EXISTING USE	ZONING	LAND USE PLAN
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IV) Background

The proposed self-storage and retail development is located at the southwestern corner of Miramar Parkway and South University Drive, within a shopping plaza that includes a grocery supermarket, several retail establishments, and restaurants. The proposed site is currently

vacant and is on the southernmost end abutting a canal/County park on the south end and single family residential to the west. Currently, the property is B2, Community Business zoning but the applicant is proposing B3, Heavy Business to apply for a conditional use for a self-storage facility. This use is not uncommon within the area as there is a self-storage facility just southeast of this property within a B3 zoning district.

V) Review Criteria

The City's Land Development Code ("LDC") Section 315.7 provides that a variance can only be granted if a preponderance of the evidence demonstrates that the conditions listed herein are met.

1) The variance shall not be substantial in relation to what is required by the Code.

Applicant's Response:

The variance request is not substantial in relation to what is required by Code and is the minimum variance needed to provide a project on the Property that is compatible with the surrounding uses. As stated above, the Property is located on a vacant parcel adjacent to an existing Shopping Center. A shared parking agreement is also being proposed to allow additional parking for the proposed Project in the parking lot of the existing Shopping Center. It is important to note that currently, there are 610 parking spaces existing on the adjacent shopping center parcel. The Study indicates that, based upon the uses in the Shopping Center, only 596 parking spaces are actually needed for the Shopping Center. As stated above, the Project will add another 17 spaces to the existing 610 spaces, thereby creating a total of 627 combined parking spaces (*Shopping Center plus the Project*). As indicated by the Study, the Project and the Shopping Center only need 596 parking spaces, therefore there is a surplus of 31 parking spaces. Which indicates that the Shopping Center parcel can accommodate the 30-parking space short fall existing on the Project parcel.

Staff's Evaluation:

The total current amount of parking spaces within the entire plaza is 610. The proposed development will add an additional 17 spaces bringing the total number to 627 spaces. Based on the proposed square footage, the code states it requires 90 spaces for the proposed development. While the current code requires one parking space for every 2,000 square feet for self-storage use (requiring 62 spaces for the self-storage component alone), the planning staff has been actively updating the Land Development Code and researching parking requirements based on industry standards for self-storage facilities. A proposal for reasonable number to calculate parking spaces for these types of uses may be 1 space for every 5,000 square feet, as these types of uses are low parking generators. Many self-storage uses have been granted parking variances with little to no issues in operations for this matter. In addition, the applicant has drafted a shared parking agreement to allow the usage of existing parking spaces to be utilized by the proposed development.

2) The approval of the variance will be compatible with development patterns, and whether a substantial change will be produced in the character of the neighborhood.

Applicant's Response:

The variance is necessitated by the desire to provide a project that is compatible with the surrounding development patterns and character of the area. As noted above, the Property is bordered on two sides by the existing Shopping Center, and a single-family residential community to the west, which have necessitated the specific Project design to ensure compatibility with surrounding uses as well as viability and integration with the Shopping Center for the retail component. The design components to provide the buffering from adjacent residential uses and provide continuity with the adjacent Shopping Center have resulted in increased landscape buffers and drive aisles providing connectivity. This has reduced the ability to provide additional parking spaces on the Property. With the above foregoing, the Project has been designed to be compatible with existing development patterns and character of the existing neighborhood.

Staff's Evaluation:

The existing development currently provides parking spaces along the western facade of the property line abutting residential communities. If the applicant proposed to continue this pattern, they would require a buffer yard and set back variance for landscaping as well as parking. Seeking a variance for this particular use in addition to entering into a shared parking agreement should mitigate the need for additional parking space is provided on site.

3) The variance can be approved without causing substantial detriment to adjoining properties

Applicant's Response:

The granting of the parking variance request will not cause substantial detriment to the adjoining properties. As stated above, there will be a shared parking agreement with the existing adjacent Shopping Center. This allows customers and employees of the Project to park in the parking lot of the existing Shopping Center. While the Property does not meet the parking requirements as a stand-alone parcel, the parking requirements for the Shopping Center and the Project are met as a whole with the parking provided on both parcels, with a total of 596 spaces required and 627 spaces available once the Project is complete. As shown in the attached parking study, the existing Shopping Center peak parking demand is 556 parking spaces on a weekday, and 540 spaces on a Saturday, leaving a surplus of spaces during the peak parking periods.

Staff's Evaluation:

The applicant is proposing 17 parking spaces on the northern and southern facade of the building away from the residential community to the West. In doing so the applicant should not cause substantial detriment to the residential community or existing shopping center. Any overflow parking that may be required can be accommodated within the existing shopping center parking area as agreed with in the shared parking agreement.

4) The request is due to unique circumstances of the property, the property owner, and/or the applicant which would render conformity with the strict requirements of the Code unnecessarily burdensome

Applicant's Response:

The Parking Variance Request is necessitated by the unique circumstances of the property. As noted above, the Property is bordered on two sides by the existing Shopping Center, and a single-family residential community to the west, which have necessitated the specific Project design to ensure compatibility with surrounding uses as well as viability and integration with the Shopping Center for the retail component. The design components to provide the buffering from adjacent residential uses and provide continuity with the adjacent Shopping Center have resulted in increased landscape buffers and drive aisles providing connectivity. This has reduced the ability to provide additional parking spaces on the Property. Providing the Code required 90 spaces on the Property would require removing the design improvements that provide the compatibility with the surrounding uses. Further, as evidenced by the Study, the Code indicated spaces are excessive and unnecessary. Therefore, based upon the above conforming to strict requirements of the Code are unnecessarily burdensome for the Petitioner.

Staff's Evaluation:

As mentioned previously, the current parking requirement for a self-storage facility within the City of Miramar is one space for every 2,000 square feet. this would require the selfstorage facility to have a minimum of 61 spaces. if the code were one space for every 5,000 square feet (a requirement staff has been researching), the proposed development may be able to achieve the parking requirement based on industry standards.

5) The difficulty cannot be obviated by some method feasible for the applicant to pursue other than by a variance.

Applicant's Response:

Requesting a variance is the only feasible option for the Petitioner to pursue to provide a project on the Property that is designed to be compatible with the surrounding commercial and residential uses. The emphasis on a project that is designed to be compatible with surrounding uses has necessitated the need to reduce the amount of parking spaces provided on the Property. While the Property does not meet the parking requirements as a stand-along parcel, the parking requirements are met with the two parcels combined, providing more spaces than required by Code.

Staff's Evaluation:

Originally, the applicant attempted to facilitate the deficiency of parking exclusively through the shared parking agreement but was unable to do so. Since the alternative could be to propose continuing parking along the western property line which Staff would deem ill advisable as it would require additional variances and possible detriment to the abutting residential community.

6) In view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Applicant's Response:

The interest of justice will be served by allowing the requested variance. As noted above, the Property is bordered on two sides by the existing Shopping Center, and a single-family residential community to the west. This has necessitated the specific Project design to ensure compatibility with surrounding uses as well as viability and integration with the Shopping Center for the retail component. Therefore, design emphasis has been placed on compatibility with existing uses rather than on providing additional parking spaces which are not needed. To construct a building on the Property that is not compatible with the surrounding residential and commercial uses would be unjust and not in the best interest of the community. Therefore, the variance is necessitated by the desire to design a project that is compatible with the area and in the interest of justice for the surrounding community and properties.

Staff's Evaluation:

Staff concurs with this statement.

Staff Recommendation

Staff recommends approval with the condition of implementing a shared parking agreement with the property owner of the shopping center.
ATTACHMENT 7

From: Hope Calhoun <<u>hcalhoun@dmbblaw.com</u>>
Sent: Friday, November 6, 2020 12:15 PM
To: Magny, Frensky <<u>fmagny@miramarfl.gov</u>>; Alpert, Michael <<u>malpert@miramarfl.gov</u>>; Silva, Eric B.
<<u>ebsilva@miramarfl.gov</u>>
Cc: Mitchell Feldman (<u>mitch@thefeldmancompanies.com</u>) <<u>mitch@thefeldmancompanies.com</u>>; Vincent Rodriguez <<u>vince@thefeldmancompanies.com</u>>
Subject: [EXTERNAL] FW: My contact information

[EXTERNAL EMAIL] Please be cautious Ensure you trust this sender before clicking on any links or attachments

Gentlemen, Ms. Lovell (Miramar resident) reached out to me today and sent me the email below. She advised me that she sent this email to "the City", but I am not certain who she actually sent it to. Therefore, I am passing on her email with my responses to her included. Please note that if her email is made a part of the record (and back up), then my response should be as well. Please advise if I need to send it to the clerk to confirm inclusion in to the record, or will you include it in your report. Thank you.

Hope Calhoun Partner Dunay, Miskel & Backman, LLP 14 S.E. 4th Street, Suite 36 Boca Raton, FL 33432 Tel (direct): 561-405-3324 Tel (main): 561-405-3300 Fax: 561-409-2341 Email: hcalhoun@dmbblaw.com



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From: Hope Calhoun Sent: Friday, November 6, 2020 12:10 PM To: Doreen Lovell <<u>datluv@hotmail.com</u>> Subject: RE: My contact information

Ms. Lovell, thank you for your email. I know that you said that you are waiting for a response form the City, but since you took the time to reach out to me, I think that you deserve a response from me. To that end, please see below:

Hope Calhoun Partner Dunay, Miskel & Backman, LLP 14 S.E. 4th Street, Suite 36 Boca Raton, FL 33432 Tel (direct): 561-405-3324 Tel (main): 561-405-3300 Fax: 561-409-2341 Email: hcalhoun@dmbblaw.com



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From: Doreen Lovell <<u>datluv@hotmail.com</u>> Sent: Friday, November 6, 2020 11:39 AM To: Hope Calhoun <<u>hcalhoun@dmbblaw.com</u>> Subject: Re: My contact information

PROPOSED THREE STOREY SELF-STORAGE FACILITY (PROJECT)

I am appalled that the City of Miramar even entertained the thought of having a THREE STOREY COMMERCIAL STORAGE FACILITY built within or near to the Residential Properties of THE

KNOLLS AND MISSION WOOD. As a citizen I wish to object to the construction of such based on the following:-

- It would necessitate changing the ZONE CODE to facilitate this venture. We are not requesting a change to the City's zoning code. We are requesting a change to the zoning designation of our property only. The proposed zoning designation is consistent with what is around us. The current zoning on this property is commercial, not residential. We are changing from one commercial zoning designation to another.
- 2. There would be traffic congestion as it would be mid-way between a major intersection (Miramar Parkway and University) with a Traffic light and a Pedestrian Traffic light. Although you may believe that such a use generates traffic it actually does not. Self-storage facilities are in fact one of the lowest traffic generators that exist. I am happy to share the data that proves this with you.
- 3. It is being constructed next to the Commercial Bank which would cause additional traffic congestion. As stated above, self-storage facilities do not create traffic congestion.
- 4. It is being constructed in front of a SCHOOL AND A CHURCH (traffic congestion and danger to school children. Although a school and a church may exist in the plaza, this facility will not impact their operations. Further, a self-storage facility will not create traffic congestion because it does a big traffic generator.
- 5. The Bank has been targeted by criminals on several occasions, placing a building of that height next to it would mean there would be less visibility around the bank. The location of the self-storage facility will not block the visibility of any of the existing businesses on the property.
- 6. It is a known fact that storage facilities are opened to all and sundries, and as a citizen of Miramar, I do not wish to have my residential property value decreased, or not having it maintained its present Residential status. This self-storage facility will be a business where people can store their possessions. The property currently has a commercial zoning designation, not residential. There is no evidence that a self-storage facility will decrease property values. In fact, a vacant unused parcel does more to decrease property values, then does a thriving commercial center.
- 7. There are TEN Storage facilities or more, in Miramar now from State Rd 7. To Miramar Pineland Park Douglas Rd to Palm and Miramar. Why the need for additional? Selfstorage facilities are prevalent in many cities because there is a need for such a use. Many people are downsizing (either by force, or by choice), but they want to hold on to their possessions. With that in mind, self storge facilities give them an opportunity to move, without losing all of the things that they cherish.

The owner of a small Educational facility situated at the back of the Plaza (SOUTH) catering to children from Nursery Age to Grade 6, after school tutoring, and homework help approached the City of Miramar in 2019 for permission to expand and was denied on the basis that her times of operation there would cause traffic congestion, but consideration would be given if she

starts after 11.a.m. She requested using another building East of University near the Plaza with Hi-Hop and was denied on the basis that this would entail changing the Zone Code.

Is the City of Miramar saying that a Storage facility is more important than an educational facility that offers care for our children, provision for a meal for children who could not afford it, tutorial help and help to parents who would be free to out to work? Is Mega business being given priority over Small Minority owned business at this stage of our development? Couldn't another location be identified, why must we in the East Side of Miramar be always inconvenienced and treated or subjected to deterioration of our area? -----

NO COMMERCIALIZING OF OUR AREA IN EXCAHNGE FOR CASH.

From: Hope Calhoun <<u>hcalhoun@dmbblaw.com</u>> Sent: Friday, November 6, 2020 11:33 AM To:<u>datluv@hotmail.com</u><<u>datluv@hotmail.com</u>> Subject: My contact information

Please find my information here.

Hope Calhoun Partner Dunay, Miskel & Backman, LLP 14 S.E. 4th Street, Suite 36 Boca Raton, FL 33432 Tel (direct): 561-405-3324 Tel (main): 561-405-3300 Fax: 561-409-2341 Email: <u>hcalhoun@dmbblaw.com</u>



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Please note: Florida has a very broad public records law. Most written communications to or from City officials regarding city business are public records, and are available to the public and media upon request. Your e-mail communications, including your email address, may therefore be subject to public disclosure. This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from public disclosure. If you have received this e-mail in error, please notify the City of Miramar immediately by return e-mail.