

MEMORANDUM

To: Pamela Stanton, PLA
Planner II
City of Pompano Beach

From: John J. McWilliams, P.E. 

Date: July 2, 2025

Subject: Festival Industrial Development (PZ25-12000024)
2900 West Sample Road
Minimum Driveway Stacking Lane Distance Variance Request Review
WA_PLAN_2025-#003

The purpose of this memorandum is to summarize our review of a requested variance from City of Pompano' Zoning Code related to Minimum Stacking Lane Distance for Parking Lot Entrance Driveways (City Code Table 155-5101.G.8.B) for the Festival Industrial Development project (PZ25-12000024). The following sections summarize our review of the request.

Background

The request is associated with the proposed Festival Industrial Development located at 2900 West Sample Road. The site proposes several warehouse structures consisting of 115,000 square feet (Building 1), 60,200 square feet (Building 2), and 298,500 square feet (Building 3), with ancillary office space and 422 total parking spaces. Access to the site is proposed via four (4) driveways: (1) a full access driveway at the existing traffic signal on SR 834/West Sample Road, (2) a right-in/right-out only driveway on SR 834/West Sample Road east of Driveway 1, (3) a right-in/right-out only driveway on NW 27th Avenue south of SR 834/West Sample Road, and (4) a full access driveway south of Driveway 3. Refer to Attachment 1 for site plan exhibits.

Zoning Code Requirements

City Zoning Code Table 155-5101.G.8.B summarizes the minimum stacking lane distances for parking lot entrance driveways within the City based upon the number of parking spaces within a subject development. The Code states that the stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway. Note that the Code does not specify if the stacking lane distance requirements apply to entrance or exit lanes and if multiple lanes are present in the same direction at a driveway.

The requirement is determined strictly on the number of off-site parking spaces provided. Based upon a total of 422 off-street parking spaces, the Code-required stacking lane distance is 100 feet. Note that the code does not account for (1) the number of driveways within a site or (2) the trip generation characteristics/traffic volumes associated with the site at each driveway.

Variance Request

The applicant site plan's proposed stacking lane distances, as measured by City Code methodologies, are Driveway 1 Entry Lane: 100 feet / Driveway 1 Exit Lanes: 61.5 feet, Driveway 2: 70.7 feet, Driveway 3: 55.9 feet, and Driveway 4: 50.2 feet. Therefore, all project driveways require a variance from the City Code requirement of 100 feet. Refer to Attachment 2 for the applicant's justification document. The applicant's rationale for the variance request included the following points.

- SR 834/West Sample Road is maintained by and under the jurisdiction of the Florida Department of Transportation (FDOT). The applicant has provided written conceptual approval from FDOT for both Driveways 1 and 2 with required driveway lengths of 100 feet (Driveway 1) Lane), and 50 feet (Driveway 2). Note that FDOT measures driveway lengths along the entry driveways as the purpose for the requirement is to ensure vehicle queues do not extend from the site into the public right-of-way. Note that the applicant did not initially provide the FDOT approval for Driveway 2. However, it was provided in subsequent correspondence in Attachment 3.
- NW 27th Avenue is maintained under the jurisdiction of Broward County. The applicant has indicated that they coordinated with Broward County, addressed their comments, and received verbal approval from Broward County staff. However, written approval remains pending.
- The City Code requirements do not account for sites with multiple driveways, parking areas, and buildings. For instance, the traffic volumes for this site will be distributed to several driveways and not concentrated to a single driveway as the Code appears to infer.

Reference Review

Several alternative references were reviewed regarding applicable standards/guidance for driveway lengths. The following guidelines were considered:

- FDOT Multimodal Access Management Handbook - October 2023 (MAMH): Section 4.2.10 of this document states that entering site traffic should be able to move quickly as to not interfere with traffic within the site nor interrupt traffic that is moving along the public roadway. Although the document does provide recommended minimum driveway lengths for major entrances to a range of retail development sizes between 30 feet to 250 feet, it does not provide recommendations for industrial development such as the subject project. The document also states that the recommended lengths provided are not necessary for all entrances.
- National Cooperative Highway Research Program (NCHRP) Report 659 - Exhibit 5-55: minimum driveway throat length based upon the type of control and number of lanes states that signalized intersection with 2 exit lanes (Driveway 1), the minimum driveway length should be 75 feet. For stop-controlled single lanes, intersections (Driveways 2 through 4), the minimum recommended driveway length ranges from 30 feet to 50 feet. Note this table is also referenced in the MAMH.
- Broward County Code – Chapter 5 Building Regulations and Land Use – Article IX, Division 4, Section 5-192(11) (referred to herein at BCC) defines three (3) driveway types: a Major Driveway provides for a maximum average daily trip volume of five thousand (5,000) vehicles and/or a maximum average peak hour volume of five hundred (500) vehicles; an

Intermediate Driveway provides for a maximum average daily trip volume of two thousand (2,000) vehicles and/or a maximum average peak hour volume of two hundred (200) vehicles; and a Minor Driveway which provides for a maximum average daily trip volume of 400 vehicles and/or a maximum average peak hour inbound right-turn volume of 40 vehicles.

The Code also states the minimum distance from the ultimate rights-of-way line(s) at any ingress or egress minor driveway to the outer edge of any interior service drive or parking space with direct access to such driveway measured perpendicularly from the ultimate rights-of-way line(s) shall be 25 feet for minor driveways, 50 feet for intermediate driveways, 100 feet for major unsignalized driveways, and 300 feet for major signalized driveways.

Driveway Length Analysis

The proposed driveway lengths were compared to the guidelines and criteria from the source identified and are discussed below:

- Driveway 1 (Ingress) provides 100 feet of driveway length for the ingress lane:
 - o The MAMH does not provide specific criteria for entering driveway lengths but does state that driveway lengths are not applicable to all entrances. However, the applicant did provide conceptual approval from FDOT that specified a required driveway length of 100 feet which is provided on the site plan.
 - o The proposed driveway length exceeds the 75 feet recommended in NCHRP.
 - o Based upon the applicant's traffic volume assignment, this driveway is considered a minor driveway based upon the peak hour right-turning volumes which would require a minimum driveway length of 25 feet. Note that minor driveways are not typically signalized. However, because it is located at a signalized driveway, additional driveway length beyond 25 feet should be considered and is being provided.

Given that the ingress configuration of Driveway 1 is under the jurisdiction of FDOT, FDOT has conceptually approved the site plan/driveway length, and the driveway length meets the guidance identified in our document review, we take no exception with the proposed configuration.

- Driveway 1 (Egress) provides approximately 60 feet of driveway length for the egress lane with two (2) exit lanes:
 - o The MAMH does not provide specific criteria for exiting driveway lengths but does state that driveway lengths are not applicable to all entrances. However, the applicant did provide conceptual approval from FDOT for the site plan that proposes a 60-foot egress driveway length. Note that given that this driveway's entry lane does not conflict with the exit lanes for the site and the internal site intersection is proposed as all-way stop control, there is no potential for vehicles entering to conflict with queues from exiting vehicles. Therefore, given the site configuration, the driveway length of less than 100 feet is not a concern.

- o The proposed driveway length does not meet the 75 feet recommended in NCHRP. However, the conflict points within the site do not create the potential of vehicular queues extending into the public right-of-way.
- o Based upon the applicant's traffic volume assignment, this driveway is considered a minor driveway based upon the peak hour right-turning volumes which would require a minimum driveway length of 25 feet. Note that minor driveways are not typically signalized. However, because it is located at a signalized driveway, additional driveway length beyond 25 feet should be considered and is being provided. As previously mentioned, configuration of the ingress lane eliminates any potential conflict with egressing vehicles.

Given that egress configuration of Driveway 1 is under the jurisdiction of FDOT, FDOT has conceptually approved the site plan/driveway length, and the driveway length generally meets the guidance identified in our document review, we take no exception with the proposed configuration.

- Driveway 2 provides approximately 70 feet of driveway length:
 - o The MAMH does not provide specific criteria for entering driveway lengths but does state that driveway lengths are not applicable to all entrances. However, the applicant did provide conceptual approval from FDOT that required a minimum driveway length of 50 feet which is provided on the site plan.
 - o The proposed driveway length exceeds the 50 feet recommended in NCHRP.
 - o Based upon the applicant's traffic volume assignment, this driveway is considered a major driveway based upon the total peak hour volume which would require a minimum driveway length of 100 feet.

Although Driveway 2 is under the jurisdiction of FDOT and they have conceptually approved the site plan/driveway length, it is recognized that this driveway serves both the proposed industrial development and the adjacent gas station with convenience market (east) as well as being considered a major driveway based on BCC criteria. Therefore, it is recommended that to restrict the eastbound movement along the interior drive aisle to right-turn only to reduce potential conflicts that could result in queues extending into the public right-of-way along SR 834/West Sample Road.

- Driveway 3 provides approximately 56 feet of driveway length:
 - o The MAMH does not provide specific criteria for entering driveway lengths but does state that driveway lengths are not applicable to all entrances.
 - o The proposed driveway length exceeds the 50 feet recommended in NCHRP.
 - o Based upon the applicant's traffic volume assignment, this driveway is considered an intermediate driveway based upon the total driveway peak hour volumes which would require a minimum driveway length of 50 feet.

Given that Driveway 3 is under the jurisdiction of Broward County and the applicant has indicated that they received verbal approval from Broward County, we take no exception with the proposed configuration on the condition written approval is provided.

- Driveway 4 provides approximately 50 feet of driveway length:
 - o The MAMH does not provide specific criteria for exiting driveway lengths but does state that driveway lengths are not applicable to all entrances.
 - o The proposed driveway length meets the 50 feet recommended in NCHRP.
 - o Based upon the applicant's traffic volume assignment, this driveway is considered a minor driveway based upon the total peak hour intersection volume which would require a minimum driveway length of 25 feet which is exceeded on the proposed site plan.

Given that Driveway 4 is under the jurisdiction of Broward County and the applicant has indicated that they received verbal approval from Broward County, we take no exception with the proposed configuration on the condition written approval is provided.

Conclusion

We have completed our review of the applicant's requested variance from City of Pompano Beach's Zoning Code related to Minimum Stacking Lane Distance for Parking Lot Entrance Driveways (City Code Table 155-5101.G.8.B). We have reviewed the applicant's justification, the City Code section, and other pertinent references/guidelines regarding site driveway length design.

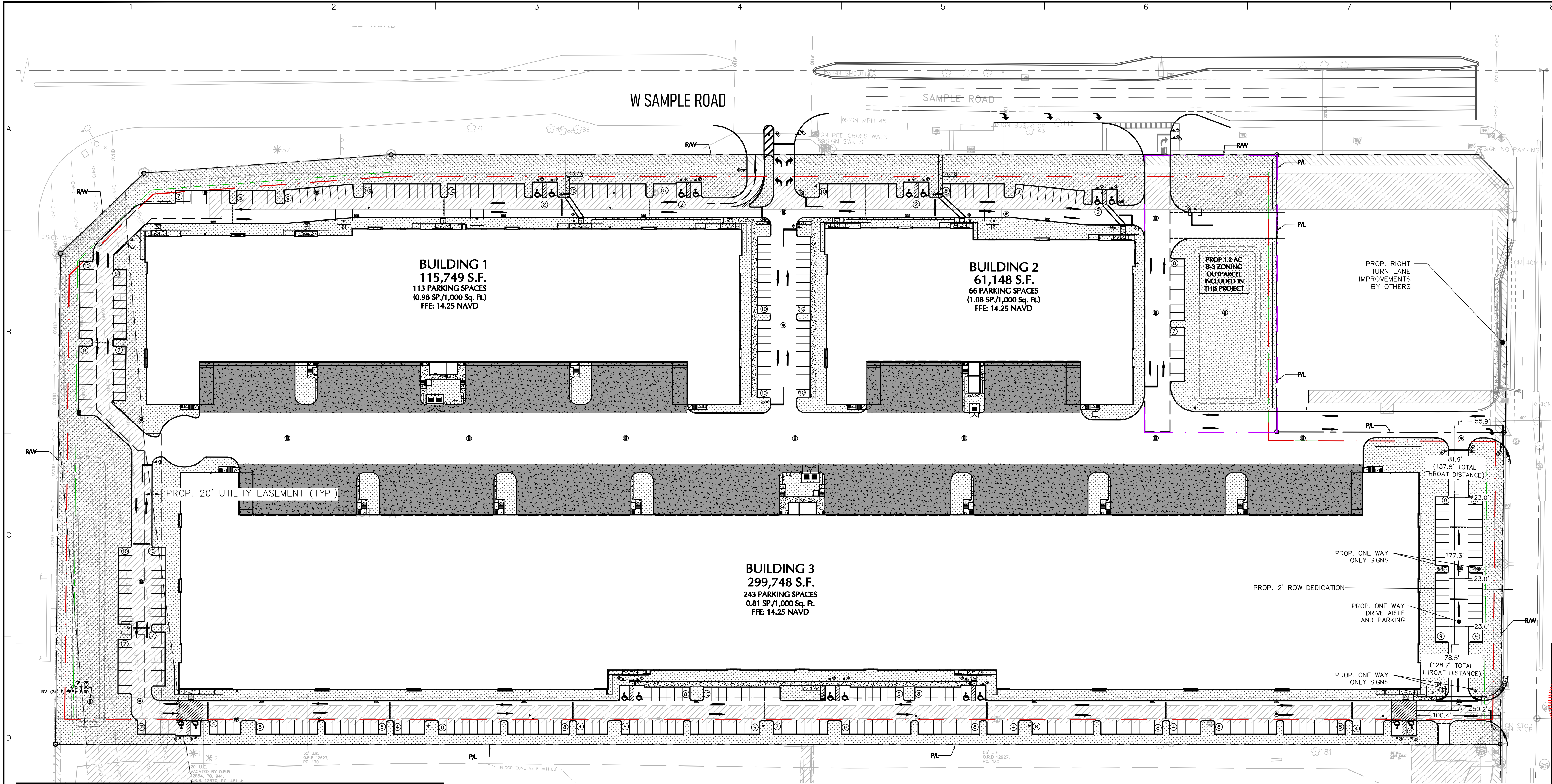
We take no exception to the variances requested by the applicant and find the proposed driveway lengths to professionally acceptable. However, we do recommend the following conditions of approval:

- The eastbound movement along the interior drive aisle at Driveway 2 is restricted to right-turns only to reduce potential turning conflicts that could result in queues extending into the public right-of-way along SR 834/West Sample Road.
- Written approval from Broward County staff on the proposed driveway lengths be obtained for Driveways 3 and 4 prior to the issuance of any building permit for the site.

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ATTACHMENT 1:

SITE PLAN EXHIBITS



POMPANO BEACH ZONING TABLE			
ZONING DISTRICT: I-1 (General Industrial) ⁽¹⁾ , B-3 (General Business) ⁽²⁾			
SITE	ITEM	Allowed/Required	Proposed
		Warehouse (Distribution/Storage)	Warehouse (Distribution/Storage)
SITE	Lot Area:		
	Min. Lot Area (I-1 Zoning)	10,000 SF (0.23 Acres)	1,040,518 SF (23.9 AC)
BUILDING	Min. Lot Area (B-3 Zoning)	10,000 SF (0.23 Acres)	51,227 SF (1.2 AC)
	Total Lot Area	10,000 SF (0.23 Acres)	1,091,765 SF (25.1 AC)
LANDSCAPE	Min. Lot Width	100 FT	1,709 FT
	Building Setbacks:		
PARKING AND ACCESS	Min. Front (N)	25 FT	86 FT
	Min. Side (E)	10 FT	100 FT
LIGHTING	Min. Side (W)	10 FT	99.2 FT
	Min. Rear (S)	30 FT	64.5 FT
SIGNAGE	Building Height/Stories:	45 FT	44 FT
	Maximum Building Coverage	65%	46%
NOTES	Minimum Pervious Coverage	20%	20%
	Landscape Area		219,309 SF
NOTES	Minimum Landscape Perimeter Buffer:		
	North	20 FT	31.3 FT
NOTES	East	20 FT	20 FT
	West	20 FT	20 FT
NOTES	South	10 FT	10 FT
	Car Parking Space Size:		
NOTES	Standard Space Size	9 FT x 16 FT + 2 FT vehicular overhang	9 FT x 16 FT + 2 FT vehicular overhang
	Min. Aisle Width	23 FT	23 FT
NOTES	Minimum Number of Loading Berths:	12	>12
	Min. Loading Berth Dimensions	12 FT X 55 FT	TBD
NOTES	Lot Accesses:		
	Min. Driveway Access Width	12 FT (One-way), 24 FT (Two-way)	12 FT (One-way), 24 FT (Two-way)
NOTES	Maximum Height of Light Pole	30 FT	30 FT
	Maximum Height of Free Standing Sign	16 FT	16 FT
NOTES	Max. Area of Freestanding Sign	100 SF	100 SF
	(1) All data referenced from the Pompano Beach, Florida Code of Ordinances		
NOTES	(2) 1.2 acre outparcel will be included into this industrial development.		

(I-1 ZONING)	SF	ACRES	%
AREA	1,040,518	23.9	95%
PROPOSED PERVIOUS AREA	191,799	4.4	18%
(B-3 ZONING)	SF	ACRES	%
AREA	51,227	1.2	5%
PROPOSED PERVIOUS AREA	31,192	0.7	3%
TOTAL SITE AREA	1,091,765	25.1	100%
TOTAL REQUIRED PERVIOUS AREA	218,353	5.0	20%
TOTAL PROPOSED PERVIOUS AREA	219,311	5.0	20%

SITE INDEX

FESTIVAL INDUSTRIAL (I-1 ZONING)	SF	PARKING SPACES PROVIDED	PARKING RATIO
BUILDING 1	115,749	113	0.98
BUILDING 2	61,148	66	1.03
BUILDING 3	299,748	243	0.81
TOTAL BUILDING AREA (TOTAL SITE)	476,645	422	0.89
PARKING REQUIREMENTS	SF	PARKING SPACES REQUIRED	
I-1 ZONING			
OFFICE (1/400 SF)	47,665		120
WAREHOUSE (1/2500 SF)	428,981		176
TOTAL			296

NEEDED FIRE FLOW CALCULATIONS (PER NFPA STANDARDS)		
BUILDING UNITS	2	
BUILDING NAMES/LABELS	BUILDING 1	BUILDING 2
BUILDING CONSTRUCTION TYPE	IIB	IIB
BUILDING SPRINKLER TYPE	QUICK RESPONSE - COMMERCIAL FIRE SPRINKLER HEAD	
BUILDING FLOOR AREA	114,894 S.F.	60,301 S.F.
BUILDING STORIES	1	1
BUILDING HEIGHT	38'-6"	38'-6"
REQUIRED FIRE FLOW	7,250 - 75% = 1,812 GMP	5,250 - 75% = 1,312 GPM
The minimum fire flow is measured at 20 psi (137.9 kPa) residual pressure, must not be less than 1000 gpm. The total length of pipe going into the fire hydrants from the mains are 314 L.F.		
18.4.4.3.3 Required fire flow shall be reduced by 75 percent when the building is protected throughout by an approved automatic sprinkler system, which utilizes quick response sprinklers throughout. The resulting fire flow shall not be less than 600 gpm (2270 L/min).		
18.4.4.3.4 Required fire flow for buildings protected by an approved automatic sprinkler system shall not exceed 2000 gpm (7571 L/min) for 2 hours.		
18.4.4.4 Required Fire Flow and Automatic Sprinkler System Demand. For a building with an approved fire sprinkler system, the fire flow demand and the fire sprinkler system demand shall not be required to be added together. The water supply shall be capable of delivering the larger of the individual demands.		

LEGEND	
	PERIMETER LANDSCAPE BUFFER LINE
	BUILDING SETBACK LINE
	B-3 ZONING OUTPARCEL
	PROPERTY LINE
	PROPOSED LANDSCAPE AREA
	PROPOSED MULCH

DateDescriptionNo.

REVISIONS

★MICHAEL P. CARR★

LICENSE

No. 72424

★

STATE OF

FLORIDA

SIGNATURE

PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Michael Carr, 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 electronic copies.

DATE SIGNED

MICHAEL CARR

PROFESSIONAL ENGINEER FL Lic. No. 72424

LANGAN

Langan Engineering and Environmental Services, LLC

110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com

FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project

FESTIVAL INDUSTRIAL

POMPANO BEACH

BROWARD COUNTYFLORIDA

Drawing Title

OVERALL SITE PLAN

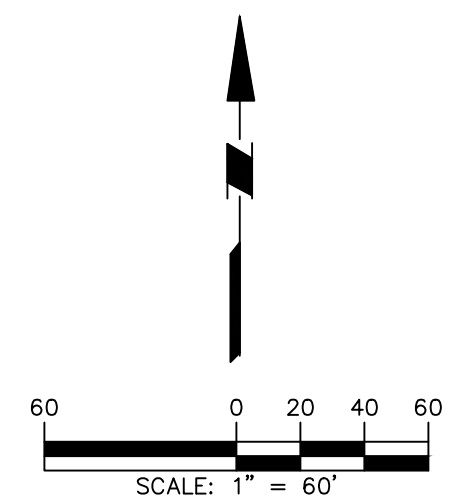
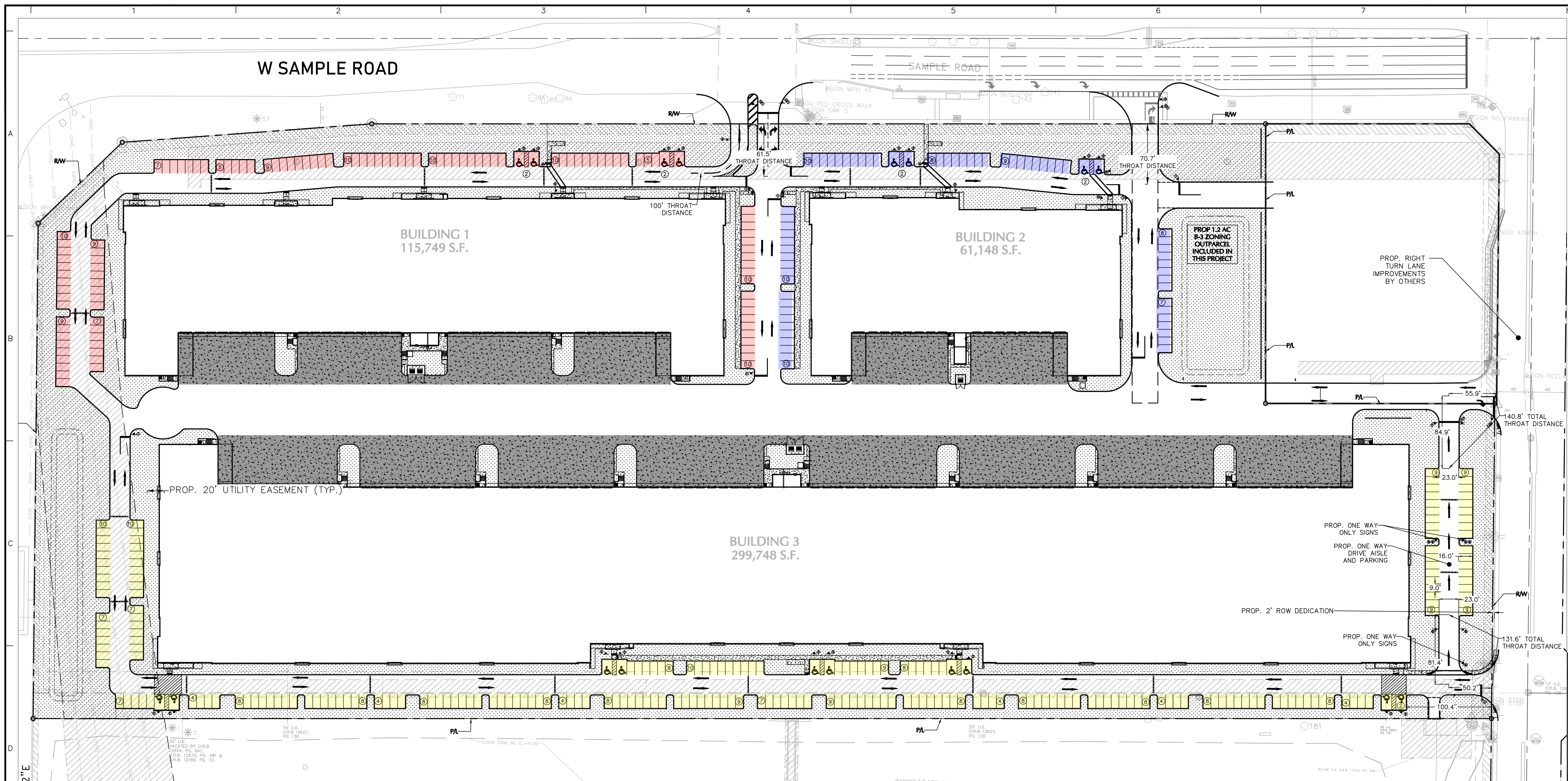
Project No. 330134201

Drawing No. SP-1.0

Date FEBRUARY 2025

Drawn By EWM

Checked By MPC



PROPOSED				
Building		Parking	Parking Threshold	Throat Required
Building 1		113	50 - 249	50
Building 2		66	50 - 249	50
Building 3		243	50 - 249	50

Date	Description	No.
REVISIONS		

SIGNATURE	DATE SIGNED
MICHAEL CARR	
PROFESSIONAL ENGINEER FL Lic. No. 72424	

LANGAN

Langan Engineering and
Environmental Services, LLC

110 East Broward Boulevard, Suite 1500
Fort Lauderdale, FL 33301

T: 954.320.2100 F: 954.320.2101 www.langan.com
FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198

Project

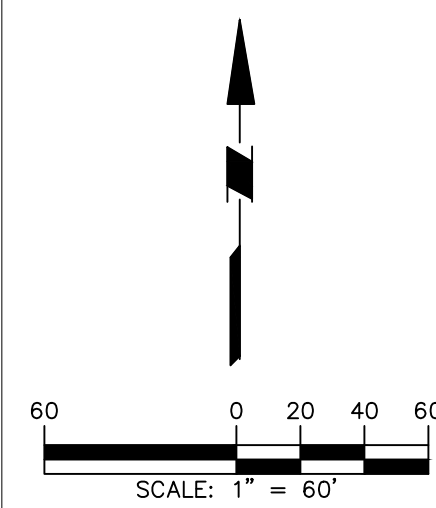
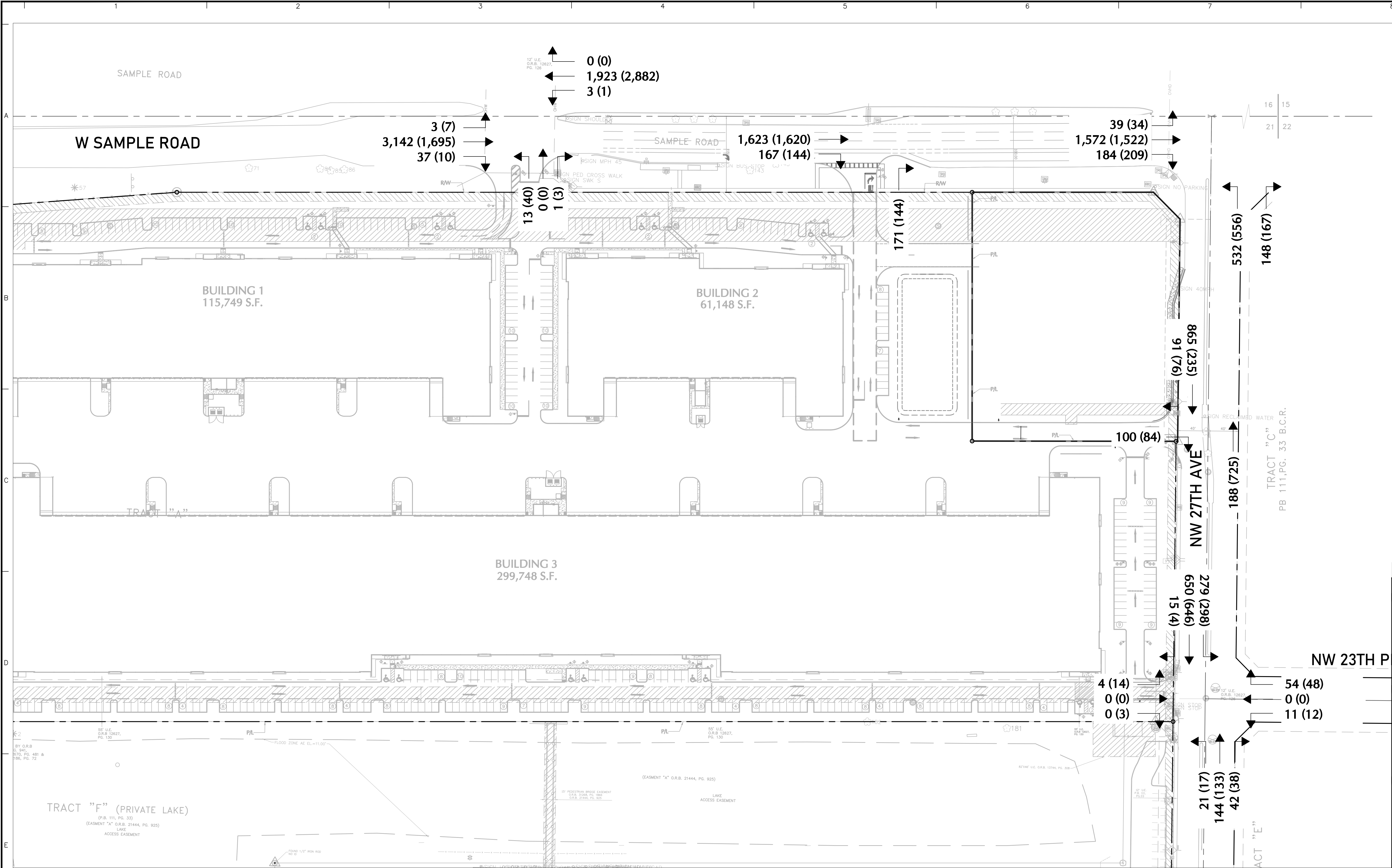
FESTIVAL INDUSTRIAL

POMPANO BEACH
BROWARD COUNTY FLORIDA

Drawing Title

SITE TRAFFIC EXHIBIT

Project No.	Drawing No.
330134201	
Date	
MAY 2025	
Drawn By	E-100
GV	
Checked By	
MPC	



Date	Description	No.
REVISIONS		

SIGNATURE

MICHAEL CARR
PROFESSIONAL ENGINEER FL Lic. No. 72424

DATE SIGNED

LANGAN

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Project

FESTIVAL INDUSTRIAL

POMPANO BEACH
BROWARD COUNTY FLORIDA

Drawing Title

SITE TRAFFIC EXHIBIT

Project No.	Drawing No.
330134201	E-101
Date	
MAY 2025	
Drawn By	
GV	
Checked By	
MPC	

ATTACHMENT 2:

APPLICANT JUSTIFICATION DOCUMENT

FESTIVAL INDUSTRIAL DRIVEWAY STACKING DISTANCE VARIANCE REQUEST

The Industrial Redevelopment - Flea Market Site Major Site Plan (PZ24-12000024) application is for the development of industrial warehouses on the existing 24 +/- acre Festival Marketplace (Festival Flea Market) site generally located at 2900 West Sample Road in the City of Pompano Beach (“City”). The site plan proposes to demolish the existing building and construct three warehouse buildings that vary in size from approximately 115,000 square feet (Building 1), 60,200 square feet (Building 2), and 298,500 square feet (Building 3), with ancillary office space. A total of 422 parking spaces are provided on the site plan. Access to the development is via two (2) driveways on Sample Road and two (2) driveways on NW 27th Avenue. Sample Road is functionally classified as a State Principal Arterial and NW 27th Avenue is a County Collector. Therefore, jurisdiction over Sample Road rests with FDOT, and jurisdiction over NW 27th Avenue rests with Broward County.

According to Table 155.5101.G.8.B of the City Zoning Code (“City Code”) provided below, each of the four (4) driveways on the site plan requires a driveway stacking distance of 100 feet. This provision of the Code does not account for large parcels with multiple driveways or take into consideration the requirements of other agencies that regulate access to roadways in the City. Given that there are four (4) driveways on this property, it is reasonable to assume vehicular traffic will be distributed among the four (4) driveways. Therefore, the stacking distance applicable to

TABLE 155.5101.G.8.B: MINIMUM STACKING LANE DISTANCE FOR PARKING LOT ENTRANCE DRIVEWAYS	
NUMBER OF OFF-STREET PARKING SPACES ¹	MINIMUM STACKING LANE DISTANCE (FT) ²
1 - 49	25
50 - 249	50
250 - 499	100
500 or more	100 + 15 ft for every additional 50 spaces beyond 500
NOTES: 1. Entrances into parking structures may be credited towards the stacking lane distance requirement provided the parking structure entrance is accessed from a development driveway and not a primary drive aisle. 2. Stacking lane distance is measured from the intersection of the driveway with the street right-of-way, along the centerline of the stacking lane, to its intersection with the centerline of the first entrance into a parking area or other internal intersecting driveway.	

properties with only one (1) driveway should not apply in this instance where there are four (4) driveways.

The Applicant spent many months developing a site plan that meets the access requirements of FDOT for those driveways along Sample Road. FDOT reviewed the site plan and traffic study prepared by the Applicant which distributes traffic to the four (4) driveways on the property consistent with accepted traffic engineering principles. Based on input from FDOT, a channelized ingress driveway at the main entrance was designed and incorporated in the site plan. After months of review, the driveway design was determined to be acceptable, and a preliminary access approval was issued by FDOT. See attached. The secondary driveway on Sample Road was approved by FDOT as part of the permitting process for the RaceTrac gas station, also located at the property.

Similarly, the Applicant coordinated with Broward County regarding the access and stacking for the driveways along NW 27th Avenue. Broward County's review also considered that the traffic from the development would be distributed among the four (4) driveways. Adjustments were made to the driveway and access drives along the eastern portion of the property to address the comments received by the County reviewer. The stacking shown at the driveways on NW 27th Avenue reflects the comments received.

The Applicant is requesting a variance from Table 155.5101.G.8.B to allow a minimum stacking lane distance of 50' to meet the conditions of the proposed site plan. The requested 50' minimum distance meets the minimum required distance in Table 155.5101.G.8.B when traffic is distributed to each driveway. The driveways as shown on the proposed site plan meet the minimum stacking lane distance and throat depth requirements of the applicable permitting agencies based as defined by those agencies.

Driveway	Total Throat Depth as Measured by Permitting Agency
Sample Road Westernmost Driveway – Jurisdiction of FDOT	100'
Sample Road Easternmost Driveway – Jurisdiction of FDOT	70'
NW 27 th Ave Northernmost Driveway – Jurisdiction of Broward County	137'
NW 27 th Ave Southernmost Driveway – Jurisdiction of Broward County	128'

The analysis below demonstrates that the requested variances meet the standards for approval contained in Section 155.2420 of the City Code.

- a. ***There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of the parcel of land) pertaining to the particular land or structure for which the variance is sought, that do not generally apply to other lands or structures in the vicinity;***

The subject property is 24+/- acres and has frontage along two (2) roads under the functional jurisdiction of FDOT and Broward County. There are four (4) platted driveways on the property. The development plan includes three (3) buildings in one unified development where traffic is distributed among the four (4) driveways. Given the distribution of the parking spaces throughout the site, it is reasonable to assume that traffic will be distributed among the four (4) driveways on the property. The required stacking in Table 155.5101.G.8.B of the City Code does not account for large parcels with multiple driveways or take into consideration the requirements of other agencies that regulate access to roadways in the City, such as in the instance case. These conditions of the land and buildings are unique to this property and do not generally apply to other parcels in the vicinity or citywide.

- b. ***The extraordinary and exceptional conditions referred to in paragraph a., above, are not the result of the actions of the landowner;***

The required stacking in Table 155.5101.G.8.B of the City Code is based solely upon the number of parking spaces on site; the same standards apply throughout the City, regardless of the size of the property or the requirements of other agencies that regulate roadways in the City. The conditions referred to above in paragraph a. are based on the size of the lot and the agencies with authority over the relevant roadways; they are not the result of the actions of the landowner.

- c. ***Because of the extraordinary and exceptional conditions referred to in paragraph a., above, the application of this Code to the land or structure for which the variance is sought would effectively prohibit or unreasonably restrict the utilization of the land or structure and result in unnecessary and undue hardship;***

The subject property is larger than most parcels in the city. However, the stacking lane distance requirement does not take into consideration the extraordinary and exceptional conditions that relate to this property such as its size, location on two major street frontages and multiple governmental review agencies that regulate access. Applying the requirement without considering the extraordinary and exceptional conditions of the property would unreasonably restrict the utilization of the land that would not be applied to the property if it were subdivided into smaller parcels, like other smaller parcels located in the city.

- d. *The variance would not confer any special privilege on the landowner that is denied to other lands or structures that are similarly situated;***

The City Code allows any property owner in the City to request a variance related to the stacking lane distance. Each application is considered on the individual merits and particular circumstances. This property has unique circumstances that do not apply to most parcels in the City. Therefore, the variance would not confer any special privilege on the applicant that is denied to other lands or structures that are similarly situated

- e. *The extent of the variance is the minimum necessary to allow a reasonable use of the land or structure;***

The Applicant is requesting the minimum necessary variance to allow an appropriate level of development on the property consistent with the other permitting agencies that regulate access on the adjacent roadways. The stacking length submitted with this variance request are based upon the lengths necessary and required by the relevant agencies.

- f. *The variance is in harmony with the general purpose and intent of this Code and preserves its spirit;***

The variance will provide for a reasonable application of the City Code that is consistent with accepted traffic engineering principles. In this case, the City Code provides a very general standard that does not consider large parcels with multiple driveways where traffic is logically divided amongst the driveways. The site plan was reviewed by both FDOT and Broward County and the driveways as proposed were determined to be acceptable. The variance will allow for a development that provides for adequate traffic circulation and meets accepted traffic engineering safety standards. Therefore, the variance requested is in harmony with the general purpose and intent of the Code and preserves its spirit of logically and appropriately guiding access and stacking onto property in the City.

- g. *The variance would not adversely affect the health or safety of persons residing or working in the neighborhood, be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare; and***

The variance will allow for redevelopment of the property as industrial warehouse use. This use is permitted in the underlying land use and zoning designations on the property. Further, the use is consistent and compatible with the surrounding nonresidential uses in the area. The variance is consistent with common engineering practices, and the proposed access was reviewed by FDOT and Broward County which both have permitting authority regarding the driveways on the property. For these reasons, the variance would not adversely affect the health or safety of persons residing or working in the neighborhood,

be injurious to property or improvements in the neighborhood, or otherwise be detrimental to the public welfare.

h. The variance is consistent with the comprehensive plan.

The City Commission approved a land use plan amendment for the property that changed the underlying land use plan designation from Commercial to Industrial. The variance will allow for an industrial development that is consistent with the uses permitted in the underlying Industrial land use plan category. Therefore, the variance is consistent with the prior actions taken by the City regarding the comprehensive plan.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

November 15, 2024

Chris Lall
Langan Engineering and Environmental Services
110 E Broward Boulevard, Suite 1500, Fort Lauderdale 33301

Dear Chris Lall,

RE: Variance Committee Review to allow for **Category E Driveway**

Applicant/Property Owner: FESTIVAL REAL ESTATE LLC

Broward County City of Pompano Beach **State Road:** 834 **Section:** 86028000 **MP:** 5.4

Access Class: 03 **Posted Speed:** 45 mph **SIS:** N/A **Site Acreage:** 25.1

Development Size: 483,806 SF Warehouse; 20 Pump Fuel Station & 5,500 SF Convenience Store

Project Name & Address: Festival Flea Market - 2900 W Sample Rd, Pompano Beach, FL 33073

AMRC Meeting Date: 11/7/2024

Request: Utilize the existing full signalized access on the south side of SR 834 approximately 834 feet west of NW 27th Avenue.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.
- ☐ Coordinate signal timing optimization with Broward County.
- All existing driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP)).
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated. The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Chris Lall – Festival Flea Market Access Management Review Committee Letter

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

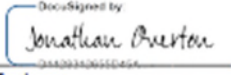
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

For right-of-way dedication requirements go to: <https://osp.fdot.gov>. Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

Agree Disagree

Jonathan Overton, P.E.  ☒ ☐ November 15, 2024
District Traffic Operations Engineer

James Poole, P.E.  ☒ ☐ November 15, 2024
District Design Engineer

Antonio Castro, P.E.  ☒ ☐ November 15, 2024
District Maintenance Engineer

¹Authorized by John Olson P.E. to be in responsible charge and have full signature authority for the Design Office on 11/06/2024 and 11/07/2024.

cc: Anthony Beecher

File S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2024-11-07 & AMRC\AMRC 03-86028000 MP 5.40 SR 834 Festival Flea Market\86028000 MP 5.40 SR 834 Festival Flea Market.docx

ATTACHMENT 3:

ADDITIONAL FDOT APPROVALS FOR
DRIVEWAY 2



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

JARED W. PERDUE, P.E.
SECRETARY

November 15, 2024

Chris Lall
Langan Engineering and Environmental Services
110 E Broward Boulevard, Suite 1500, Fort Lauderdale 33301

Dear Chris Lall,

RE: Variance Committee Review to allow for **Category E Driveway**

Applicant/Property Owner: FESTIVAL REAL ESTATE LLC

Broward County **City of** Pompano Beach **State Road:** 834 **Section:** 86028000 **MP:** 5.4

Access Class: 03 **Posted Speed:** 45 mph **SIS:** N/A **Site Acreage:** 25.1

Development Size: 483,806 SF Warehouse; 20 Pump Fuel Station & 5,500 SF Convenience Store

Project Name & Address: Festival Flea Market - 2900 W Sample Rd, Pompano Beach, FL 33073

AMRC Meeting Date: 11/7/2024

Request: Utilize the existing full signalized access on the south side of SR 834 approximately 834 feet west of NW 27th Avenue.

This request is: **Approved with Conditions**

Conditions / Comments:

- ☐ **A minimum driveway length of 100 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.**
- ☐ **Coordinate signal timing optimization with Broward County.**
- All existing driveways not approved in this letter must be fully removed and the area restored.
- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))
- If additional right-of-way is required to implement the proposed improvements, the applicant shall donate the right-of-way to the Department.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated. The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Chris Lall – Festival Flea Market Access Management Review Committee Letter

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

For right-of-way dedication requirements go to: <https://osp.fdot.gov>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

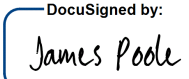
THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

With the above ruling I

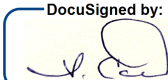
Agree Disagree

Jonathan Overton, P.E. 
District Traffic Operations Engineer

☒ _____ November 15, 2024

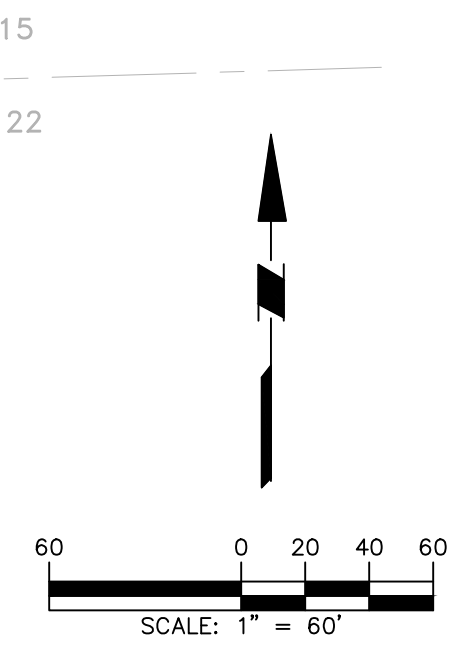
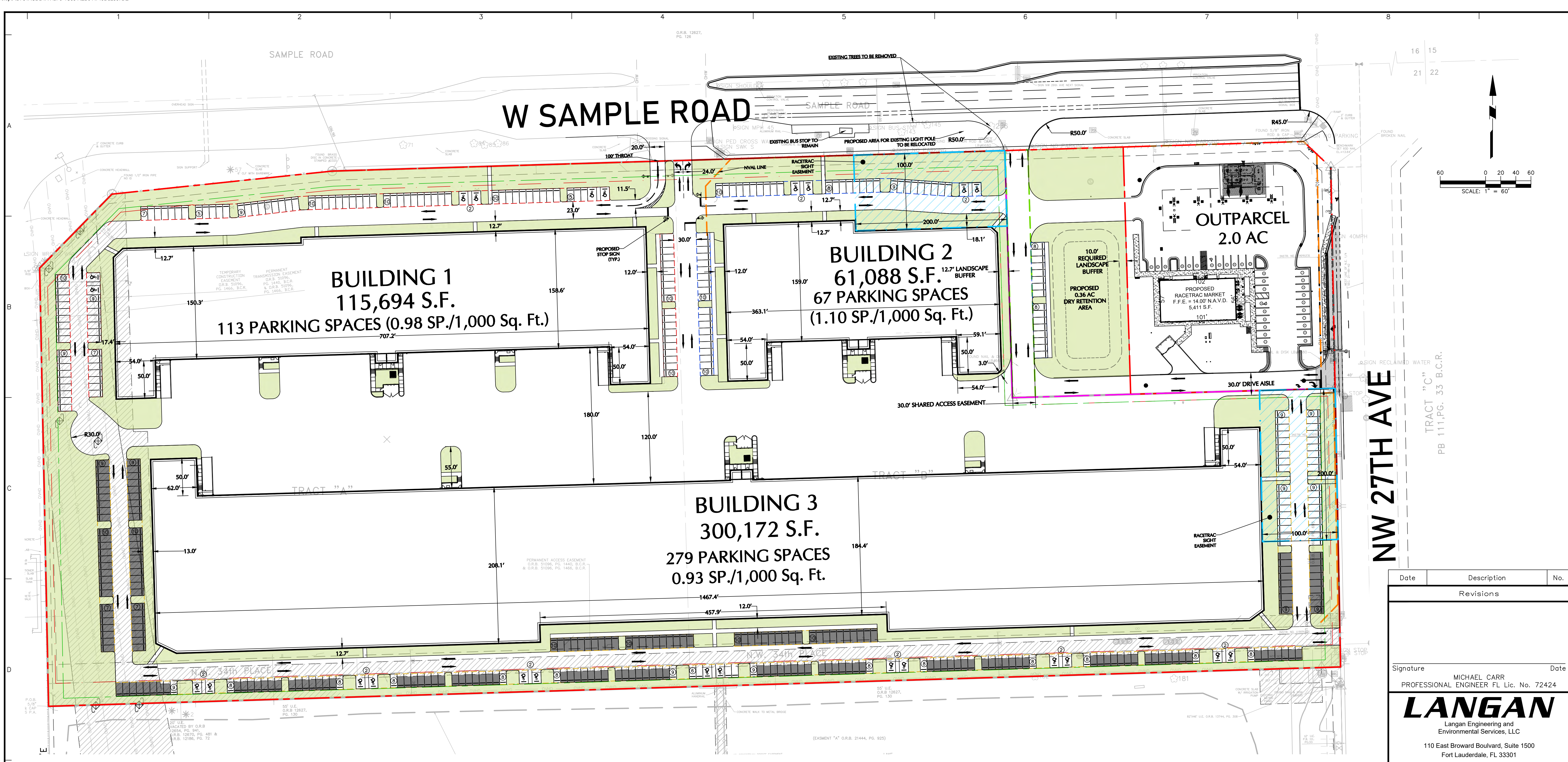
¹James Poole, P.E. 
District Design Engineer

☒ _____ November 15, 2024

Antonio Castro, P.E. 
District Maintenance Engineer

☒ _____ November 15, 2024

¹Authorized by John Olson P.E. to be in responsible charge and have full signature authority for the Design Office on 11/06/2024 and 11/07/2024.



SITE INDEX (SITE PLAN OPTION 12 B)

ITEM	SF	ACRES	%
TOTAL SITE AREA	1,091,777	25.1	100%
OPEN SPACE			
PERVIOUS AREA REQUIRED (TOTAL SITE)	218,355	5.0	20%
LANDSCAPE AREA (I-1 ZONING)	203,343	4.7	19%
PERVIOUS PAVERS (I-1 ZONING)	31,139	0.7	3%
TOTAL PERVIOUS AREA PROVIDED (TOTAL SITE)	234,482	5.4	21%

DEVELOPMENT PROPOSAL	SF	PARKING SPACES PROVIDED	PARKING RATIO
GROSS BUILDING AREA (I-1 ZONING)			
BUILDING 1	115,694	113	0.98
BUILDING 2	61,088	67	1.10
BUILDING 3	300,172	279	0.93
TOTAL BUILDING AREA (TOTAL SITE)	476,954	459	0.96
PARKING REQUIREMENTS	SF	PARKING SPACES REQUIRED	
I-1 ZONING			
OFFICE (1/750 SF)	47,695	64	
WAREHOUSE (1/2500 SF)	429,259	176	
TOTAL	476,954	240	

LEGEND

- PARKING STALLS ALLOCATED TO BUILDING 1
- PARKING STALLS ALLOCATED TO BUILDING 2
- PARKING STALLS ALLOCATED TO BUILDING 3
- PERIMETER LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- PROPERTY LINE
- LIMITS OF B-3 ZONING DISTRICT

NOTES:
1. ALL MEASUREMENTS AND QUANTITIES ARE APPROXIMATE, BASED ON THE ARCADIS SITE PLAN PROVIDED TO LANGAN.

Date	Description	No.
Revisions		
Signature: MICHAEL CARR PROFESSIONAL ENGINEER FL Lic. No. 72424		
Date		
LANGAN Langan Engineering and Environmental Services, LLC 110 East Broward Boulevard, Suite 1500 Fort Lauderdale, FL 33301 T: 954.320.2100 F: 954.320.2101 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00006601/LB8172/LB8198		
Project		
FOUNDRY - FLEA MARKET		
POMPANO BEACH BROWARD COUNTY FLORIDA		
Drawing Title		
SITE PLAN OPTION 12 B		
Project No. 330134201		Drawing No. CS101
Date APRIL 2024		
Drawn By EWM		
Checked By CL		

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
**DRIVEWAY CONNECTION PERMIT
FOR ALL CATEGORIES****PART 1: PERMIT INFORMATION**APPLICATION NUMBER: 2019-A-491-00053Permit Category: F - 10,001 to 30,000 VTPD Access Classification: 3Project: FESTIVAL MARKETPLACEPermittee: CHRISTOPHER COLLINSSection/Mile Post: 86028 / 5.298 State Road: 834Section/Mile Post: 86028 / 5.299 State Road: 834**PART 2: PERMITTEE INFORMATION**Permittee Name: CHRISTOPHER COLLINSPermittee Mailing Address: 696 NE 125th StreetCity, State, Zip: North Miami, Florida 33161Telephone: (321) 217-6247 ext. _____Engineer/Consultant/or Project Manager: Christopher CollinsEngineer responsible for construction inspection: Christopher Collins 73819
NAME P.E. #Mailing Address: URTN Design Group, 696 NE 125th St.City, State, Zip: N. Miami, Florida 33161Telephone: (321) 217-6247 ext. _____ FAX, Mobile Phone, etc. Fax: / Mobile: _____**PART 3: PERMIT APPROVAL**

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

Permit Number: 2019-A-491-00053

Department of Transportation

Signature: Anthony Beecher Title: DISTRICT PERMIT COORDINATORDepartment Representative's Printed Name Anthony BeecherTemporary Permit ☐ YES ☒ NO (If temporary, this permit is only valid for 6 months)Special provisions attached ☒ YES ☐ NODate of Issuance: 9/27/2022

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

See following pages for General and Special Provisions

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work.
Phone: 9549587657 , Attention: Roger Lemieux
2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.
3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.
4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.
5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.
6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.
7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.
8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.
9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.
10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.
11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.
12. **Transportation Control Features and Devices in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.
13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect, or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this facility design, construction, maintenance, or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.
14. The Permittee shall be responsible for determining and notify all other users of the right of way.
15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: ☐ YES ☒ NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit.

1. The non-conforming connection(s) described in this permit is (are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.
2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

See the attached Special Conditions

PART 6: APPEAL PROCEDURES

You may petition for an administrative hearing pursuant to sections 120.569 and 120.57, Florida Statutes. If you dispute the facts stated in the foregoing Notice of Intended Department Action (hereinafter Notice), you may petition for a formal administrative hearing pursuant to section 120.57 (1), Florida Statutes. If you agree with the facts stated in the Notice, you may petition for an informal administrative hearing pursuant to section 120.57(2), Florida Statutes. You must file the petition with:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The petition for an administrative hearing must conform to the requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and be filed with the Clerk of Agency Proceedings by 5:00 p.m. no later than 21 days after you received the Notice. The petition must include a copy of the Notice, be legible, on 8 1/2 by 11 inch white paper, and contain:

1. Your name, address, telephone number, any Department of Transportation identifying number on the Notice, if known, the name and identification number of each agency affected, if known, and the name, address, and telephone number of your representative, if any, which shall be the address for service purposes during the course of the proceeding.
2. An explanation of how your substantial interests will be affected by the action described in the Notice;
3. A statement of when and how you received the Notice;
4. A statement of all disputed issues of material fact. If there are none, you must so indicate;
5. A concise statement of the ultimate facts alleged, including the specific facts you contend warrant reversal or modification of the agency's proposed action, as well as an explanation of how the alleged facts relate to the specific rules and statutes you contend require reversal or modification of the agency's proposed action;
6. A statement of the relief sought, stating precisely the desired action you wish the agency to take in respect to the agency's proposed action.

If there are disputed issues of material fact a formal hearing will be held, where you may present evidence and argument on all issues involved and conduct cross-examination. If there are no disputed issues of material fact an informal hearing will be held, where you may present evidence or a written statement for consideration by the Department.

Mediation, pursuant to section 120.573, Florida Statutes, may be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

Your petition for an administrative hearing shall be dismissed if it is not in substantial compliance with the above requirements of Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code. If you fail to timely file your petition in accordance with the above requirements, you will have waived your right to have the intended action reviewed pursuant to chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

Approved
28-106.301(2) 0053
Anthony Beecher
9/27/2022

SPECIAL CONDITIONS

PERMIT NO. 2019-A-491-00053 State Section No.: 86028

- Prior to any work requiring lane closures, mobile operations or traffic pacing operations, the contractor or permittee shall submit a request to the Department that includes the time, location, and description of work being performed. The lane closure request shall be submitted to the Department a minimum of 2 weeks prior to the proposed closure date and must be approved by the Department before work requiring the closure may begin within the FDOT Right of Way. **You must also comply with the lane closure analysis as outlined in the FDOT Design Manual 241.1 & FDM 240.4.2.7.** The request shall be entered into the Lane Closure Information System (LCIS) by the permittee at the following URL address: <https://www.fdotlcis.com/login.aspx>. Each request will be reviewed by the appropriate Department personnel for compliance with contract or permit requirements and coordination with adjacent projects or work activities.
- Maintenance of Traffic (lane closures on the state road system occurring during peak hours 7:00-9:00 AM or 4:00 –6:00 PM), lasting over 24 hours and/or at limited access facilities must contact Guillermo Canedo (Guillermo.canedo@dot.state.fl.us) two weeks prior closures.

Guillermo Canedo can be reached at 954-777-4302
Florida Department of Transportation
Public Information Office
3400 West Commercial Blvd.
Fort Lauderdale, Florida 33309

- During construction, highest priority should be given to ensure pedestrian safety. If permission is granted to temporarily close a sidewalk, it should be done with the express condition that an alternate route will be provided, and shall continuously maintain pedestrian features to meet Americans with Disability Act (ADA) standards.
- The D.O.T. right-of-way cannot be utilized for staging, storage or mobilization of equipment, supplies and/or vehicles used to perform work for on-site (non-FDOT right-of-way) construction.
- A copy of this permit and plan will be on the job site at all times during the construction of this facility.
- This permit is valid only for work proposed within the D.O.T. right-of-way. Contact Mr. Vikrant Srivastava (vikrant.srivastava@dot.state.fl.us) at 954-776-4300 to schedule a pre-construction meeting 48 hours prior commencement of construction. Certification acceptance and final approval is contingent upon conformity of all work done according to this approved permit.
- Permittee is cautioned that utilities may be located within the construction area.
- Validity of this permit is contingent upon permittee obtaining necessary permits from all other agencies involved.
- All maintenance of traffic (MOT) will be in accordance with the Department's current edition of the Design Standards, (102-600 series). The Operations Engineer or his designee reserves the right to direct the removal/relocation/modification of any traffic device(s) at the Permittee's sole expense.
- Contain all erosion and sedimentation on-site and prevent its entry into the state road storm sewer system. The Permittee shall implement best management practices for erosion and pollution control to prevent violation of state water quality standards. The Permittee shall be responsible for the correction of any erosion, shoaling, or water quality problems that result from the construction or operation of the surface water management system.
- There is no associated Landscape Permit included with this Driveway Connection Permit.

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022



Florida Department of Transportation

RON DESANTIS
GOVERNOR

3400 West Commercial Boulevard
Fort Lauderdale, FL 33309

KEVIN J. THIBAUT
SECRETARY

December 10, 2019

Chris Collins
URBN Design
696 NE 125th Street,
North Miami, FL 33161

Dear Chris Collins

RE: **December 10, 2019** Access Management Review Committee (Time Extension) to allow for **Category F Driveway**

Applicant/Property Owner: URBN Design/Festival Centre, LLC

Broward, (Urban) City of Pompano Beach

State Road: 834 **Section:** 86028 **MP:** 5.400 **Access Class:** 03 **Posted Speed:** 45 mph **SIS:** Influence Area

Site Acreage: 37.35 Acres **Development Size:** 382,000 SF/Shopping Center (Existing), 40,000 SF/Fast Food (Proposed), 6,000 SF/High-Turnover (Sit-Down) Restaurant (Proposed), 5,000 SF/Fast-Food Restaurant with Drive-Through (Proposed), 16 FP/Gas Station + 5,000 Convenience Store

Project Name & Address: Festival Marketplace - West of Sample Road and NW 27th Ave.

Date of AMRC Review: 4-October-18 ; **Date of Pre-application Review:** 2-Aug-18

Request:

Driveway 1: Use existing signalized intersection NW 29th Ave/Festival Flea Market along SR 834/W Sample Road, located approximately 850 feet west of NW 27th Ave.

Driveway 2: Right-in/right-out driveway along SR 834/W Sample Road, located approximately 408 feet west of NW 27th Ave.

This request is: **Approved**

Conditions / Comments:

A minimum driveway length of 50 feet, as measured from the ultimate right-of-way line of the State Road to the first conflict point, is required.

Right turn lanes are required with permitted right turns and must include bicycle lane width.

Broward County Transit should assess the turn lane bus bay combo.

Connection to the western signal drive-aisle is required. Location will be determined by the District Access Manager during the time of permit.

- Drainage mitigation is required for any impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- A Storm Water Pollution Prevention Plan must be submitted with the application if there will be more than one acre of "disturbed area" (as defined by the Florida Department of Environmental Protection (FDEP))

Chris Collins – Festival Marketplace Access Management Review Committee Letter

December 10, 2019

- All existing driveways not approved in this letter must be fully removed and the area restored.

Comments:

Please note that the dimensions between driveways are measured from the near edge of pavement to near edge of pavement and dimensions between median openings are measured from centerline to centerline unless otherwise indicated.

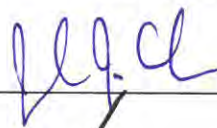
The purpose of this letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway system and to note any required improvements. Earlier Department decisions on this request shall be voided unless expressly approved herein. If the above concept is approved, the applicant may submit engineering plans to the Department for permitting. The Department's personnel shall review these plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Please note that this letter does not guarantee permit approval.** The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department.

Committee approvals and conditions which are at variance with Department rules or standards are not binding in the permitting process for more than **12 months**.

Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter and Permits Office - Tel. # 954-777-4383 with any questions regarding permits

For right-of-way dedication requirements go to: <https://gis.dot.state.fl.us/OneStopPermitting>: Click on Statewide Permit News. Scroll down to District 4. Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.

THE DISTRICT ACCESS MANAGEMENT REVIEW COMMITTEE

	With the above ruling I	Agree	Disagree	
John Olson, P.E. District Design Engineer		☒	☐	December 10, 2019
Mark Plass, P.E. District Traffic Operations Engineer		☒	☐	December 10, 2019
Antonio Castro, P.E. District Maintenance Engineer		☒	☐	December 10, 2019
Acknowledged by: Ron Kareiva, P.E. SIS Coordinator				



August 12, 2019

**FDOT
District 4 Permits**

RE: Festival Real Estate LLC – Driveway Application

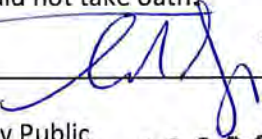
To whom it may concern,

Festival Real Estate LLC; being the owner of the property designated as 2900 W Sample Road, Pompano Beach, FL hereby authorizes Christopher Collins of CPH, URBN Design; acting singly, to act on my behalf with regards to obtaining development permit approvals and other permits and approvals related to the development and construction of the Festival Marketplace project.



Yoram Izhak, Manager 9/4/19
Date

The foregoing instrument was acknowledged before me this 4th day of September 2019.
He/She is personally known to me or has produced _____ as identification and
who did not take oath.



Notary Public



Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

**COST ESTIMATE FOR SUBMISSION TO
FLORIDA DEPARTMENT OF TRANSPORTATION**

Project : Festival Marketplace

Prepared By: Guismaily Findlay, E.I.

Checked By: Chris Collins, P.E.

2/24/2020

Item	FDOT Item No.	Cost Per Unit	Unit	Quantity	Total
Road Construction					
Cleaning and Grubbing	0110 1 1	\$ 12,800.00	AC	0.09	\$ 1,190.40
Excavation	0120 4	\$ 7.00	CY	298	\$ 2,086.00
Type B Stabilization	0160 4	\$ 5.00	SY	448	\$ 2,240.00
Limerock - New Material for Reworking Base	0210 2	\$ 25.00	SY	100	\$ 2,500.00
Asphalt Concrete FC, Traffic C, FC-9.5	0337 7 82	\$ 143.00	TN	3	\$ 364.21
Concrete Curb, Type "D" Curb	0520 2 4	\$ 17.00	LF	276	\$ 4,692.00
Thermoplastic, White 24" Solid	0711 11125	\$ 4.00	LF	87	\$ 348.00
Thermoplastic, White Arrow	0711 11170	\$ 57.00	EA	4	\$ 228.00
Thermoplastic, White Message	0711 11160	\$ 163.00	EA	1	\$ 163.00
Thermoplastic, Yellow 6" Solid	0711 16201	\$ 4,000.00	GM	0.00001	\$ 0.04
Road Construction Total					\$ 13,811.65
Sum of Stormwater Management System					
Maintenance of Traffic (10%)					\$ 1,381.16
Mobilization (8%)					\$ 1,104.93
Total Estimated Construction Amount					\$ 16,297.74
<i>Disclaimer: This cost estimate is not a final construction cost and had not been provided by a licensed general contractor for the subject project. This estimate produced by the civil engineer (URBN Design) has been developed in reference to available external resources. In addition to the data sources, unpredictable inflation and other unplanned events may effect the final costs of the values. Due to these circumstances, neither the civil URBN Design nor the client (IMC Equity) shall be held responsible for the final accuracy of the costs provided in the enclosed estimate.</i>					



CHRISTOPHER COLLINS,
P.E.
Florida Reg. No. 73819

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 ELECTRONIC COPIES.

**FDOT
APPROVED**

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

THIS INSTRUMENT WAS PREPARED BY:
Daniel M. Mackler, Esq.
Gunster, Yoakley & Stewart, P.A.
600 Brickell Avenue, Suite 3500
Miami, FL 33131

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 30th day of April, 2018, between **R/S ASSOCIATES OF FLORIDA**, a Pennsylvania limited partnership, whose address is 2900 W. Sample Road, Pompano Beach, FL 33073 Attn: Douglas Meyer ("Grantor"), and **FESTIVAL REAL ESTATE, LLC**, a Florida limited liability company, whose address is 696 NE 125 Street, North Miami, FL 33166 ("Grantee"):

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by the Grantee, at or before the ensembling and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee and its/his/her heirs or successors and assignees forever, the following parcel of land, situate, lying and being in Broward County Florida, and more particularly described as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND MADE A PART HEREOF (the "Land").

SUBJECT TO AND TOGETHER WITH, HOWEVER, THE FOLLOWING:

1. Real property taxes and assessments for the year 2018 and for subsequent years.
2. Zoning and other regulatory laws and ordinances affecting the Land.
3. Easements, reservations, restrictions, rights of way, and other matters of record, if any, without re-imposing the same.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.



AND the Grantor hereby covenants with said Grantee that it is lawfully seized of the Land hereby conveyed in fee simple; that it has good right and lawful authority to sell and convey said Land; that it hereby specially warrants the title to said Land and will defend the same against the lawful claims of any persons claiming by, through or under the said Grantor but against no others.

[TEXT AND SIGNATURES FOLLOW]

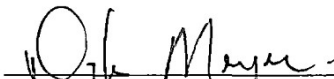
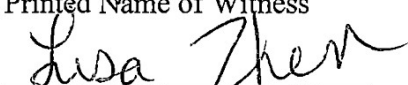
IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, the day and year first above written.

R/S ASSOCIATES OF FLORIDA, a Pennsylvania limited partnership

By: Shooster Investment Associates of
Florida, Ltd., a Pennsylvania limited
partnership, its General Partner

By: Hostabiddable Associates, L.P., a
Delaware limited partnership, its General
Partner

By: Shooster Management, Inc., a
Pennsylvania corporation, its General
Partner


Witness
Douglas Meyer
Printed Name of Witness

Witness
Lisa Zhen
Printed Name of Witness

By: 
Daniel H. Shooster, President

[ACKNOWLEDGMENT APPEARS ON THE FOLLOWING PAGE]

STATE OF Florida
COUNTY OF Broward

The foregoing Special Warranty Deed was acknowledged before me this 26 day of April, 2018, by Daniel H. Shooster, as President of Shooster Management, Inc., a Pennsylvania corporation, as general partner of Hostabiddable Associates, L.P., a Delaware limited partnership, as general partner of Shooster Investment Associates of Florida, Ltd., a Pennsylvania limited partnership, as general partner of **R/S ASSOCIATES OF FLORIDA**, a Pennsylvania limited partnership, on behalf of the partnership, who (✓) is personally known to me, or () produced _____ as identification.

Eve Kent
Signature of Notary Public
Eve Kent
Printed Name of Notary Public

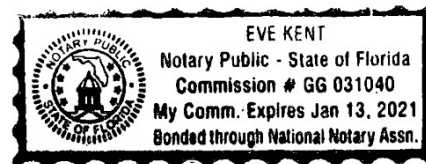


EXHIBIT A

Parcel 1: (Fee Title)

Tracts A and B, POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof, as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida, together with all of vacated Northwest 29th Avenue and a portion of vacated Northwest 34th Place adjoining said Tracts A and B, being more particularly described as follows:

Beginning at the Southwest corner of said Tract A; thence along the West boundary of said Tract A, North 00 degrees 17' 02" East, 580.11 feet; thence along the Northwest boundary of said Tract A, North 45 degrees 46' 47" East, 136.71 feet; thence along the North boundary of said Tract A, North 85 degrees 27' 59" East, 292.89 feet; thence continuing along said North boundary, the North boundary of Northwest 29th Avenue vacated by Ordinance No. 85-11 of the City of Pompano Beach, Broward County, Florida, and recorded in Official Records Book 12186, Page 68, of the Public Records of Broward County, Florida, and the North boundary of said Tract B, North 89 degrees 41' 47" East, 1285.19 feet; thence along the Northeast boundary of said Tract B, South 44 degrees 59' 28" East, 49.77 feet; thence along the East boundary of said Tract B and the East boundary of Northwest 34th Place vacated by said Ordinance No. 85-11 of the City of Pompano Beach, Broward County, Florida, and recorded in Official Records Book 12186, Page 68, of the Public Records of Broward County, Florida, South 00 degrees 19' 17" West 661.16 feet; thence South 89 degrees 41' 47" West, along the Southerly right-of-way line of said vacated Northwest 34th Place, and along the South boundary of said Tract A, 1709.50 feet to the Point of Beginning.

Parcel 2: (Fee Title)

Tract G of POMPANO INDUSTRIAL PARK THIRD ADDITION, according to the Plat thereof, as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida;

LESS AND EXCEPT THE FOLLOWING:

A portion of Tract G of, POMPANO INDUSTRIAL PARK THIRD ADDITION, as recorded in Plat Book 111, Page 33, of the Public Records of Broward County, Florida, in Section 21, Township 48 South, Range 42 East, more particularly described as follows:

BEGIN at the Southeast corner of said Tract G;

THENCE South 89 degrees 47' 14" West, along the South line of said Tract G, for a distance of 40.00 feet to a point 40.00 feet West of and parallel with, as measured at right angles to, the East line of the Northwest One-Quarter (NW 1/ 4) of said Section 21;

THENCE North 00 degrees 19' 17" East, along said parallel line, for a distance of 204.33 feet to a point on the existing West right of way line of Blount Road and to a point of cusp of a curve concave to the Northeast;

THENCE Southeasterly along said curve, having a radius of 540.00 feet, a central angle of 22 degrees 11' 30", for an arc distance of 209.15 feet to the POINT OF BEGINNING.

Said lands lying in the City of Pompano Beach, Broward County, Florida.

**STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
PERFORMANCE BOND FOR PERMITTED WORK**

BOND NUMBER: PB12270900298

BY THIS BOND, WE Festival Real Estate, LLC, AS APPLICANT
ADDRESS: 696 NE 125th Street, North Miami, FL 33161 AND
Philadelphia Indemnity Insurance Company AS SURETY)

ADDRESS: One Bala Plaza East, Suite 100, Bala Cynwyd, PA 19004-1403

DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ARE HELD AND FIRMLY BOUND UNTO
THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF _____
Sixteen Thousand Two Hundred Ninety Seven Hundred and 74/100 UNITED STATES
DOLLARS (\$ 16,297.74.)

PERMIT NUMBER: 2019-A-491-00053

HIGHWAY SECTION NUMBER: 86028/5.298 - 5.299, STATE ROAD NUMBER 834

COUNTY: Broward County

OBLIGEE:
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
680 SUWANNEE STREET
TALLAHASSEE, FL 32399

WHEREAS the APPLICANT has requested permission to complete entirely the work described in the statements, declarations, drawings, and other agreements described in the above numbered PERMIT and,

WHEREAS the APPLICANT agrees to use a qualified contractor to complete all the work on DEPARTMENT right-of-way described in the statements, declarations, drawings, and other agreements described in the above numbered PERMIT and,

WHEREAS the APPLICANT agrees, at the completion of the permitted work, to certify by the SEAL and Signature of a Florida registered Professional Engineer, hired by the APPLICANT that the permitted work has been completed in accordance with the PERMIT provisions and that minor deviations will not prevent the permitted work from functioning safely and as intended at the time of PERMIT approval and all reasonable inspections, tests, and physical measurements have been made to determine that this permitted work has been done in accordance with the provisions of the approved PERMIT and applicable adopted DEPARTMENT standards and,

WHEREAS the APPLICANT agrees that this certification of completeness is based upon the observation of construction, scheduled and conducted by the Florida Registered Professional Engineer whose SEAL and signature is born on the document of such certification.

NOW THEREFORE the conditions of this obligation are such that if the APPLICANT shall in all respects comply with all the conditions and shall promptly, faithfully, and fully perform the work of the above numbered PERMIT according to plans and specifications as therein referred to and made a part thereof, and such alterations as may be made in said plans and specifications provided for therein, and within the time period allowed by law, and further, shall remedy any errors and any defects which may exist, appear, occur or result in or from said work, then this obligation is to be void; otherwise, this obligation is to be and remain in full force and virtue in law.

(Continued on reverse side)

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

The DEPARTMENT may at its sole option demand that the Surety takes over the permitted work project.

It is further covenanted and agreed that any alterations or additions made in the PERMIT or in the work to be performed therein or the granting of any extension of time for the performance of the Permitted work or any other forbearance by or on the part of either the DEPARTMENT or the APPLICANT shall not in any way release the APPLICANT and the Surety or either of them, their respective heirs, executors, administrators, successors, or assigns, from any liability hereunder. Notice to the Surety of such alterations, extension, or forbearance is hereby specifically waived. This obligation shall remain in full force and effect until the full performance of all covenants, terms, and conditions herein stipulated.

In witness whereof the Principal/Applicant and Surety have executed this bond by their duly authorized Officers/Agents.

With seals of said Applicant and Surety hereunto affixed this 5th day of August, 2020

Philadelphia Indemnity Insurance Company
Surety

Festival Real Estate, LLC
Applicant

BY: [Signature]
Signature

[Signature]
Authorized Signature(s)

TITLE: Brett Rosenhaus
Attorney-in-Fact/Agent

TITLE: Mgr

Countersigned: [Signature] (Surety SEAL)
Florida License Agent

ATTEST: Kailee Stone
Notary

Name/Telephone #: Richard Zimmerman, 561-454-8202

BY: [Signature]
Signature

Address: 220 Congress Park Drive, Suite 100
Delray Beach, FL 33445



- NOTE: 1. IF SURETY IS DOING BUSINESS IN THE STATE OF FLORIDA. PLEASE SUPPLY US WITH A COPY OF THE FLORIDA LICENSE AND A COPY OF THE FLORIDA OFFICE OF INSURANCE REGULATION STATING THAT THE SURETY IS AUTHORIZED TO TRANSACT INSURANCE IN THE STATE OF FLORIDA.
2. ATTACH POWER OF ATTORNEY SHOWING AUTHORITY OF SURETY'S AGENT OR ATTORNEY-IN-FACT.

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint Brett Rosenhaus, Richard Zimmerman and Dale Allison Belis of Nielson, Rosenhaus & Associates, its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed \$50,000,000.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

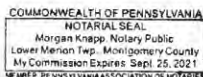
IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 27TH DAY OF OCTOBER, 2017.

(Seal)



Robert D. O'Leary Jr., President & CEO
Philadelphia Indemnity Insurance Company

On this 27th day of October, 2017, before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.



(Notary Seal)

Notary Public:

residing at:

Bala Cynwyd, PA

My commission expires:

September 25, 2021

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 27th day of October, 2017 are true and correct and are still in full force and effect. I do further certify that Robert D. O'Leary Jr., who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this ____ day of _____, 20__ 20__



Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

Applicant Company Name: PHILADELPHIA INDEMNITY INSURANCE COMPANY

NAIC No: 18058

FEIN: 231738402

**Uniform Certificate of Authority Application (UCAA)
Certificate of Compliance**

STATE OF FLORIDA

OFFICE OF INSURANCE REGULATION

I, DAVID ALTMAIER, hereby certify that I am the* INSURANCE COMMISSIONER of the State of FLORIDA and have supervision of insurance business in said State and as such I hereby certify that PHILADELPHIA INDEMNITY INSURANCE COMPANY of BALA CYNWYD, PA is duly organized under the laws of said State and is authorized to transact the business of D 010 FIRE, D 020 ALLIED LINES, D 050 COMMERCIAL MULTI PERIL, D 090 INLAND MARINE, D 110 MEDICAL MALPRACTICE, D 170 OTHER LIABILITY, D 173 PREPAID LEGAL, D 192 PRIVATE PASSENGER AUTO LIABILITY, D 194 COMMERCIAL AUTOMOBILE LIABILITY, D 211 PPA PHYSICAL DAMAGE, D 212 COMMERCIAL AUTO PHYSICAL DAMAGE, D 230 FIDELITY, D 240 SURETY, D 250 GLASS, D 260 BURGLARY AND THEFT, D 270 BOILER AND MACHINERY, D 280 CREDIT, D 450 ACCIDENT AND HEALTH, D 540 MOBILE HOME MULTI PERIL, D 550 MOBILE HOME PHYSICAL DAMAGE,** insurance in this State.

IN TESTIMONY WHEREOF, I have hereunto set my hand at Tallahassee, Florida on this 8th day of July A.D. 2016.



David Altmaier
David Altmaier

* Insurance Commissioner, Officer or Superintendent of Insurance authorized to certify to the insurance business within the domiciliary state.

** Lines of Insurance as shown on Form 3 of UCAA



Transportation Department

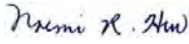
TRANSIT DIVISION- Service and Capital Planning

1 N. University Drive, Suite 3100A • Plantation, Florida 33324 • 954-357-8300 • FAX 954-357-8382

Transit Site Plan Review

Date: April 20, 2020

To: Guismaily "Guis" Findlay, E.I.
Urban Design

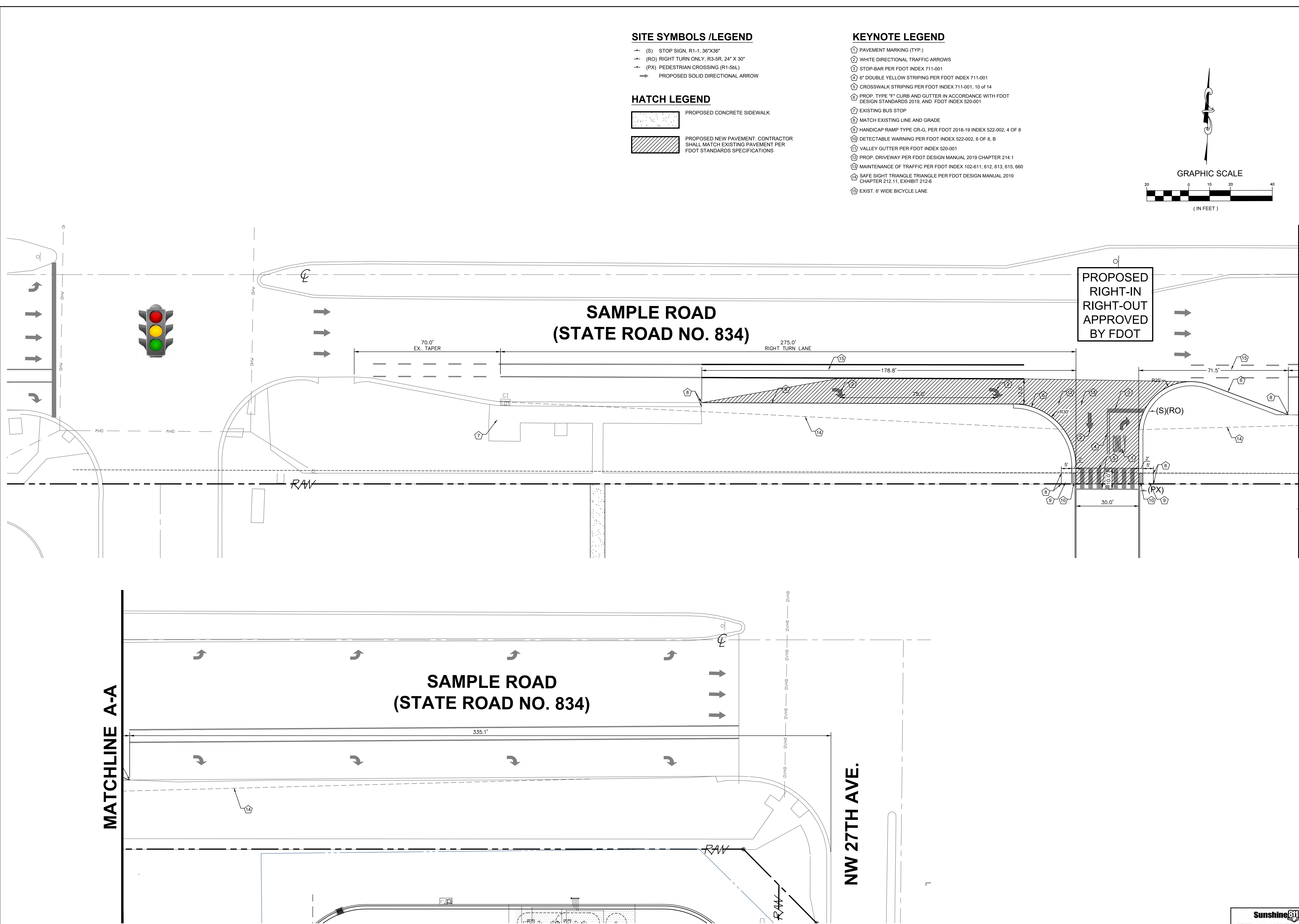
From: Noemi R. Hew 
Service and Capital Planning, Transit Division

Subject: **Festival Marketplace, Combination Bus Bay Turn Lane**

Broward County Transportation Department, Service and Capital Planning staff has reviewed **Festival Marketplace**, DRIVEWAY BLOW UP PLAN, C-7.1 dated 8/28/2019 on 2900 W. Sample Road (SR 834) in the City of Pompano Beach and approves the design for the combination bus bay turn lane proposed.

The project is served by Broward County Transit (BCT) Route 34 on Sample Road (SR 834) and an existing bus stop with **ID# 4840**.

Please see attached and please do not hesitate to contact Noemi Hew nhew@broward.org (954) 357-8380 or Kurt Petgrave kpetgrave@broward.org (954) 357-6793 if you have any questions.



SITE SYMBOLS /LEGEND

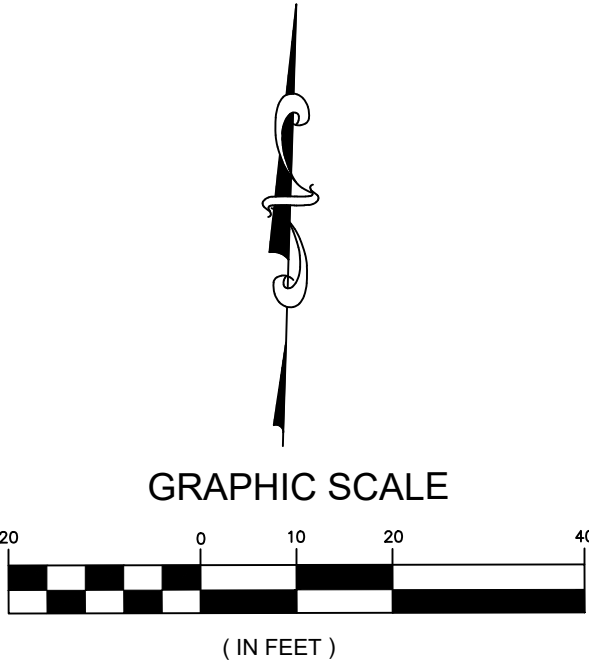
- (S) STOP SIGN, R1-1, 36"X36"
- (RO) RIGHT TURN ONLY, R3-5R, 24" X 30"
- (PX) PEDESTRIAN CROSSING (R1-5bL)
- PROPOSED SOLID DIRECTIONAL ARROW

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED NEW PAVEMENT. CONTRACTOR SHALL MATCH EXISTING PAVEMENT PER FDOT STANDARDS SPECIFICATIONS

KEYNOTE LEGEND

- PAVEMENT MARKING (TYP.)
- WHITE DIRECTIONAL TRAFFIC ARROWS
- STOP-BAR PER FDOT INDEX 711-001
- 6" DOUBLE YELLOW STRIPING PER FDOT INDEX 711-001
- CROSSWALK STRIPING PER FDOT INDEX 711-001, 10 of 14
- PROP. TYPE "F" CURB AND GUTTER IN ACCORDANCE WITH FDOT DESIGN STANDARDS 2019, AND FDOT INDEX 520-001
- EXISTING BUS STOP
- MATCH EXISTING LINE AND GRADE
- HANDICAP RAMP TYPE CR-G, PER FDOT 2018-19 INDEX 522-002, 4 OF 8
- DETECTABLE WARNING PER FDOT INDEX 522-002, 6 OF 8, B
- VALLEY GUTTER PER FDOT INDEX 520-001
- PROP. DRIVEWAY PER FDOT DESIGN MANUAL 2019 CHAPTER 214.1
- MAINTENANCE OF TRAFFIC PER FDOT INDEX 102-611, 612, 613, 615, 660
- SAFE SIGHT TRIANGLE PER FDOT DESIGN MANUAL 2019 CHAPTER 212.11, EXHIBIT 212-6
- EXIST. 6' WIDE BICYCLE LANE



DESIGN

696 N.E. 125th STREET
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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 electronic copies.



Revision	Date	Comment
Revision	Date	Comment
Revision	Date	Comment
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Revision	Date	Comment
Revision	Date	Comment
Revision	Date	Comment

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 20'
Date:	08/28/2019
Job No.:	I002

Plans for
FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

DRIVEWAY BLOW UP PLAN

Sheet No.

C-7.1
Approved
2019-A-491-00153
Anthony Beecher
9/27/2022



FDOT CONSTRUCTION PLANS FOR FESTIVAL MARKETPLACE

2900 W SAMPLE ROAD
POMPANO BEACH, FLORIDA
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
FOLIO ID # 4842.21.07.0010

OWNER/ DEVELOPER

FESTIVAL REAL ESTATE, LLC.
696 NE 125th Street
NORTH MIAMI, FLORIDA 33161

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

MILLER LEGG
2005 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FL 33411
Office: (561) 689-1138
Fax: (561) 689-8108
ATTN. MARTIN P. ROSSI, PSM

ARCHITECT

A.J. COHEN & ASSOCIATES
7430 CARMELA WAY
DELRAY BEACH, FLORIDA 33446
(305) 299-7843
ATTN. ALVIN JAY COHEN, R.A.

TRAFFIC ENGINEER

WHITEHOUSE GROUP INC.
TAMPA, FLORIDA 33602
(813) 359-8770
ATTN. VICKY L. CASTRO P.E.

LANDSCAPE ARCHITECT

THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
(954) 202-7000
ATTN: MICHAEL D. GROSSWIRTH, R.L.A.

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

BROWARD COUNTY WATER AND WASTEWATER
ENGINEERING DIVISION
2555 WEST COPANS ROAD
POMPANO BEACH, FLORIDA 33369
(954) 831-0745

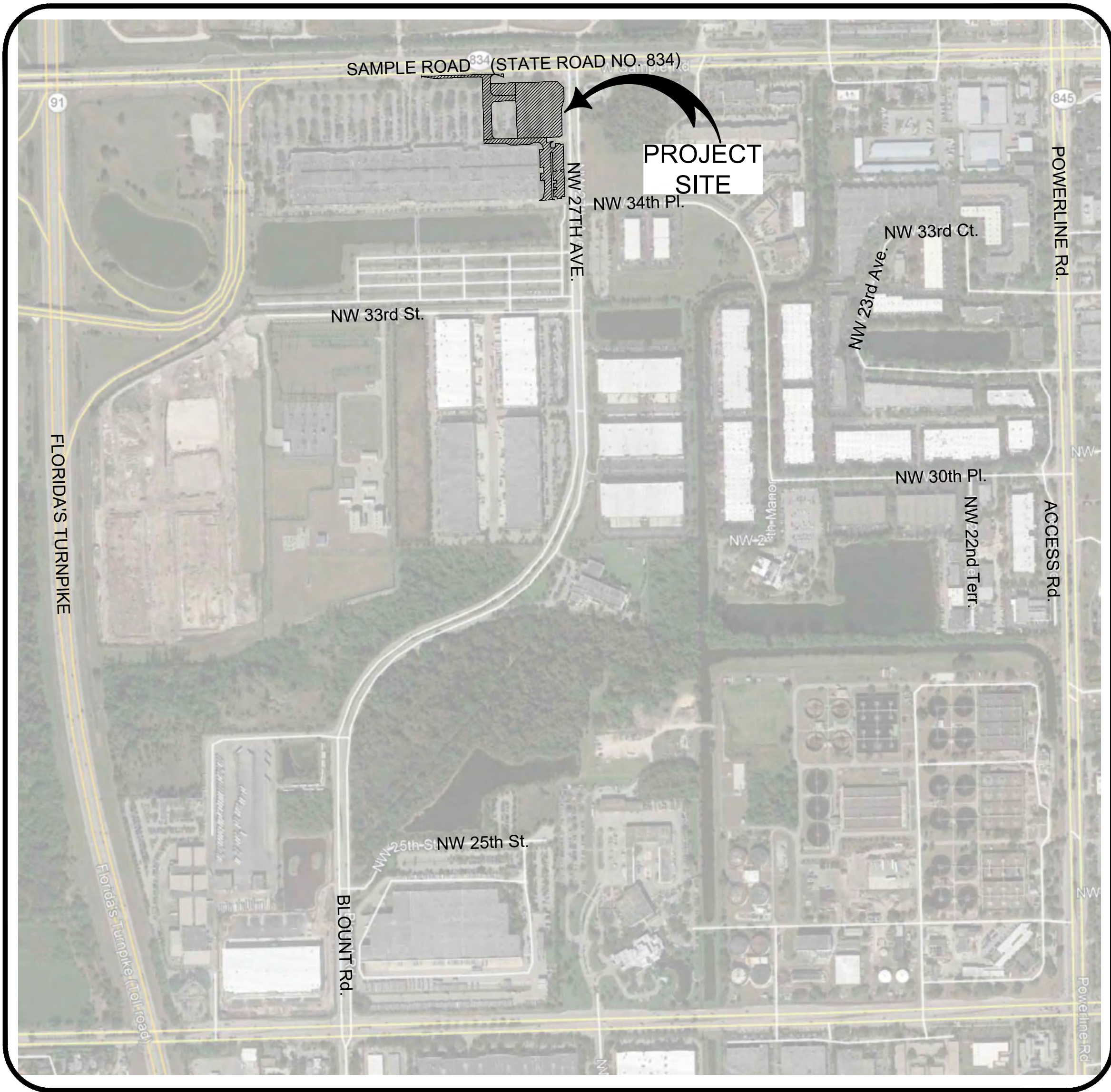
PERMITTING AGENCIES

BROWARD COUNTY PLANNING AND DEVELOPMENT
MANAGEMENT DIVISION
1 N. UNIVERSITY DR.
PLANTATION, FLORIDA 33324
(954) 357-6634

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



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

LEGAL DESCRIPTION

PARCEL 1: (FEE TITLE)

TRACTS A AND B, POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS A AND B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT A, NORTH 00 DEGREES 17' 02" EAST, 580.10 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT A, NORTH 45 DEGREES 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT A, NORTH 85 DEGREES 27' 59" EAST, 292.89 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH BOUNDARY OF SAID TRACT B, NORTH 89 DEGREES 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT B, SOUTH 44 DEGREES 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT B AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00 DEGREES 19' 17" WEST 661.16 FEET; THENCE SOUTH 89 DEGREES 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT A, 1709.50 FEET TO THE POINT OF BEGINNING.

INDEX OF SHEETS	
SHEET No.	SHEET TITLE
C-1.0	COVER
C-2.0	GENERAL NOTES
C-2.1	GENERAL NOTES
C-3.0	EROSION CONTROL PLAN PHASE I
C-3.1	EROSION CONTROL PLAN PHASE II
C-4.0	EROSION CONTROL DETAILS
C-5.0	DEMOLITION PLAN
C-6.0	MASTER SITE PLAN
C-7.0	SITE PLAN
C-7.1	DRIVEWAY BLOW UP PLAN
C-7.2	GRADING BLOW UP PLAN
C-8.0	GRADING & DRAINAGE PLAN
C-9.0	GRADING AND DRAINAGE DETAILS
(X) C-10.0	WATER AND SEWER PLAN
C-11.0	GENERAL DETAILS
C-12.0	FIRE TRUCK ACCESS PLAN

(X) NOT INCLUDED IN THIS SET

FDOT NOTE:

- FDOT DRIVEWAY PERMIT MUST BE ISSUED PRIOR TO RIGHT-OF-WAY CONSTRUCTION.
- CONSTRUCTION WITHIN FDOT ROW SHALL BE IN ACCORDANCE TO PLAN DESIGN AND FDOT SPECIFICATIONS.



666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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.



Revision 	Date
Comment	
Revision 	Date
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Revision 	Date
Comment	

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N.T.S.
Date:	08/01/2019

Job No.: 1002

© 2022

Plans for

FESTIVAL MARKETPLACE

2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

COVER SHEET

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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 POMPAÑO BEACH PUBLIC WORKS DEPARTMENT, MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT (MDCPW), MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT, MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT (MDWSD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS, FLORIDA DEPARTMENT OF HEALTH (FDH), 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 HEALTH 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 POLLUTANT DISCHARGE ELIMINATION 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 AS A RESULT 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 OWNERS SURVEYOR. ANY DISCREPANCIES AND 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 MILLER LEGG, URBAN 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. URBAN 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 ENGINEER, APPROVED IN WRITINGS, 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 FIELD 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 §53.881, 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:

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 CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
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 ADJACENT TO WORK AREAS.
4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES 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 BRANCH SPREAD.
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 ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK.
8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES.
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 THE GROUND.
10. ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

IV. DEWATERING:

1. DESIGN AND PROVIDE DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH THE TOPOGRAPHIC INFORMATION SHOWN ON THE DRAWINGS. THE SYSTEM OF DRAINING SHALL BE CAPABLE 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, GROUNDWATER, OR ARTESIAN HEAD.
3. 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 SPM.
4. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 6" PUMP VOLUME; 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 RELATED TEMPORARY ELECTRICAL SERVICE.

V. EROSION AND SEDIMENT CONTROL:

1. 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 MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORARY PAVING.
2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION 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 PROPERTIES AND WATER BODIES.
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 FOOT 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.

VI. TRAFFIC CONTROL:

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.
2. 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.
5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUST.
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 OBSTACLES OR HAZARDS EXIST AND TO BLOCK DRIVERS INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENTS ARE OPEN TO PUBLIC USE.

VII. STORM DRAINAGE:

A. EXCAVATION, TRENCHING, AND FILL

1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (FS 353.80-353.84). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.
2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS 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 CONTRACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT NO ADDITIONAL COST TO THE OWNER.
4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF 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.
5. 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 GC, 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, CL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS.
6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
7. 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.
8. 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.
9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH AASHTO 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 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.
12. TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE 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, 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 EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN POND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT.

B. STORM SEWER SYSTEMS

1. 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. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE WHERE APPLICABLE, SHALL BE 30 INCHES.
2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED.
3. CORRUGATED POLYETHYLENE (PE) PIPE AND FITTINGS SHALL BE HIGH DENSITY, IN ACCORDANCE WITH ASTM D3359, AUTHORITY TO LIMIT SURFACE AREA OF EXCAVATION SHALL BE AS FOLLOWS: 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 D1058, GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO M234.
4. 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.
5. 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.
6. 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.
7. 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.
9. 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 INFILTRATION. INFILTRATION 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 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

1. 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.

VII. 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.

VII. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (ASTM T-99). 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.

- VIK. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASHTO T-99). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), P_c (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 6" THICK CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 3000 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 CONSTRUCTION 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. WHEN 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 CRAB SAMPLES COLLECTED ONCE EVERY 1600 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

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B. PAVING TIMING REQUIREMENTS

1. 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.
3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FOOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

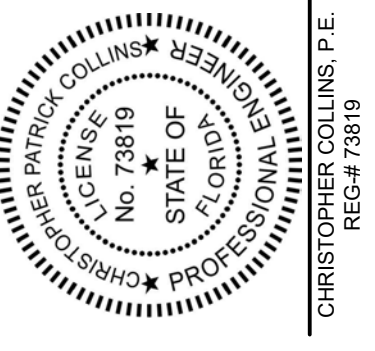
C. GRADING

1. 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. 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.
2. 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 SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS 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.
3. 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 ¼-INCH PER FOOT FOR 10 FEET. FINISHED SURFACES ADJACENT 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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FESTIVAL MARKETPLACE

2900 W SAMPLE ROAD
POMPAÑO BEACH,
FLORIDA

GENERAL NOTES

Sheet No.

C-2.0

Approved

305-991-00053

Anthony Beecher

IX. WATER AND SEWER:

A. UTILITY SEPARATION REQUIREMENTS

- 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.
- 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, 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.
- NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
- 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.
- 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 EITHER PIPE.
 - 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

- THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS BROWARD COUNTY WATER AND WASTEWATER ENGINEERING DIVISION.
- ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.
- 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 CLASSES (PO DESIGNATION) AND MANHOLES (PO DESIGNATION): A) 12" DIAMETER AND SMALLER - PC 350; B) 14" THROUGH 24" DIAMETER - PC 250; C) 30" THROUGH 64" DIAMETER - PC 200.
- EXPOSED PIPE 4" AND LARGER SHALL BE DUCTILE IRON FLANGED AND SHALL CONFORM WITH AWWA/ANSI C116/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
- 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.
- 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 OR PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
- 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.
- 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 C119/A21.16. 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 TNEMC SERIES 2 TNEMC-GLOSS, GLIDDEN LINE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6800 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- 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.
- 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.
- 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
- 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.

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 SERVICE TO THE CORPORATION STOP.

16. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS 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 TNEMC SERIES 2 TNEMC-GLOSS, GLIDDEN LINE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6800 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.

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 C505. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.

19. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.

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 DUCTILE IRON. THE RESILIENT SEAT SHALL HAVE WITH A 304 OR 316 STAINLESS STEEL SURFACE.

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 TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS OTHERWISE INDICATED.

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 COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER".

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 LEAST THREE AREAS PER PIPE SECTION).

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 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.

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: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE.

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 PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.

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 MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION.

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 ANY WORK IS TO BE INSPECTED OR TESTED.

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 NO NOTICEABLE LEAKS.

30. ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.

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 THE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.

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 THE INSPECTION OF THE 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 THE PRESSURE PUMP.

33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.

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 = 50PI*133200 (AWWA C-600) DUCTILE IRON MANHOLE - 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.

35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE LEAKAGE RATE.

36. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.

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 C651.

C. FIRE PROTECTION SYSTEMS

- COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. THE DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
- INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER.
- ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.02(1)(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 NFPA 24-9-2.
- THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.02(15).
- ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION.
- HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURER'S CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED THEREIN WILL BE REQUIRED.
- 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 (1-1/2") 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 COUNTERCLOCKWISE.
- ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT SHALL BE KOPPERS "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
- 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

THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS BROWARD COUNTY WATER AND WASTEWATER ENGINEERING DIVISION. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF BROWARD COUNTY WATER AND WASTEWATER ENGINEERING DIVISION.

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 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 RECOMMENDED BY THE PIPE MANUFACTURER.

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 VALVE BOXES 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 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 INSPECTED 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 F417. 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 MANHOLE THROUGH THE PIPE. THE MINIMUM MANHOLE OUTLET DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 8" SEWER = 5.45" MANHOLE; 8" SEWER = 7.29" MANHOLE; 10" SEWER = 9.08" MANHOLE; 12" SEWER = 10.79" MANHOLE; 15" SEWER = 13.20" MANHOLE; 18" SEWER = 16.13" MANHOLE; 21" SEWER = 19.00" MANHOLE; 24" SEWER = 21.36" MANHOLE; 27" SEWER = 24.06" MANHOLE.

16. DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANHOLE CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANHOLE 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

- 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.
- 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.
- 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.
- GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED.
- 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.
- 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.
- FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (ASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BUSTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILLED ON THE DRAWINGS.
- 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 EQUAL.
- ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.
- MANHOLE COATINGS AND FINISHES SHALL BE:
 - SANITARY SEWER MANHOLE INTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
 - 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.
 - EXTERIOR - BITUMINOUS EPOXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.
- AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES.

X. SIGNS AND PAVEMENT MARKINGS:

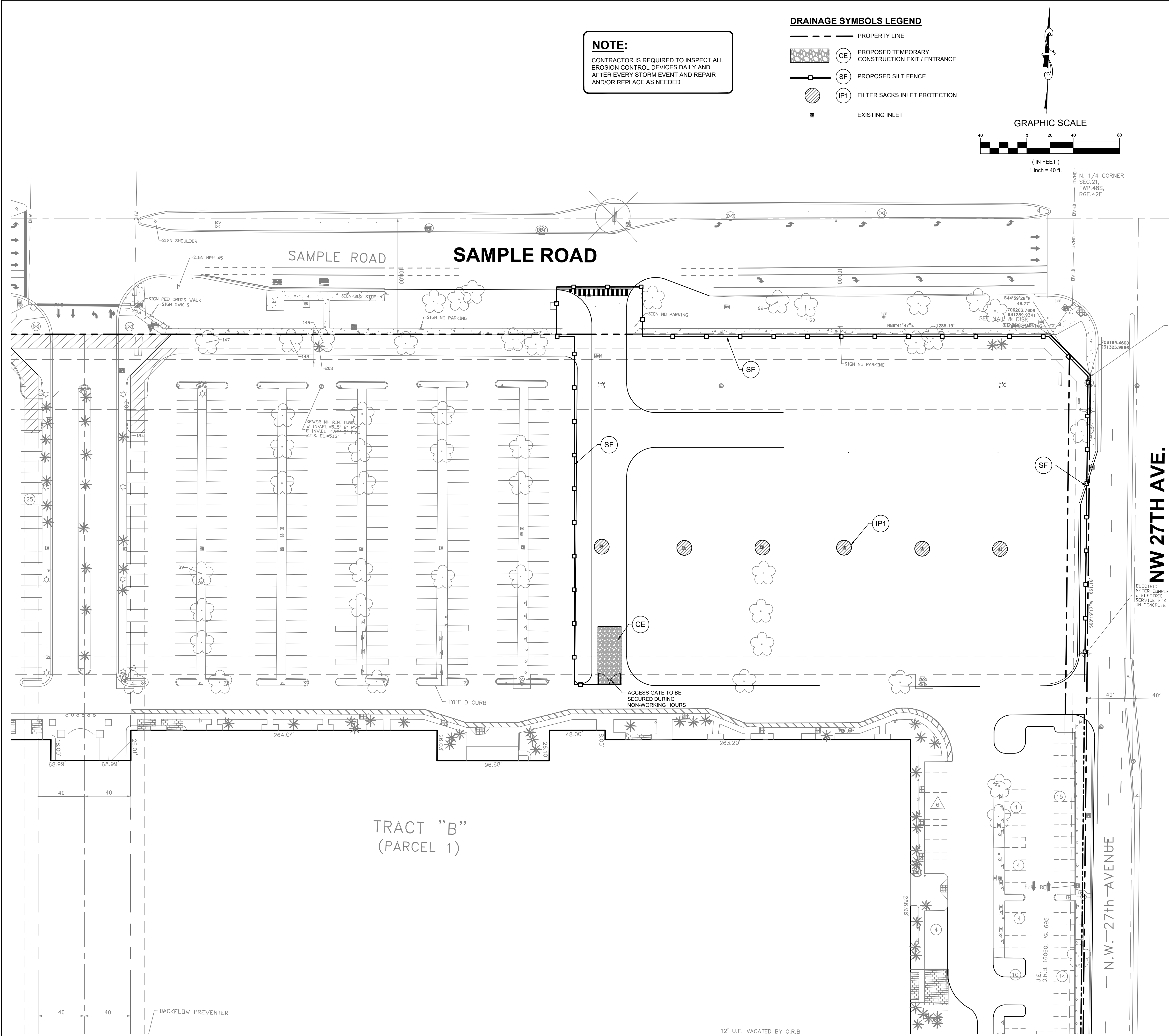
- ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND BROWARD COUNTY TRAFFIC ENGINEERING DIVISION CURRENT STANDARDS. ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL R/W PAVEMENT MARKINGS SHALL CONFORM TO BROWARD COUNTY TRAFFIC ENGINEERING DEPARTMENT STANDARDS
- 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.
- PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971, NON-REFLECTIVE WHITE TRAFFIC PAINT.
- 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.
- INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETROREFLECTIVE.
- THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION.
- ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL. IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.
- PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

XI. AS-BUILT DRAWING REQUIREMENTS:

- 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.
- 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.
- 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:
 - HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING ELEVATIONS.
 - DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
 - 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.
 - STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
 - STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS.
 - HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS OF ALL UTILITY VALVES, FITTINGS, CONNECTION POINTS, ETC.
 - 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.
 - UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET.
 - 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.
 - 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.
 - HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
 - WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION.
 - WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION.

XII. OBSERVATIONS AND TESTING:

- THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER AND 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.
- THE ENGINEER OF RECORD WILL REQUIRE THAT THE FOLLOWING TESTS BE PERFORMED WITH ACCEPTABLE RESULTS:
 - SANIT



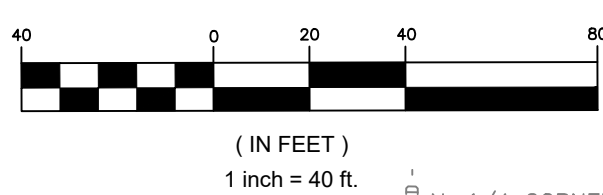
NOTE:

CONTRACTOR IS REQUIRED TO INSPECT ALL EROSION CONTROL DEVICES DAILY AND AFTER EVERY STORM EVENT AND REPAIR AND/OR REPLACE AS NEEDED

DRAINAGE SYMBOLS LEGEND

- PROPERTY LINE
- CE PROPOSED TEMPORARY CONSTRUCTION EXIT / ENTRANCE
- SF PROPOSED SILT FENCE
- IP1 FILTER SACKS INLET PROTECTION
- EXISTING INLET

GRAPHIC SCALE



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.

- A. SITE CONDITIONS**
1. 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 STORM WATER POLLUTION PREVENTION PLAN (SWPPP).

- B. SEQUENCE OF IMPLEMENTATION OF CONTROLS**
1. INSTALLATION OF CONTROL MEASURES (CONSTRUCTION ENTRANCE, SILT FENCE, FILTER SACKS, GUTTER EEL, ETC.)
 2. DEMOLITION AND CLEARING, GRUBBING AND EXCAVATION
 3. CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE BUILDING, SITE DEVELOPMENT, AND INFRASTRUCTURE NECESSARY TO SERVE THE PROPOSED PROJECT.
 4. FINAL STABILIZATION.

- C. PHASING OF CONTROL MEASURES**
1. PHASE 1- INITIAL PHASE
THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED BEFORE AND DURING DEMOLITION STAGE 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
THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING SITE GRADING FROM INITIAL 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
THIS PHASE INCLUDES EROSION AND SEDIMENT CONTROL MEASURES REQUIRED DURING FINAL BUILDING CONSTRUCTION, 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 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 FOOT 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 ANY OF THE APPLICABLE JURISDICTIONAL AUTHORITIES.

A. EROSION AND SEDIMENT CONTROLS

GENERAL EROSION CONTROL

1. 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 ACTIVITY.
2. 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 ENCLOSED WITH SEDIMENT CONTAINMENT DEVICES.
3. 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 GROUND COVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

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666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



9/22/2022
This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.

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Comment

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Revision ☐ Date
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Revision ☐ Date
Comment

Revision ☐ Date
Comment

Designed by: C.P.C.
Drawn by: A.T.S.

Checked by: C.P.C.
Approved by: C.P.C.

Scale: 1" = 40'
Date: 05/25/2022

Job No.: I002
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Plans for

FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH, FLORIDA

EROSION CONTROL PLAN PHASE I

Sheet No.

C-3.0
2019-A-491-00053
Anthony Beecher
9/27/2022



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Revision Date
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Plans for
FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

**EROSION CONTROL PLAN
PHASE II**

Sheet No.

C-3.1
Approved
2019-A-491-00053
Anthony Beecher
9/27/2022

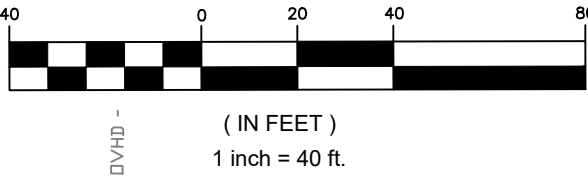
DRAINAGE SYMBOLS LEGEND

- PROPERTY LINE
- CE PROPOSED TEMPORARY CONSTRUCTION EXIT / ENTRANCE
- SF PROPOSED SILT FENCE
- IP1 FILTER SACKS INLET PROTECTION
- PROPOSED INLET

NOTE:

CONTRACTOR IS REQUIRED TO INSPECT ALL EROSION CONTROL DEVICES DAILY AND AFTER EVERY STORM EVENT AND REPAIR AND/OR REPLACE AS NEEDED

GRAPHIC SCALE



**SAMPLE ROAD
(STATE ROAD NO. 834)**

NW 27TH AVE.

FUTURE RACETRAC
BUILDING
(PERMIT BY OTHERS)

EXISTING
FESTIVAL FLEA MARKET
TO REMAIN
381,762 S.F.
F.F.E.=12.94' N.A.V.D.

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 - MAINTAIN ALL MEASURES IN PHASE 1
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- THIS PHASE INCLUDES
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- A. EROSION AND SEDIMENT CONTROLS**
- GENERAL EROSION CONTROL
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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

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BY: _____ DATE: _____

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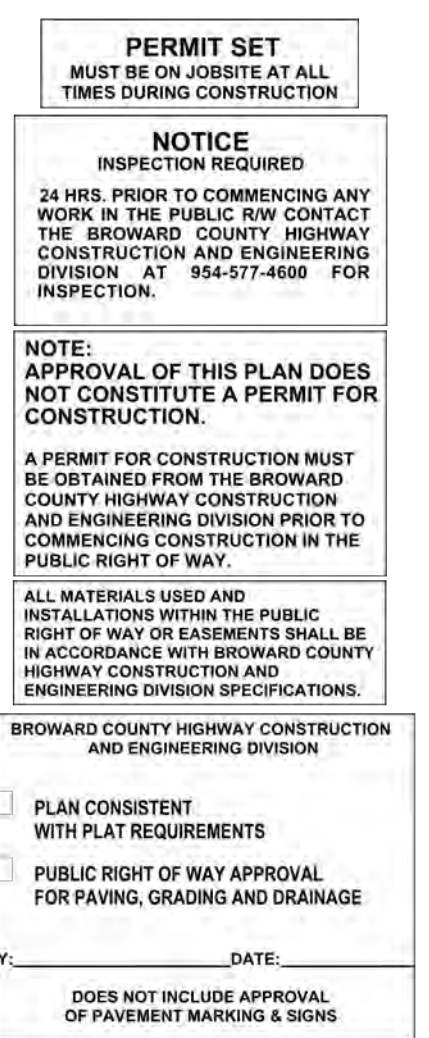
C-4.0

- 1 SAW-CUT AND REMOVE APPROXIMATELY 200 LF EXISTING SIDEWALK AND FOOT CURB, WITHIN RIGHT OF WAY
- 2 REFER TO LANDSCAPE PLANS FOR TREES TO BE REMOVED, RELOCATED OR TO REMAIN
- 3 EXISTING ELECTRIC PANEL AND POLE TO REMAIN
- 4 EXISTING STORMWATER MANAGEMENT SYSTEM: STRUCTURES, ROOF DRAINS, PIPES, ETC. TO REMOVED. CONTRACTOR SHALL COORDINATE SEQUENCING OF REMOVAL WITH EROSION CONTROL PLANS PRIOR TO COMMENCEMENT. CAP ANY EXISTING DRAINAGE PIPES AT PROPERTY LINE
- 5 EXISTING LIGHT FIXTURE TO BE REMOVED
- 6 EXISTING LIGHT FIXTURE TO REMAIN
- 7 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 8 EXISTING UTILITIES TO BE RELOCATED. RELOCATION SHALL BE COORDINATED WITH FOOT, AND POMPAÑO BEACH PUBLIC WORKS DEPT. PRIOR TO DEMOLITION
- 9 EXISTING FIRE HYDRANT TO BE REMOVED AND/OR RELOCATED
- 10 EXISTING FIRE HYDRANT TO REMAIN
- 11 EXISTING SIGN TO BE REMOVED
- 12 EXISTING PYLON SIGN TO REMAIN
- 13 EXISTING 40 MPH SPEED LIMIT SIGN (TO BE RELOCATED)
- 14 EXISTING 66 LF OF CONCRETE SIDEWALK TO BE REMOVED

1. CONTRACTOR SHALL REFER TO THE ENVIRONMENTAL 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. PER THE BROWARD 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 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.

The diagram illustrates the limits of existing infrastructure to be demolished. It features a horizontal line at the top labeled "PROPERTY LINE". Below this line, there are two rectangular areas. The first area is a solid gray rectangle, and the second area is a rectangle with diagonal hatching. To the right of the solid gray rectangle, the text reads: "LIMITS OF EXISTING ONSITE PAVEMENT, CURB AND SIDEWALK TO BE TO BE SAW CUT AND REMOVED DOWN TO NATURAL SOIL (UNLESS OTHERWISE NOTED)". To the right of the hatched rectangle, the text reads: "LIMITS OF EXISTING OFFSITE PAVEMENT, CURB, SIDEWALK, UTILITIES AND STORM WATER TO BE DEMOLISHED (UNLESS OTHERWISE NOTED)".



1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, SUPERVISION, AND EQUIPMENT REQUIRED FOR THE ORDERLY DEMOLITION AND REMOVAL OF EXISTING STRUCTURES, PAVEMENT AND UTILITIES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.

2. DEMOLITION SHALL BE CONDUCTED AS SHOWN ON CONSTRUCTION DRAWINGS AND SHALL MEET APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE DEMOLITION OF UTILITIES WITH UTILITY COMPANIES, GIVING THEM NOTICE OF DESTRUCTION AND REMOVAL OF SERVICE LINES AND CAPPING LINES WHEN NECESSARY.

4. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVEYANCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.

5. THE CONTRACTOR IS REQUIRED TO FAMILIARIZE HIMSELF WITH THE STRUCTURES TO BE DEMOLISHED. A BRIEF DESCRIPTION OF THE STRUCTURES IS INCLUDED FOR THE CONTRACTOR'S CONVENIENCE ONLY.

6. THE DEMOLITION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: PAVEMENTS, SIGNS, CURBS, UTILITIES, SIDEWALKS, TREES, BUILDING AND MISCELLANEOUS STRUCTURES. UTILITY DEMOLITION INCLUDES ABOVE GROUND AND UNDERGROUND UTILITIES.

7. THE CONTRACTOR SHALL PRESERVE ANY BENCHMARKS LOCATED ON THE SITE.

8. PROVIDE ADEQUATE PROTECTION FOR PERSONS AND PROPERTY AT ALL TIMES. EXECUTE THE WORK IN A MANNER TO AVOID HAZARDS TO PERSONS AND PROPERTY AND PREVENT INTERFERENCE WITH THE USE OF AND ACCESS TO ADJACENT BUILDINGS, STREETS AND SIDEWALKS SHALL NOT BE BLOCKED BY DEBRIS OR EQUIPMENT.

9. WET DOWN DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.

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, RE-CUT 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 CUB CURBULETS, 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. THE REMOVED FILL MAY CONTAIN UNSTABLE MATERIAL SUCH AS LARGE PIECES OF CONCRETE, ASPHALT, WOOD, ORGANICS, METAL AND OTHER DELETERIOUS MATERIALS. THESE MATERIALS ARE NOT SUITABLE FOR USE AS ENGINEERED FILL. WITH THE EXCEPTION OF CONCRETE AND ASPHALT, IF FOUND IN AN ACCEPTABLE SIZE, IF ENCOUNTERED, THESE MATERIALS MUST BE SEGREGATED FROM THE REUSABLE MATERIAL.

CONTRACTOR SHALL COORDINATE SEQUENCING OF REMOVAL WITH UTILITY COMPANIES PRIOR TO COMMENCEMENT OF DEMOLITION.

EXISTING
FESTIVAL FLEA MARKET
TO REMAIN
381,762 S.F.
F.F.E.=12.94' N.A.V.D.

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PROJECT DATA

2900 W SAMPLE ROAD
POMPANO BEACH, FLORIDA

SITE DATA

FOLIO ID 4842.21.07.0010
PARCEL SIZE 1,180,423 S.F. = 27.10 AC
IMPACTED AREA 182,728 S.F. = 4.19 AC
EXISTING ZONING B-3 & I-1
EXISTING LAND USE C (COMMERCIAL) & I (INDUSTRIAL)

BUILDING DATA

PROPOSED RACETRAC MARKET BLDG. AREA 5,411 SF

PARKING DATA

TOTAL PARKING REQUIRED RACETRAC BLDG. 22 SPACES
(2 SPACES + 1 SPACE X PUMP) = 2 SPACES + 1 SPACE X 20 PUMPS
TOTAL PARKING REQUIRED FLEA MARKET BLDG. 764 SPACES
(1 SPACE X 500 S.F.)

TOTAL PARKING REQUIRED 786 SPACES

TOTAL PARKING PROVIDED 974 SPACES

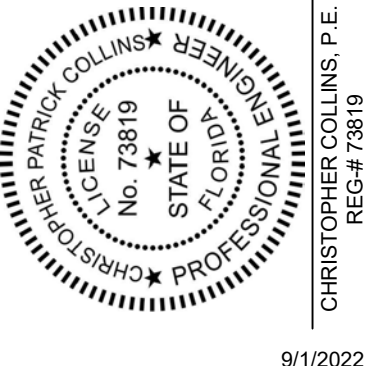
OPEN SPACE DATA

TOTAL PROP. SITE AREA 182,728 SF
TOTAL ROW DEDICATION 6,079 SF
TOTAL PROP. OPEN SPACE 94,682 SF

B.C.H.C.E.D. REF. NO. 200617002



666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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Revision Date
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Revision Date
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Revision Date
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Designed by: C.P.C.
Drawn by: A.T.S.

Checked by: C.P.C.

Approved by: C.P.C.

Scale: 1" = 60'

Date: 05/25/2022

Job No.: I002

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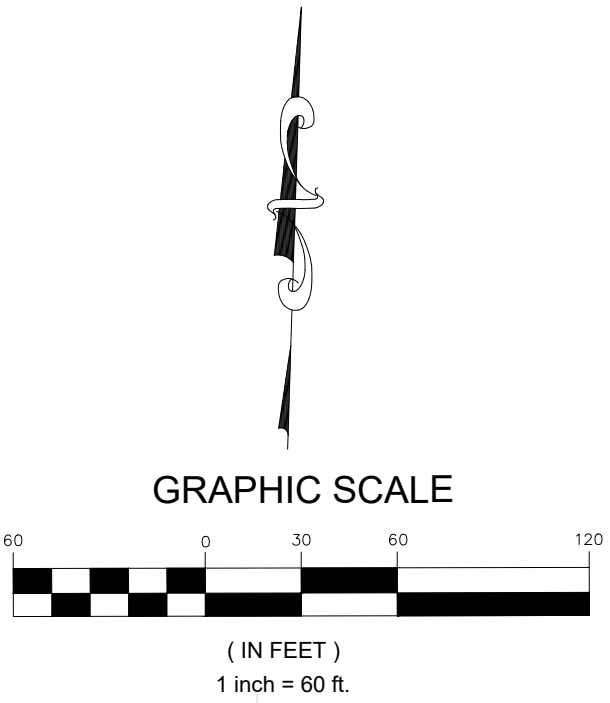
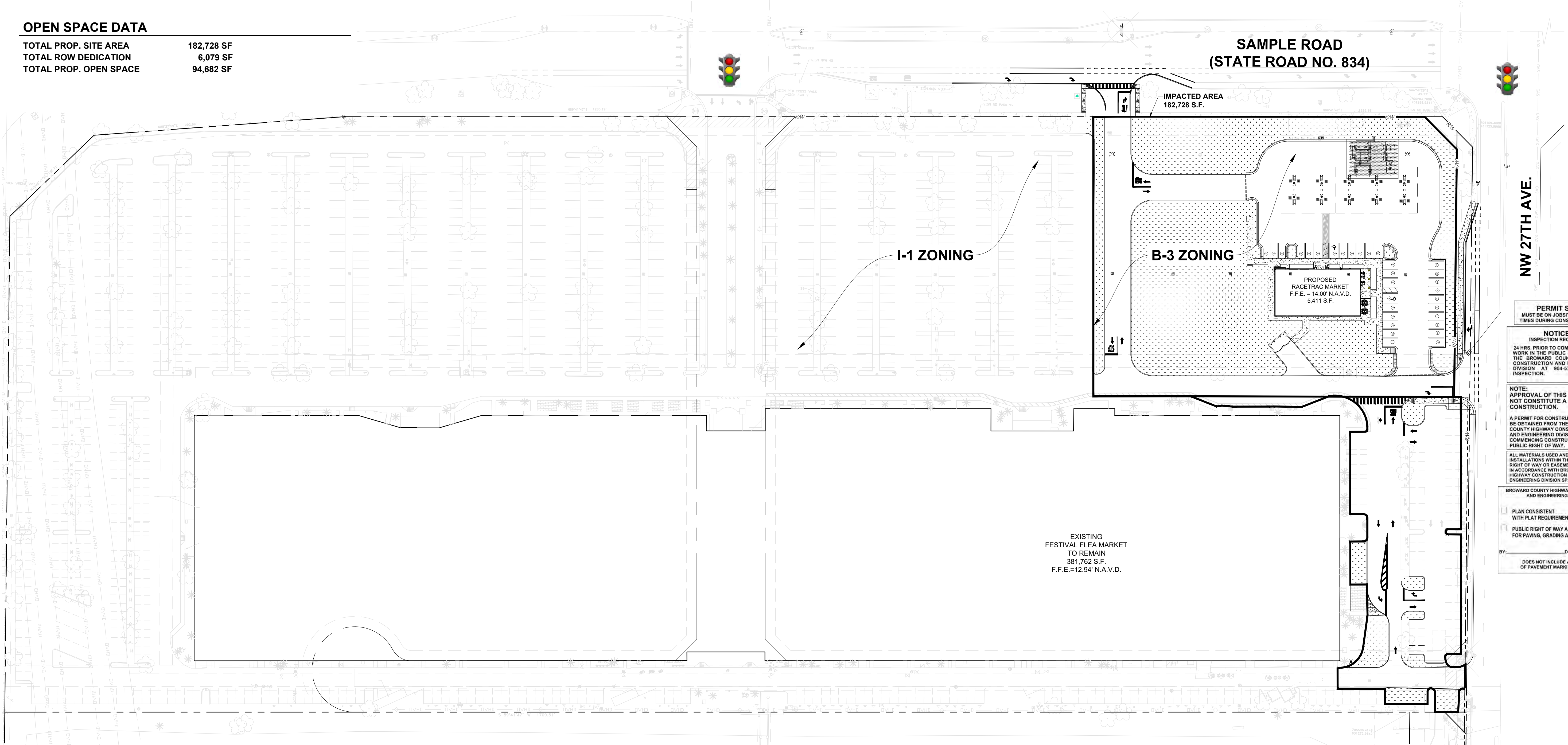
Plans for

**FESTIVAL
MARKETPLACE**
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

**MASTER
SITE PLAN**

Sheet No.

C-6.0
2019-A-491-00053
Anthony Beecher
9/27/2022



NW 27TH AVE.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC ROW CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.
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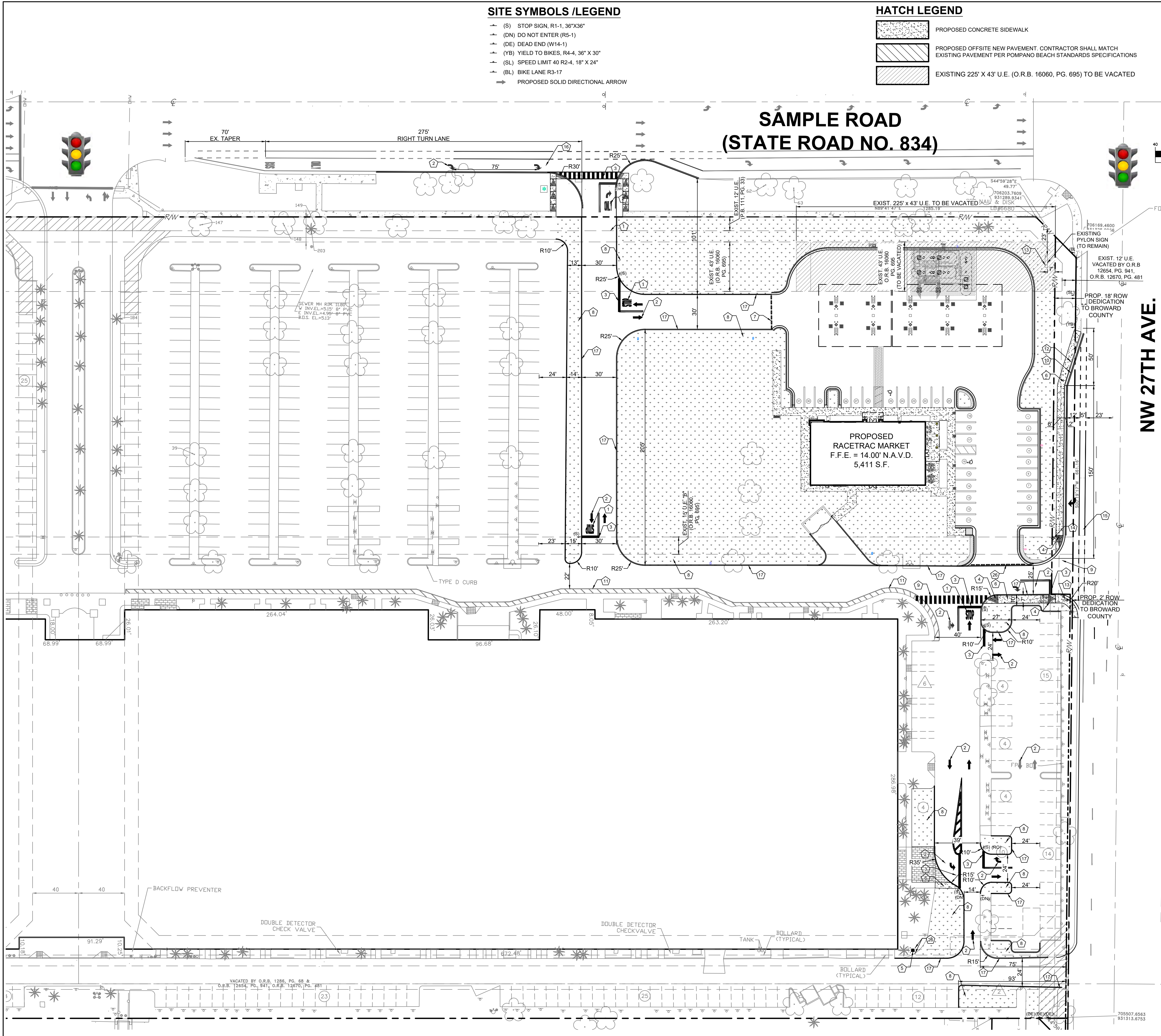
ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS:

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

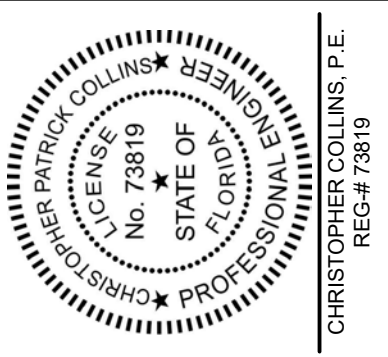
Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!



B.C.H.C.E.D. REF. NO. 200617002



666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



5/25/2022
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Designed by: C.P.C.

Drawn by: A.T.S.

Checked by: C.P.C.

Approved by: C.P.C.

Scale: 1" = 40'

Date: 05/25/2022

Job No.: I002

Plans for

**FESTIVAL
MARKETPLACE**

2900 W SAMPLE ROAD
POMPAHO BEACH,
FLORIDA

SITE PLAN

Sheet No.

C-7.0

2019-A-491-00053
Anthony Beecher
9/27/2022

SITE SYMBOLS /LEGEND

- (S) STOP SIGN, R1-1, 36"X36"
- (RO) RIGHT TURN ONLY, R3-5R, 24" X 30"
- (OW) ONE-WAY, R6-1R, 36"X12"
- PROPOSED SOLID DIRECTIONAL ARROW

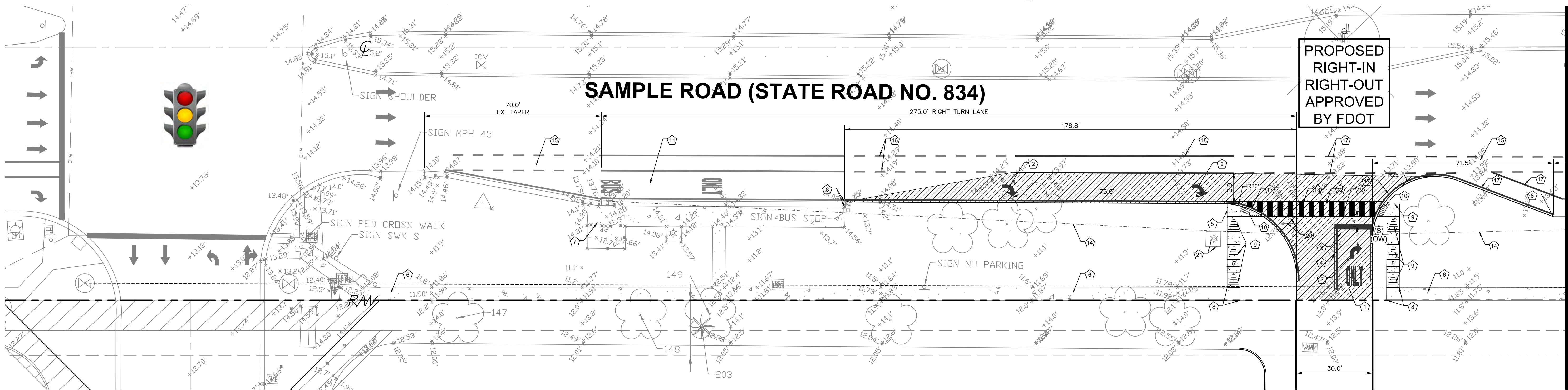
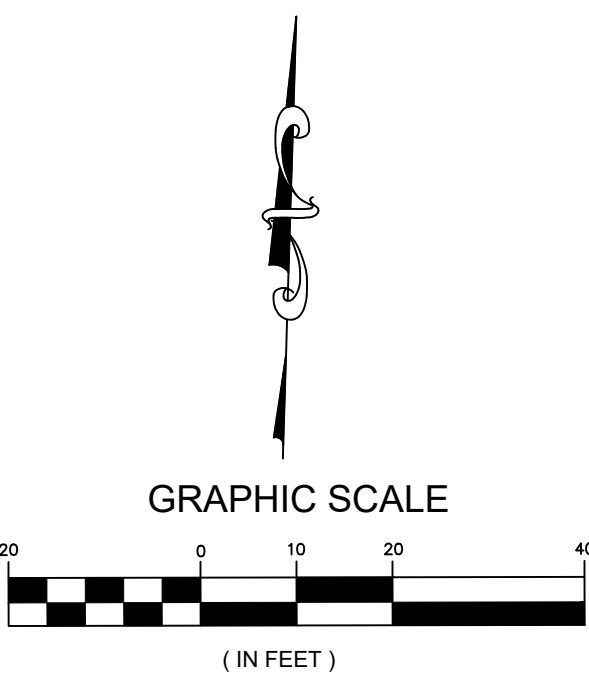
HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED NEW PAVEMENT, CONTRACTOR SHALL MATCH EXISTING PAVEMENT PER FDOT STANDARDS SPECIFICATIONS

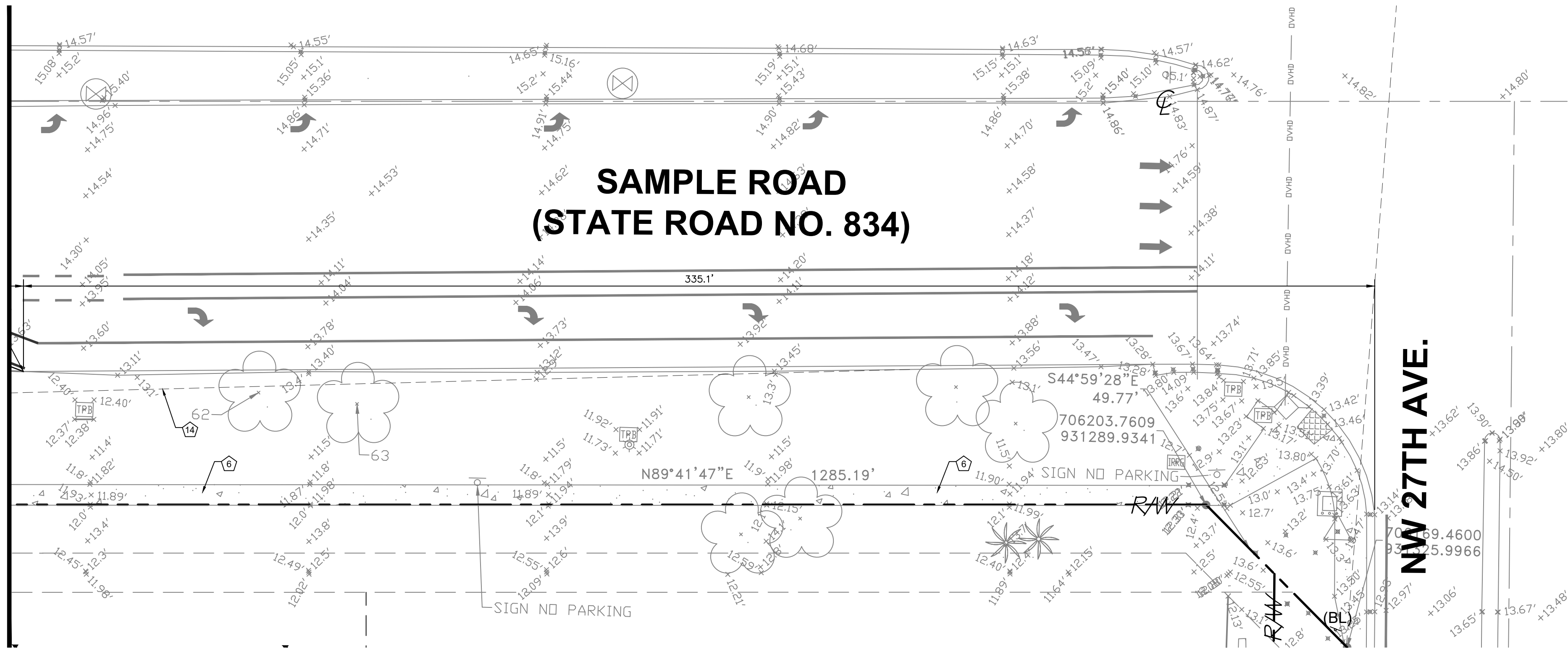
KEYNOTE LEGEND

- PROP. PAVEMENT MARKING PER FDOT 2022-23 INDEX 711-001
- PROP. WHITE DIRECTIONAL TRAFFIC ARROWS PER FDOT 2022-23 INDEX 711-001
- PROP. STOP-BAR PER FDOT 2022-23 INDEX 711-001
- PROP. 6" DOUBLE YELLOW STRIPING PER FDOT 2022-23 INDEX 711-001
- PROP. 6" THICK CONCRETE SIDEWALK
- EXIST. 6" THICK CONCRETE SIDEWALK
- EXIST. BUS STOP
- MATCH EXISTING LINE AND GRADE
- PROP. HANDICAP RAMP TYPE CR-G, PER FDOT 2022-23 INDEX 522-002, 4 OF 7
- PROP. DETECTABLE WARNING PER FDOT 2022-23 INDEX 522-002, 6 OF 7
- EXIST. "BUS ONLY" LANE
- PROP. DRIVEWAY PER FDOT DESIGN MANUAL 2021 CHAPTER 214.1
- PROP. MAINTENANCE OF TRAFFIC PER FDOT INDEX 102-613, 102-615, 102-660
- PROP. SAFE SIGHT TRIANGLE PER FDOT DESIGN MANUAL 2021 CHAPTER 212.11, EXHIBIT 212.6
- EXIST. 6' WIDE BICYCLE LANE
- EXIST. 2'-4" 6" WHITE SKIPS PER BROWARD COUNTY DETAIL (SEE SHEET C-11.1)
- PROP. 2'-4" 6" WHITE SKIPS PER BROWARD COUNTY DETAIL (SEE SHEET C-11.1)
- PROP. 6" WHITE SOLID STRIPING
- PROP. CROSSWALK STRIPING PER FDOT 2022-23 INDEX 711-001, 9 OF 13
- EXIST. LIGHT POLE AND CONCRETE PAD (TO BE RELOCATED)
- PROP. LIGHT POLE AND CONCRETE PAD

B.C.H.C.E.D. REF. NO. 200617002



MATCHLINE A-A



NW 27TH AVE.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
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NOTE:
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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS

☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____

DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS



666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	1" = 20'
Date:	05/25/2022
Job No.:	I002

Plans for
FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

DRIVEWAY BLOW UP PLAN

Sheet No.
C-7.1
Approved
2019-A-491-00053
Anthony Beecher
9/27/2022



666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
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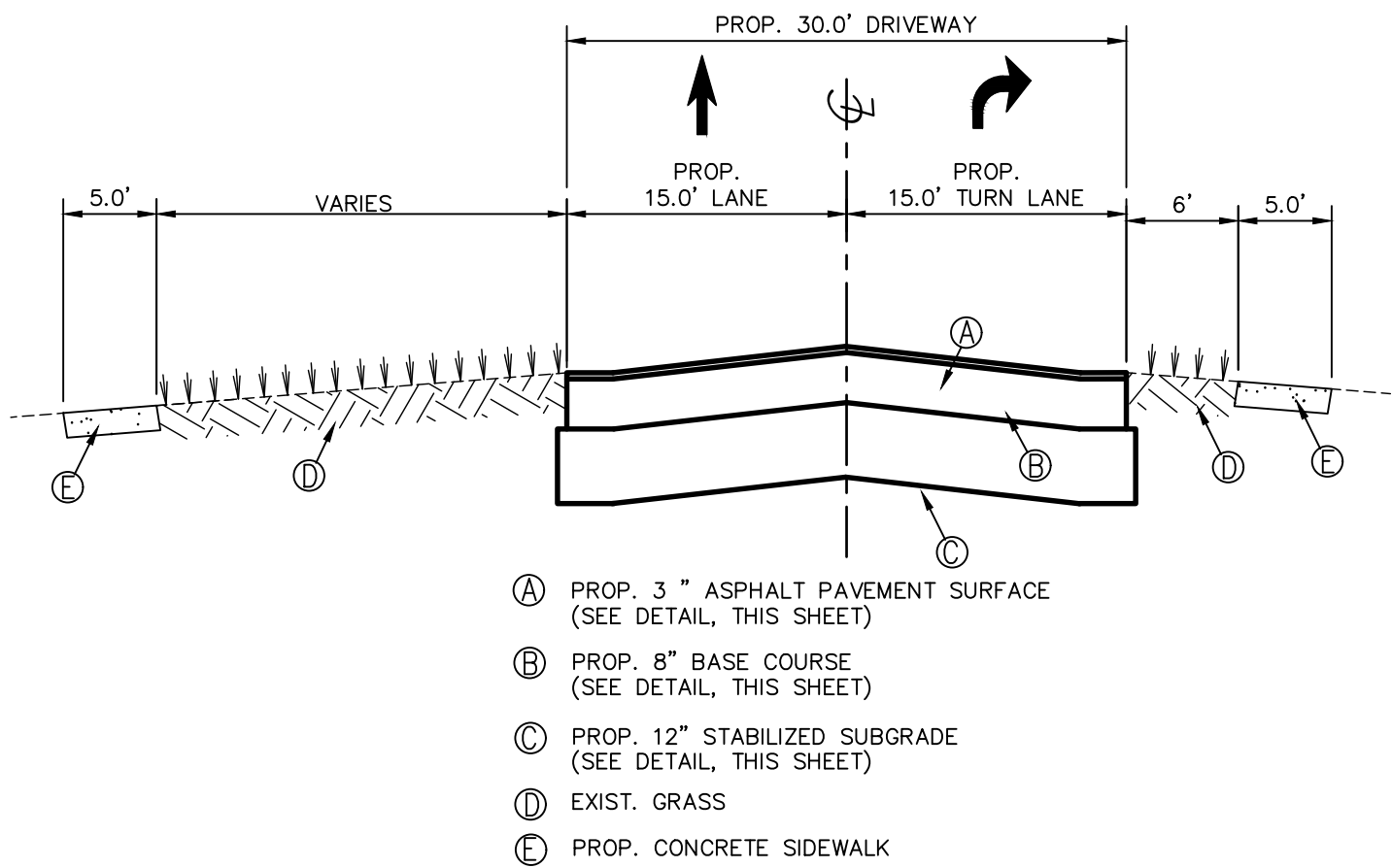
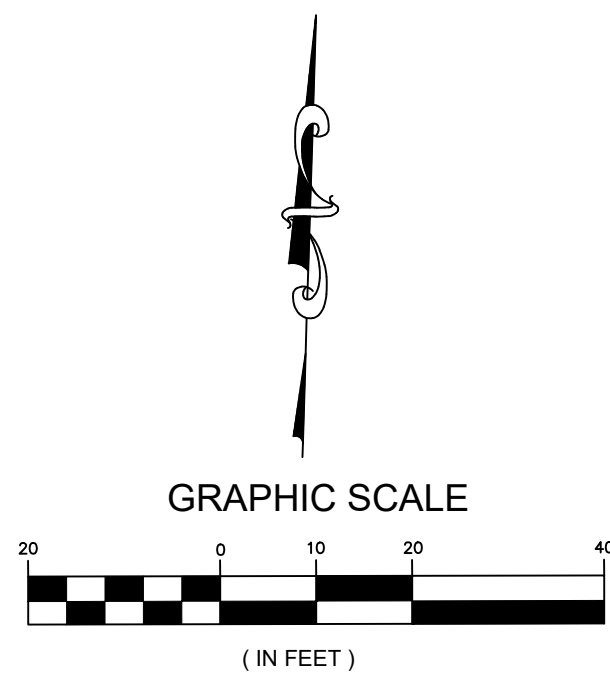
Job No.: I002
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Plans for
FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

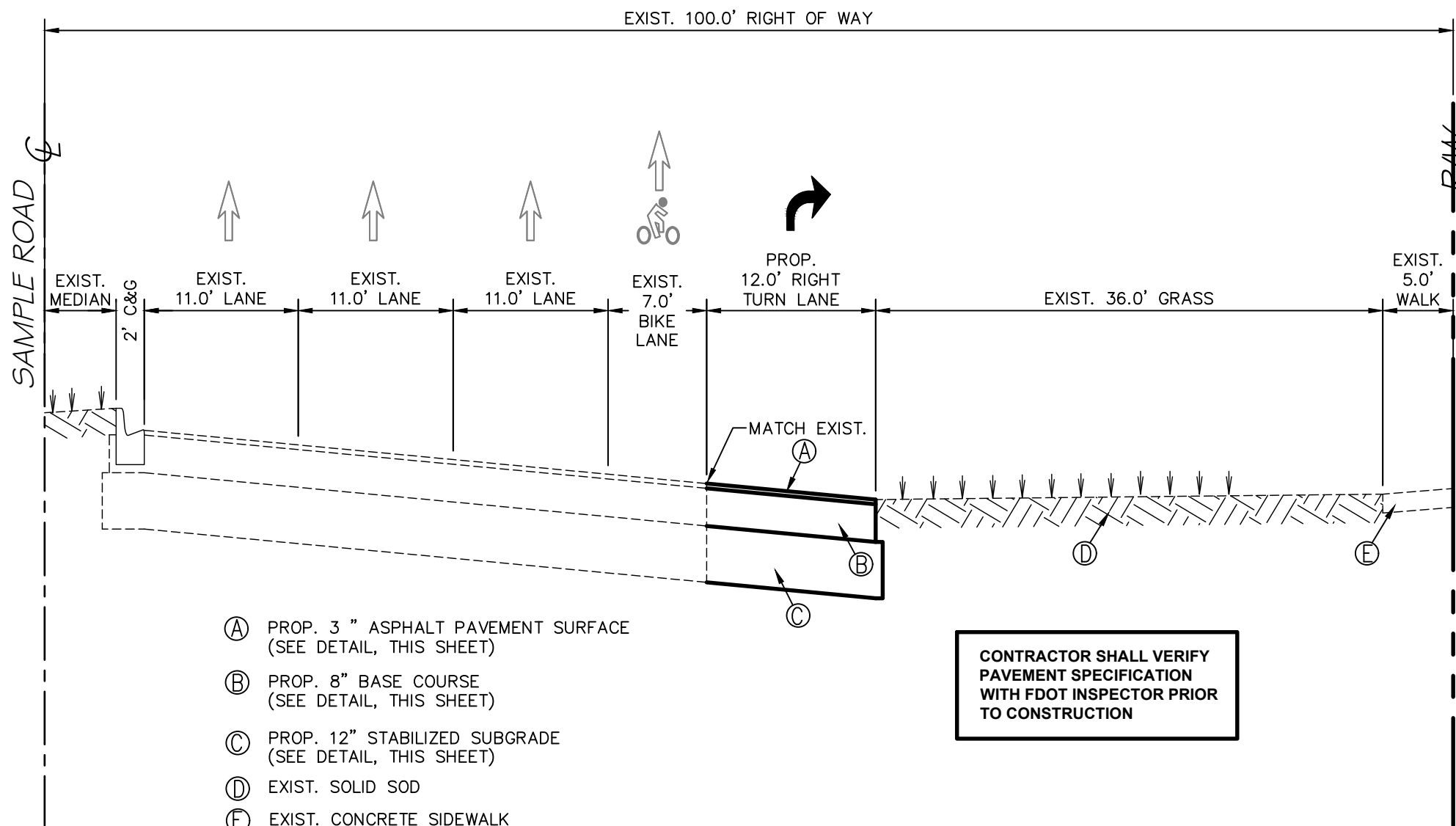
GRADING BLOW UP PLAN

Sheet No.

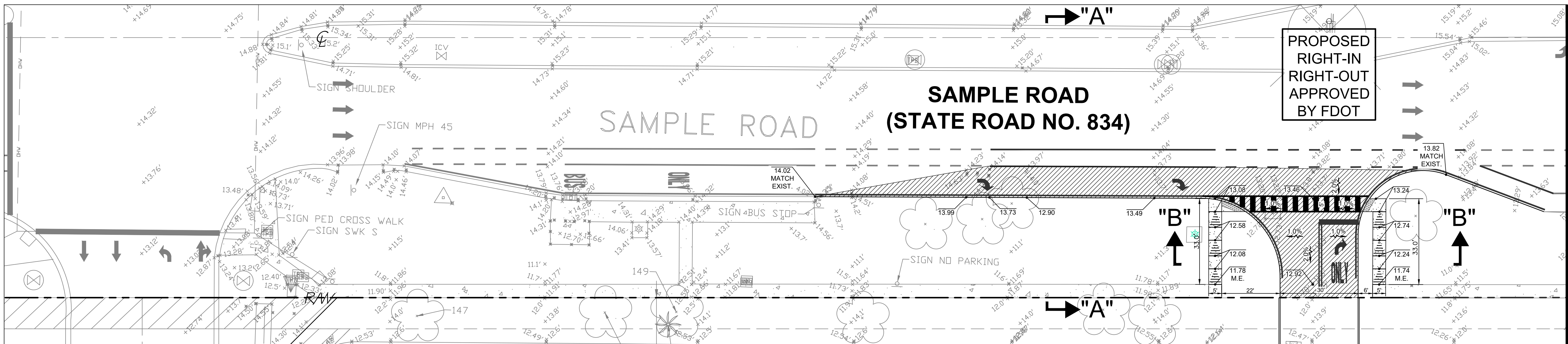
C-7.2
Approved
2019-A-491-00153
Anthony Beecher
9/27/2022



SAMPLE ROAD
PROPOSED NEW DRIVEWAY CROSS SECTION "B"-"B"
SCALE: HOR. 1"=10'
VERT. 1"=4'



SAMPLE ROAD
PROPOSED NEW DRIVEWAY CROSS SECTION "A"-"A"
SCALE: HOR. 1"=10'
VERT. 1"=4'

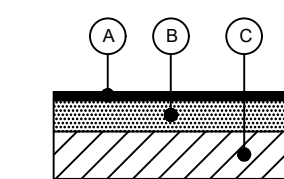


SITE SYMBOLS /LEGEND

- (E.P.) EDGE OF PVMT. ELEV. OR GROUND ELEV.
- X% PROP. FLOW DIRECTION AND SLOPE
- +14.40' EXIST. GRADE ELEVATION

HATCH LEGEND

- EXISTING CONCRETE SIDEWALK
- PROPOSED NEW PAVEMENT. CONTRACTOR SHALL MATCH EXISTING PAVEMENT PER FDOT STANDARDS SPECIFICATIONS



- 3" OPTIONAL BASE GROUP 9 (0B09), ASPHALT SHALL BE PLACED IN TWO (2) LIFTS: 2" OF SP-12.5 AND 1" OF SP-9.5.
- 6" CRUSHED LIMEROCK BASE COURSE HAVING A MINIMUM LBR OF 100 AND MINIMUM CARBON CALCIUM CONTENT 70% COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557, PLACED IN (2) LIFTS, PER MG. PV.
- TYPE B OR C 12" STABILIZED SUB-BASE FILLED WITH MINIMUM LBR OF 40 COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1557.

FDOT PAVEMENT DETAIL

N.T.S.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC ROW CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

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BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

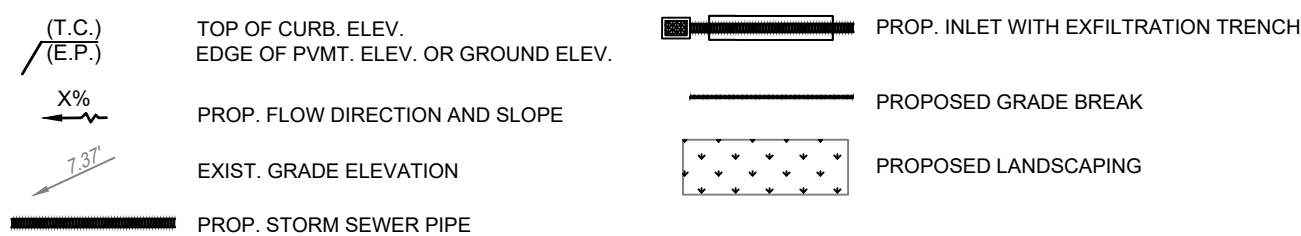
- PLAN CONSISTENT WITH PLAT REQUIREMENTS
- PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: DATE: DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

PROPOSED DRAINAGE
SYMBOLS LEGEND



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.

ELEVATIONS NOTE:

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE BROWARD COUNTY BENCHMARK #260/2752C. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY CONDUCTED BY MILLER LEGG.



Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

B.C.H.C.E.D. REF. NO. 200617002

STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
S-1	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.90	(18") 7.62 (S)
S-2	PROP. 53 LF OF SOLID 18" HDPE		
S-3	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.84	(18") 7.62 (N) (18") 7.62 (S) (18") 7.62 (E)
S-4	PROP. 185 LF OF SOLID 18" HDPE		
S-5	PROP. 102 LF OF SOLID 18" HDPE		
S-6	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	13.68	(18") 7.62 (N) (18") 7.62 (S) (18") 7.62 (W)
S-7	PROP. 50 LF OF 8" HDPE PERFORATED PIPE W/ EXFIL. TRENCH AND 15 LF OF SOLID 18" HDPE		
S-8	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.33	(18") 7.62 (N) (18") 7.62 (W) (18") 7.62 (S)
S-9	PROP. 41 LF OF SOLID 18" HDPE		
S-10	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.70 M.E.	(18") 7.62 (N)
S-11	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.20 M.E.	(12") 9.43 (S) (24") 6.04 (E) (24") 6.64 (W)
S-12	EXIST. 28 LF OF SOLID STORM PIPE @1.25%		
S-13	PROP. 106 LF OF SOLID 24" HDPE @0.56%		
S-14	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.20 M.E.	(24") 6.05 (NE) (24") 6.05 (W) (12") 9.33 (S)
S-15	EXIST. 26 LF OF SOLID 12" STORM PIPE @1.64%		
S-16	PROP. 79 LF OF SOLID 30" HDPE @0.56%		
S-17	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.80	(24") 5.61 (SW) (24") 5.61 (SE)
S-18	PROP. 97 LF OF SOLID 30" HDPE @0.56%		
S-19	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.00 M.E.	(24") 5.14 (NW) (30") 4.64 (SE)
S-20	EXIST. 133 LF OF SOLID 30" RCP @0.73%		

* CONNECT EXISTING ROOF DRAINAGE PIPE TO STRUCTURE. CONTRACTOR SHALL CONFIRM EXIST. INVERT ONSITE.
** BAFFLED INVERT

SAMPLE ROAD
(STATE ROAD NO. 834)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

FUTURE RACETRAC
BUILDING
(PERMIT BY OTHERS)

NW 27TH AVE.

EXISTING
FESTIVAL FLEA MARKET
TO REMAIN
381,762 S.F.
F.F.E.=12.94' N.A.V.D.

PERMIT SET
MUST BE ON JOBSITE AT ALL
TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY
WORK IN THE PUBLIC R/W CONTACT
THE BROWARD COUNTY HIGHWAY
CONSTRUCTION AND ENGINEERING
DIVISION AT 554-577-4608 FOR
INSPECTION.

NOTE: APPROVAL OF THIS PLAN DOES
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PUBLIC RIGHT OF WAY.

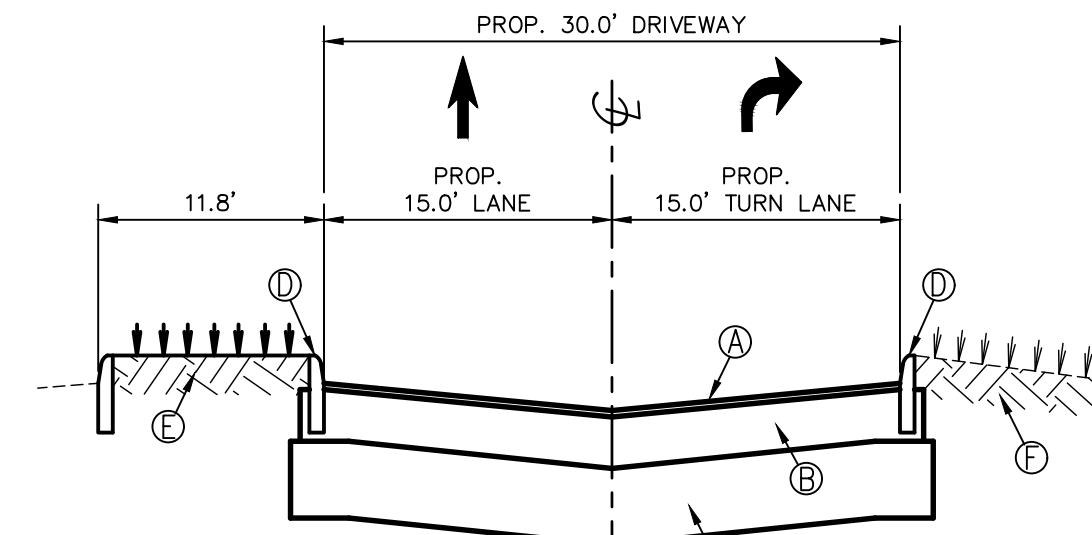
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BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION

PLAN CONSISTENT
WITH PLAT REQUIREMENTS

PUBLIC RIGHT OF WAY APPROVAL
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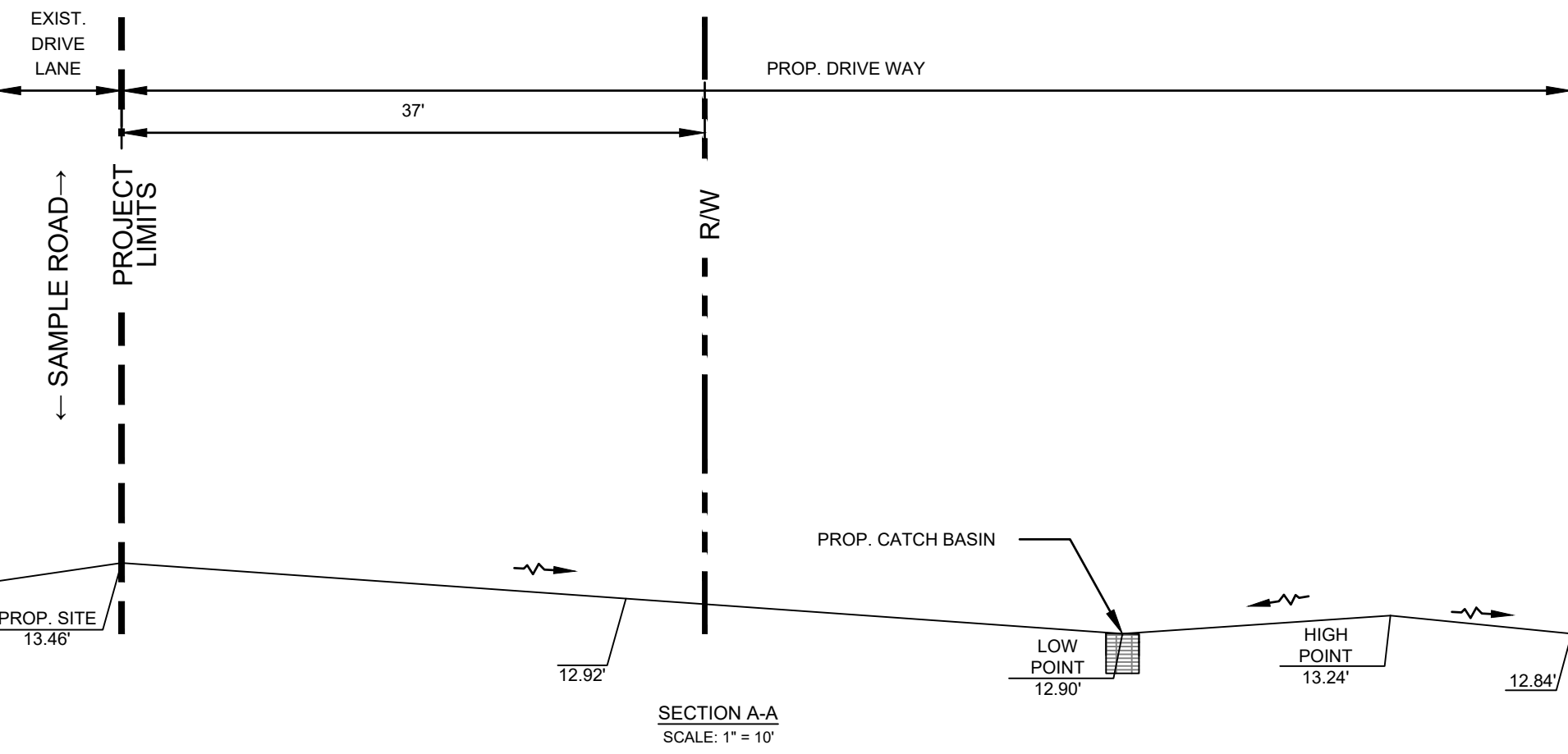
DOES NOT INCLUDE APPROVAL
OF PAVEMENT MARKING & SIGNS



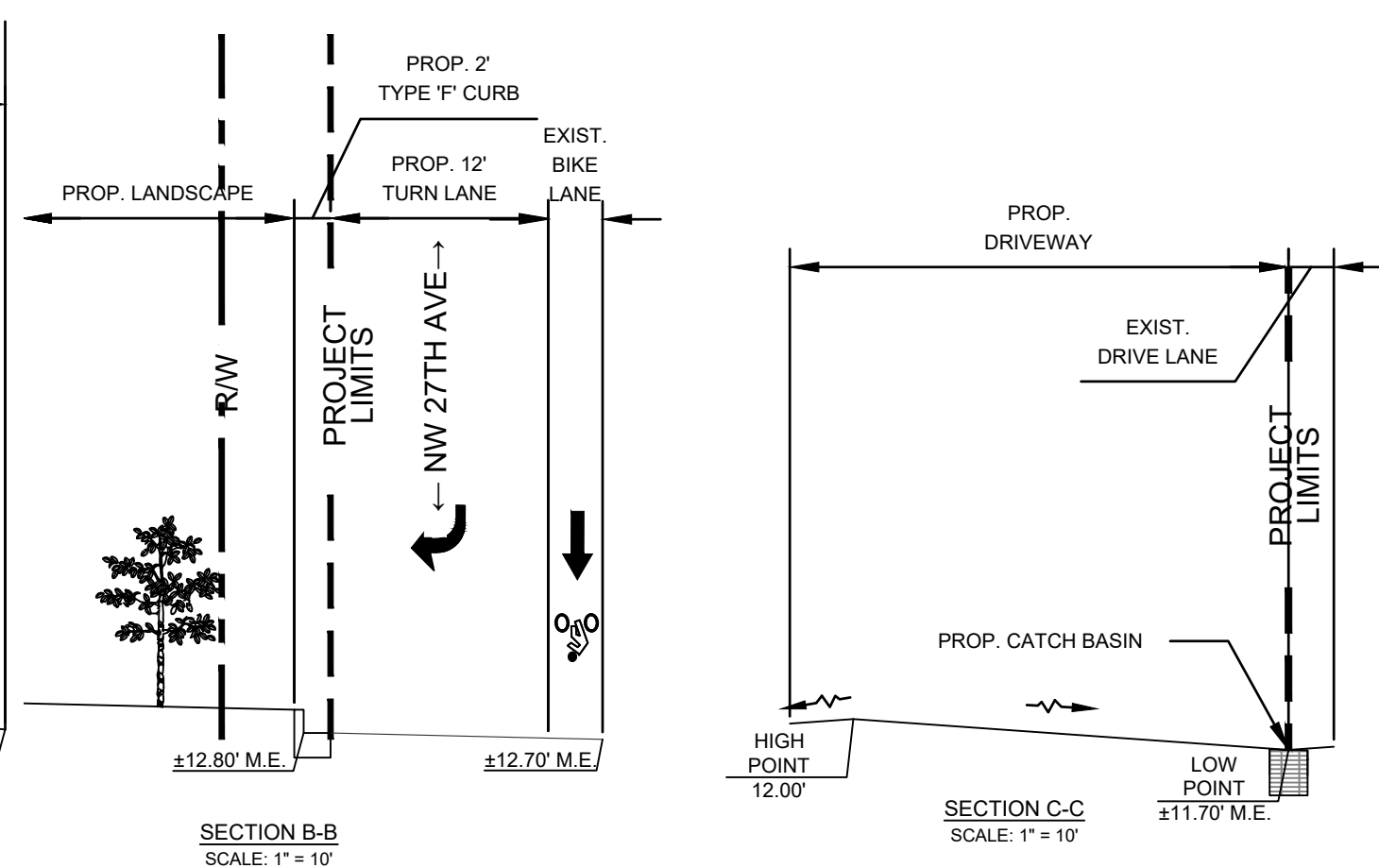
- A PROP. 3" ASPHALT PAVEMENT SURFACE
(SEE DETAIL, THIS SHEET)
- B PROP. 8" BASE COURSE
(SEE DETAIL, THIS SHEET)
- C PROP. 12" STABILIZED SUBGRADE
(SEE DETAIL, THIS SHEET)
- D PROP. TYPE "D" CURB
- E PROP. GRASS
- F EXIST. GRASS

PROPOSED NEW DRIVEWAY CROSS SECTION "D"-D"

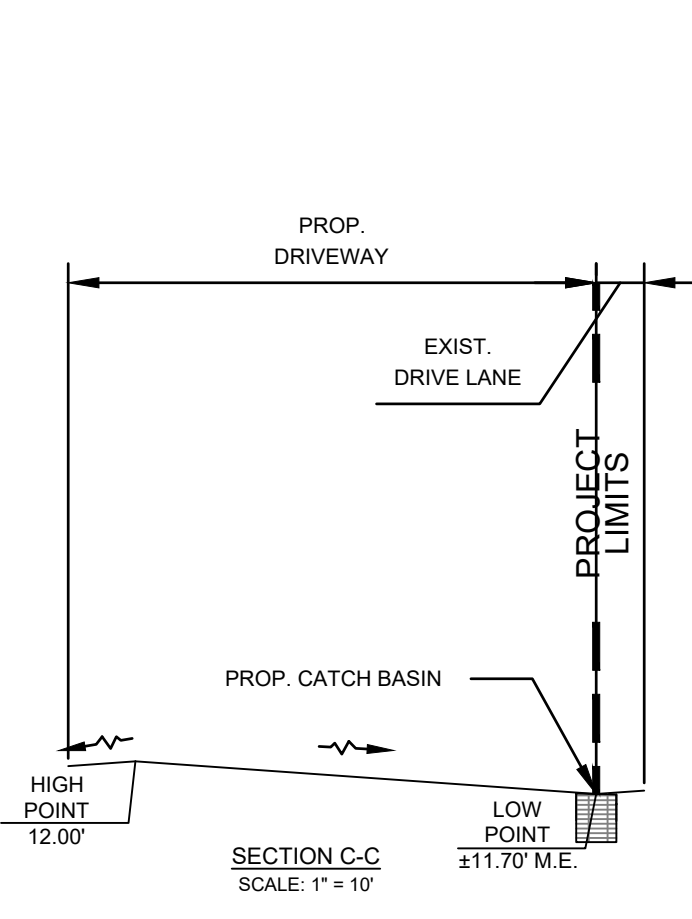
SCALE: HOR. 1"=10'
VERT. 1"=4'



SECTION A-A
SCALE: 1"=10'



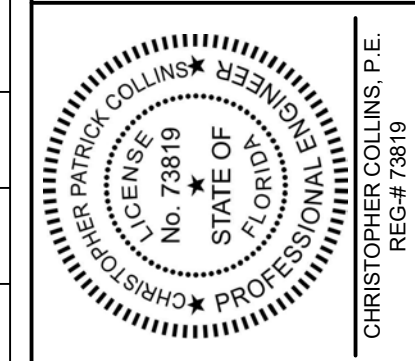
SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'



666 N.E. 125th STREET,
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ECC PRE-CON RFI #3 (04/18/2021)

Designed by: C.P.C.

Drawn by: A.T.S.

Checked by: C.P.C.

Approved by: C.P.C.

Scale: 1"=40'

Date: 05/25/2022

Job No.: I002

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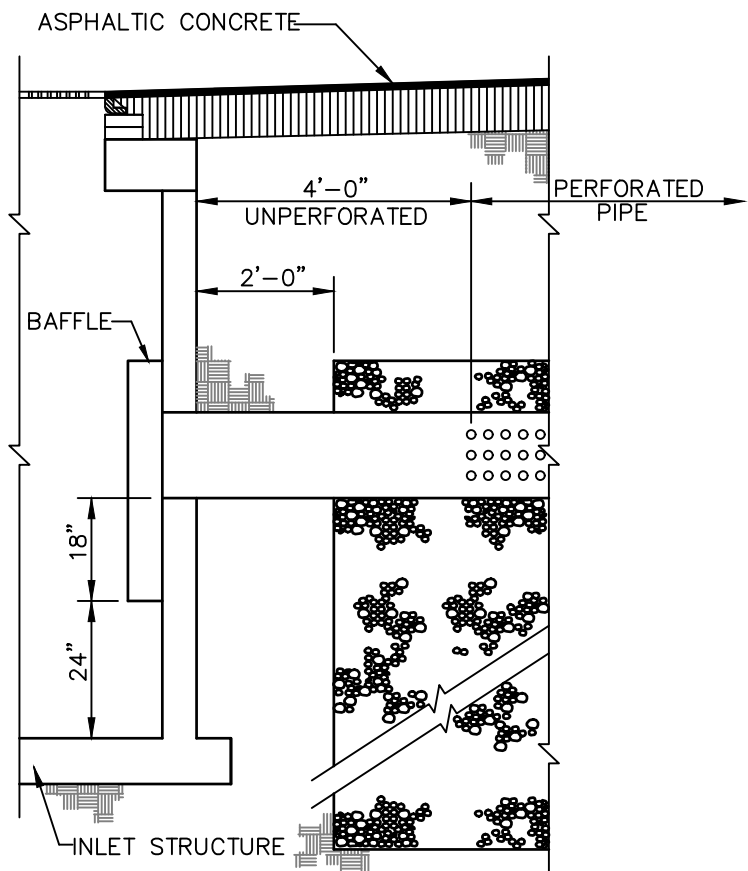
Plans for

**FESTIVAL
MARKETPLACE**
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

GRADING &
DRAINAGE
PLAN

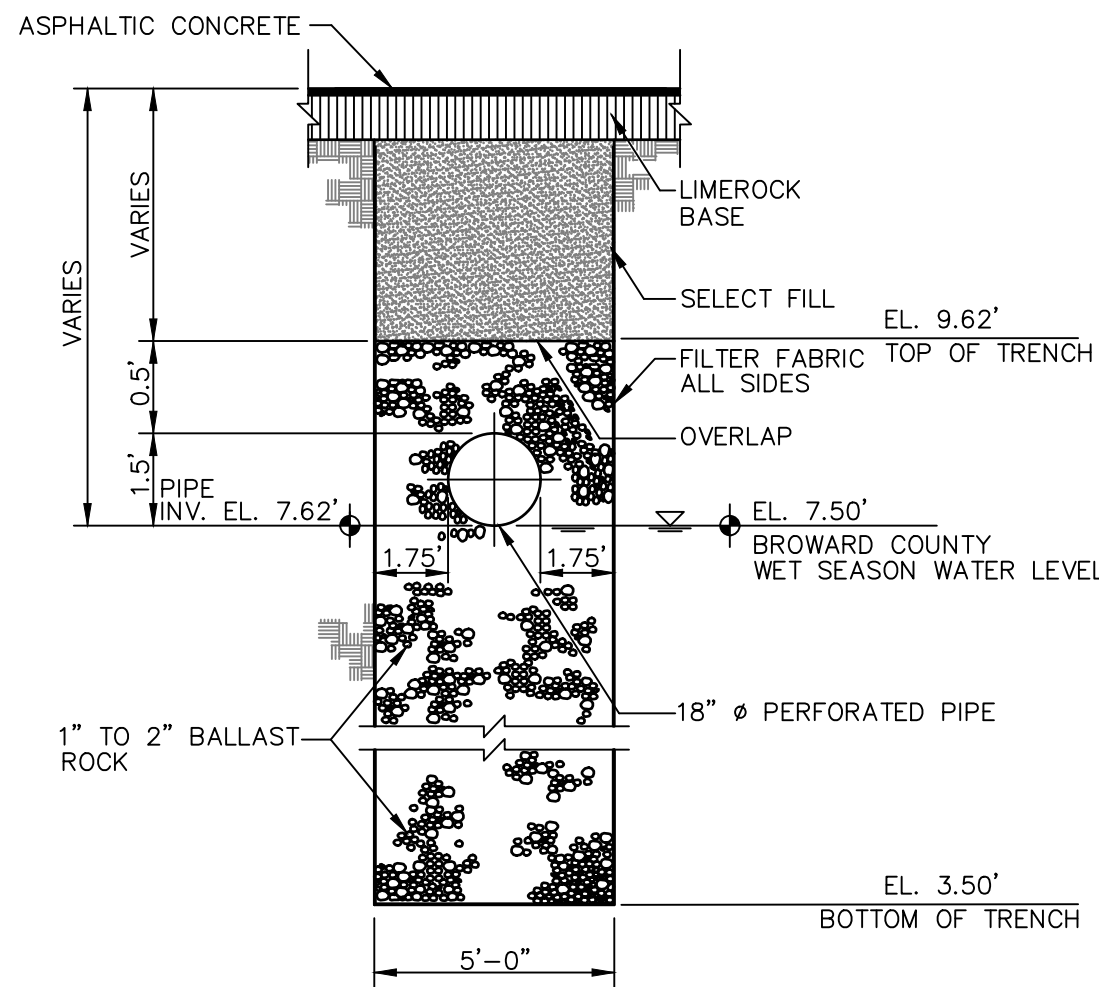
Sheet No.

C-8.0
2019-A-491-00153
Anthony Beecher
9/27/2022

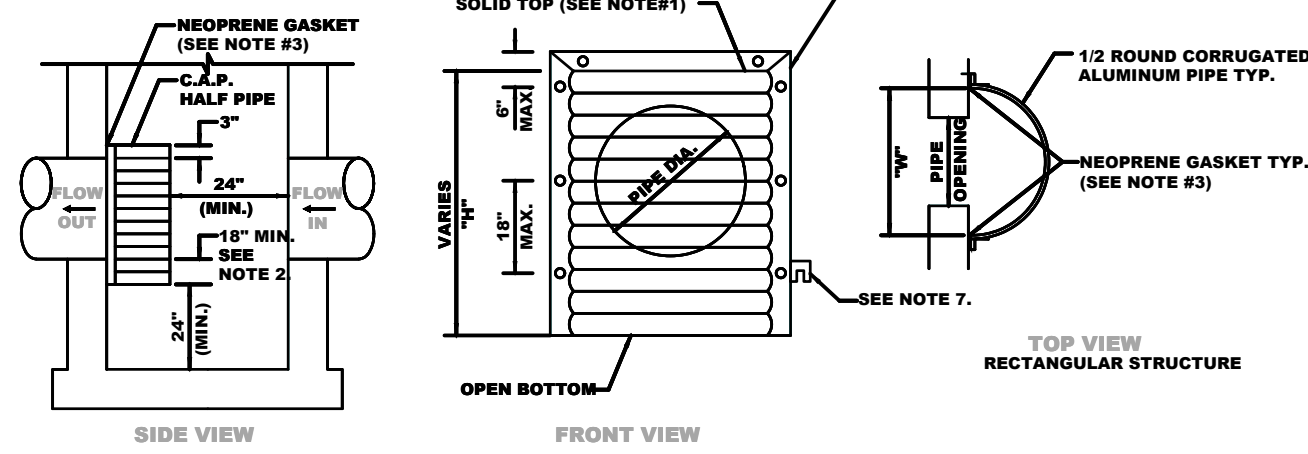


- NOTES:
1. PROVIDE BAFFLE WHEREVER PIPE ENTERS FRENCH DRAIN.
 2. BAFFLE SHALL BE AS SHOWN ON DETAIL IN THIS SHEET OR APPROVED EQUAL.
 3. SUMP 2'-0" (TYP.) EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".

**EXFILTRATION TRENCH
CONNECTION DETAIL**
N.T.S.



NOTE: FILTER FABRIC PER FDOT INDEX NO. 199
18" EXFILTRATION TRENCH SECTION
N.T.S.

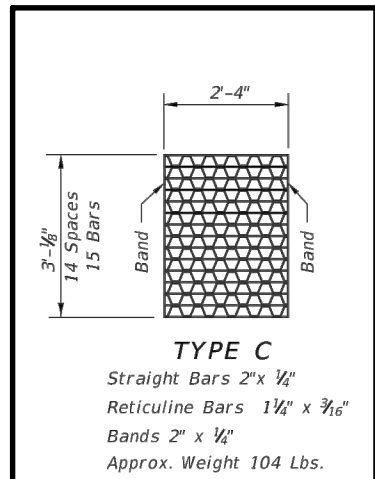
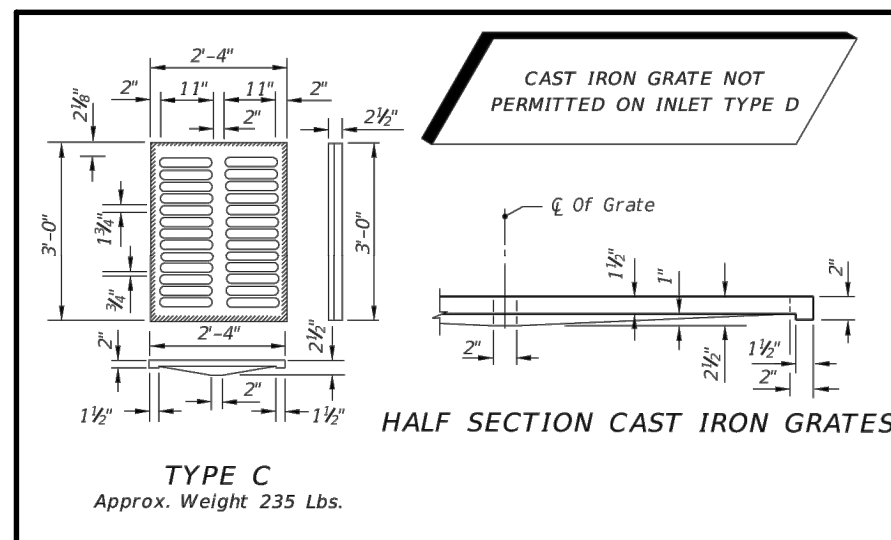


PIPE DIA.	W ³ (IN)	W ² (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	36"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

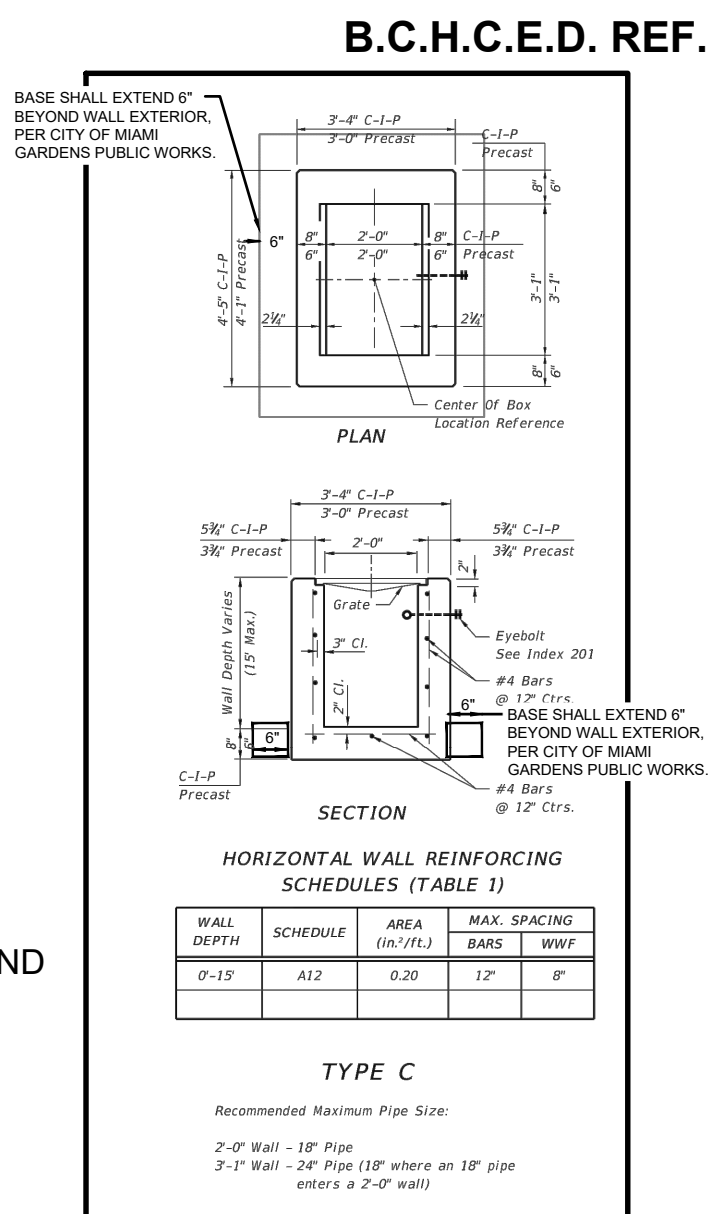
- NOTES
1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
 2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 1.5' BELOW CONTROL ELEVATION.
 3. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1"x2") SHALL BE INSTALLED ON THE SIDES AND TOP ALL.
 4. IMBELLURON RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/4" STAINLESS STEEL "RED HEADS" OR APPROVED.
 5. R&W EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A.
 6. RETURNING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.

POLLUTION RETARDANT BAFFLE DETAIL
N.T.S.



NOTE:
SEE FDOT INDEX 232 FOR COMPLETE DETAIL, NOTES AND SPECIFICATIONS.

FDOT TYPE C INLET
N.T.S.



ELEVATIONS NOTE:

ELEVATIONS ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE BROWARD COUNTY BENCHMARK #2602752C.
REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY CONDUCTED BY MILLER LEGG.

PERMIT SET
MUST BE ON JOBSITE AT ALL TIMES DURING CONSTRUCTION

NOTICE
INSPECTION REQUIRED
24 HRS. PRIOR TO COMMENCING ANY WORK IN THE PUBLIC R/W CONTACT THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION AT 954-577-4600 FOR INSPECTION.

NOTE:
APPROVAL OF THIS PLAN DOES NOT CONSTITUTE A PERMIT FOR CONSTRUCTION.
A PERMIT FOR CONSTRUCTION MUST BE OBTAINED FROM THE BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION PRIOR TO COMMENCING CONSTRUCTION IN THE PUBLIC RIGHT OF WAY.
ALL MATERIALS USED AND INSTALLATIONS WITHIN THE PUBLIC RIGHT OF WAY OR EASEMENTS SHALL BE IN ACCORDANCE WITH BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION SPECIFICATIONS.

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

☐ PLAN CONSISTENT WITH PLAT REQUIREMENTS
☐ PUBLIC RIGHT OF WAY APPROVAL FOR PAVING, GRADING AND DRAINAGE

BY: _____ DATE: _____
DOES NOT INCLUDE APPROVAL OF PAVEMENT MARKING & SIGNS

Revision ☐ Date _____
Comment _____

Revision ☐ Date _____
Comment _____

Revision ☐ Date _____
Comment _____

Revision ☐ Date _____
Comment _____

Revision ☐ Date _____
Comment _____

Revision ☐ Date _____
Comment _____

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.C.
Approved by: C.P.C.
Scale: N.T.S.
Date: 05/25/2022
Job No.: 1002

Plans for
FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH, FLORIDA

**GRADING &
DRAINAGE
DETAILS**

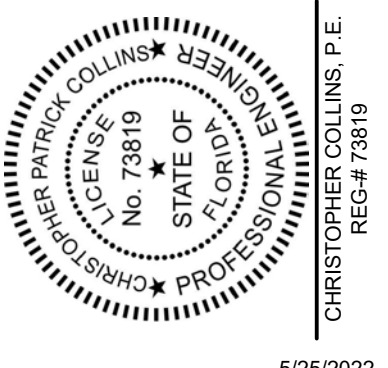
Sheet No.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Approved
C-9.0
Anthony Beecher
5/27/2022



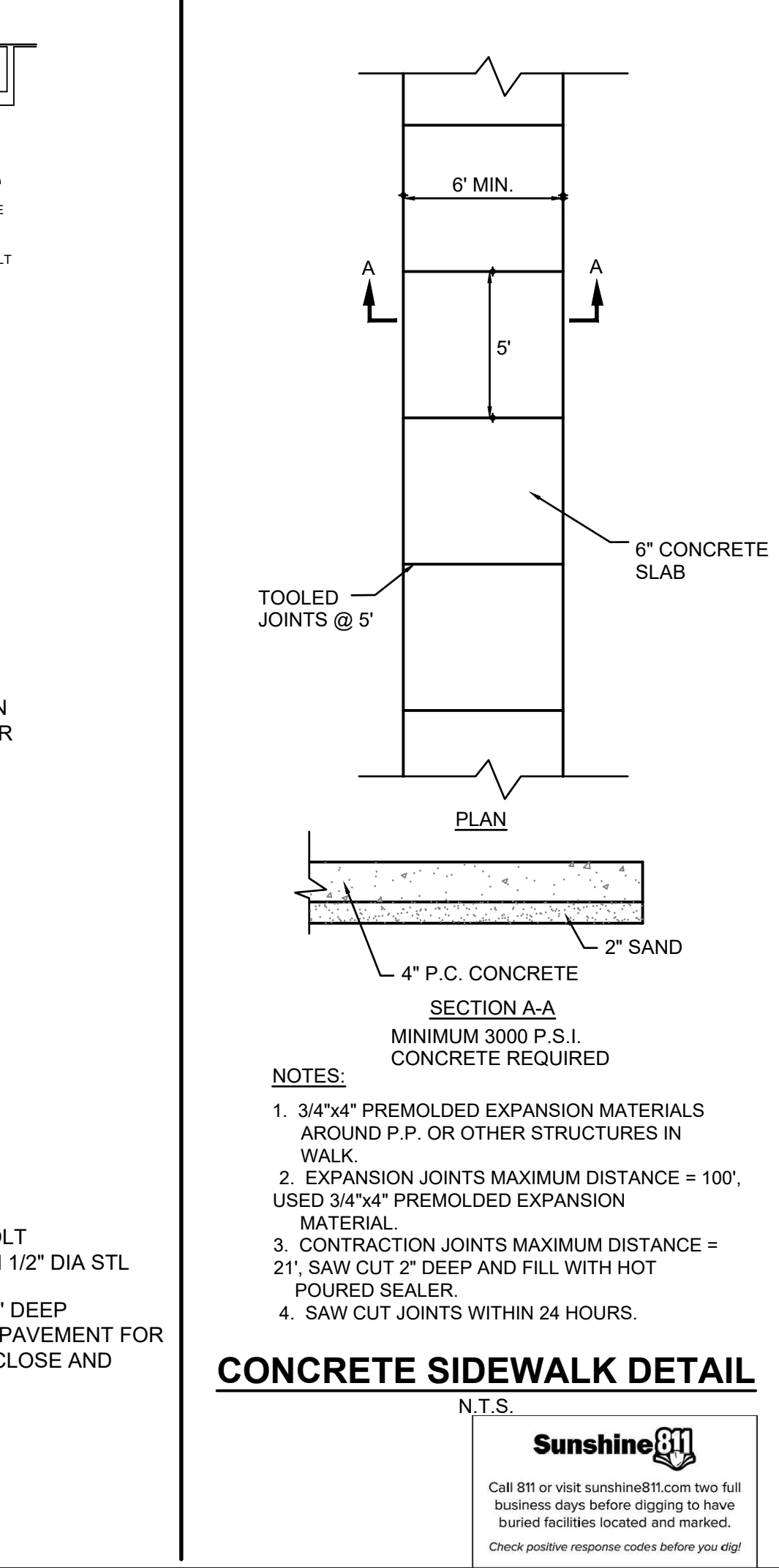
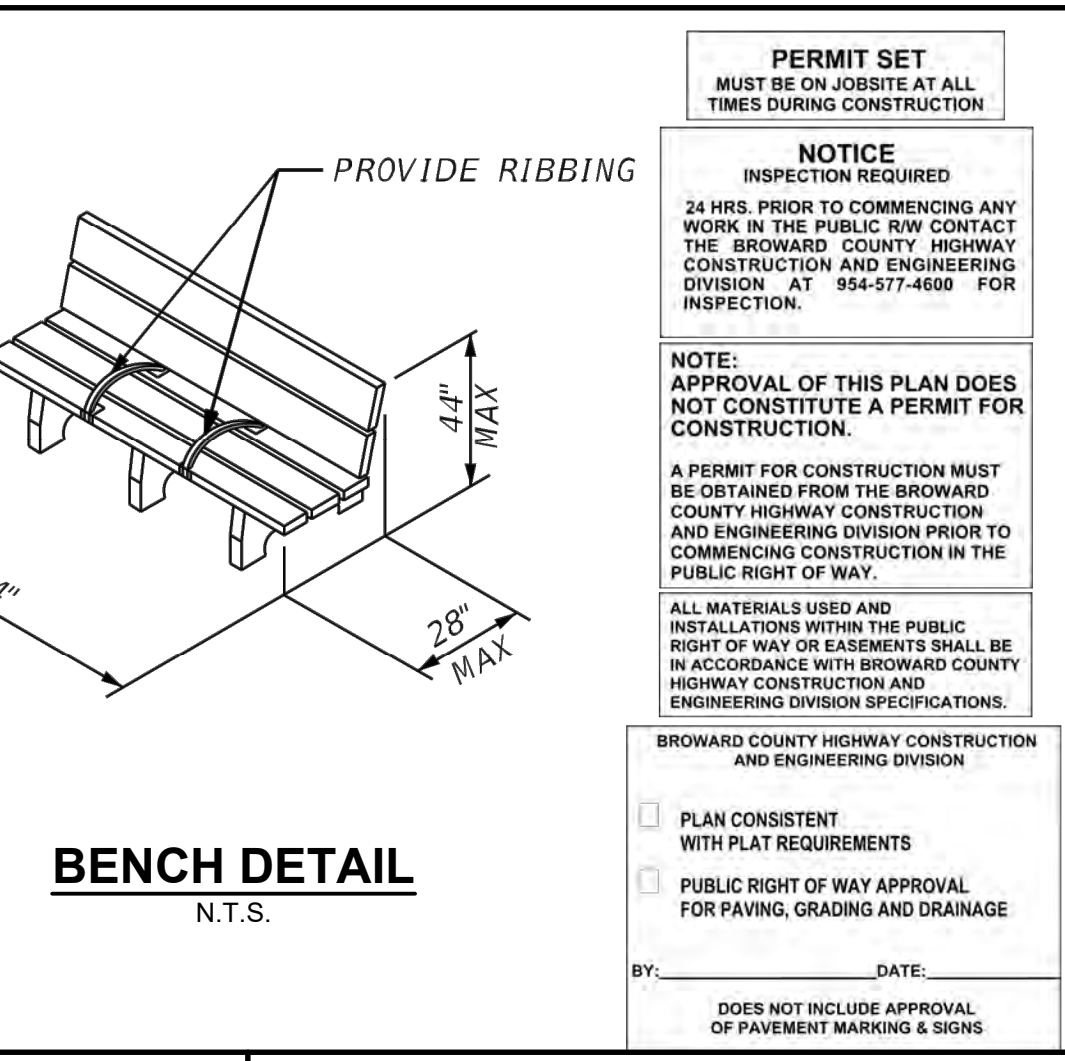
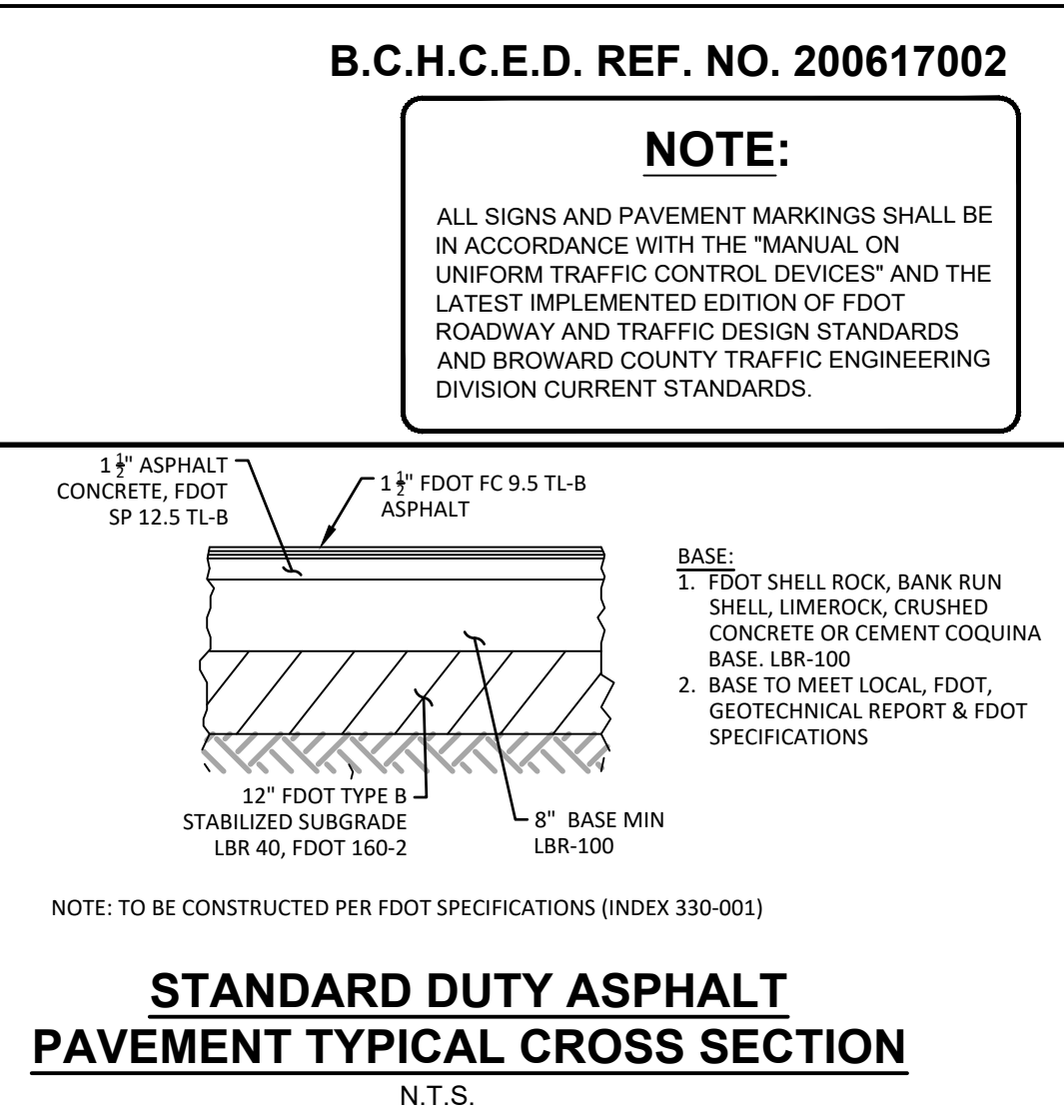
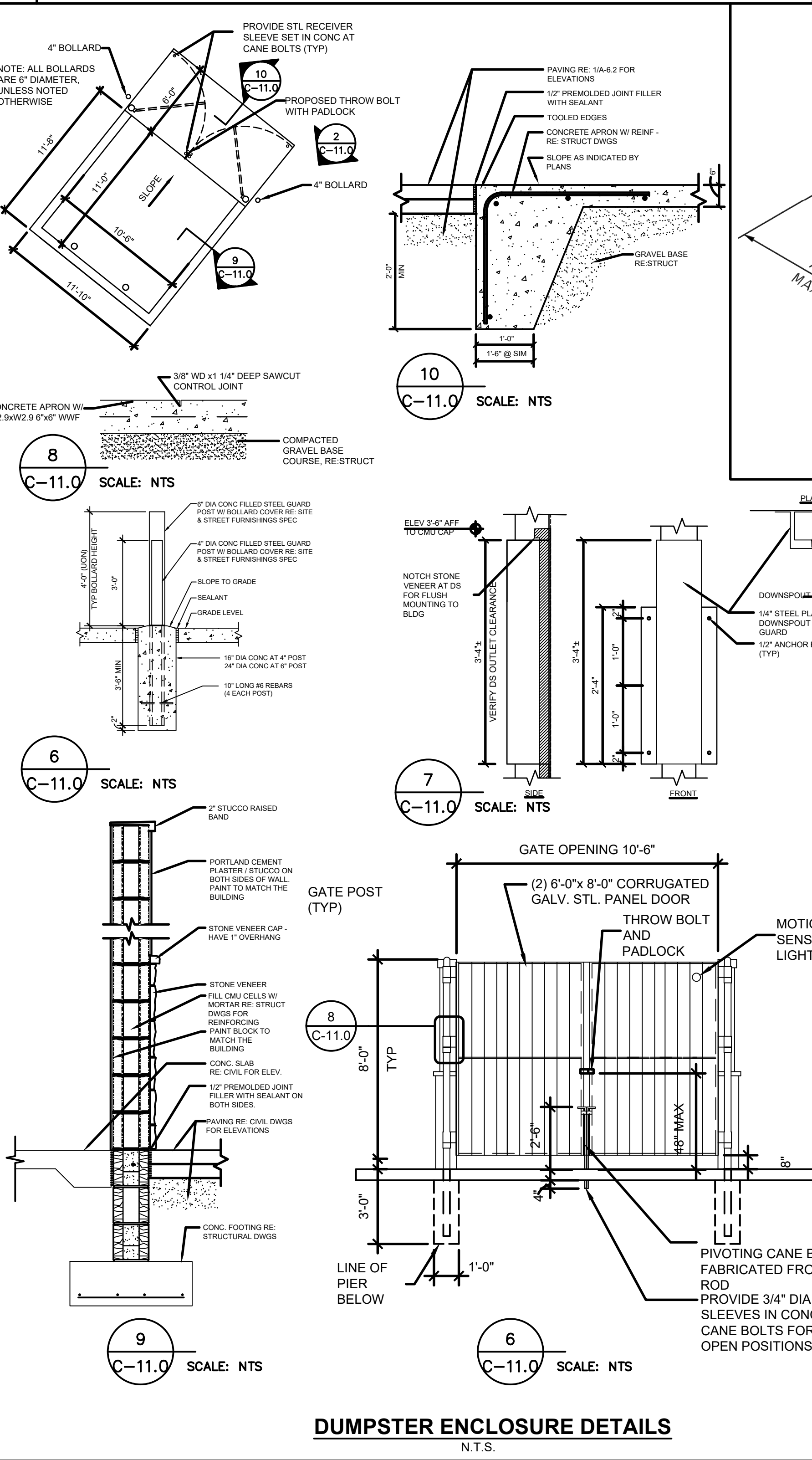
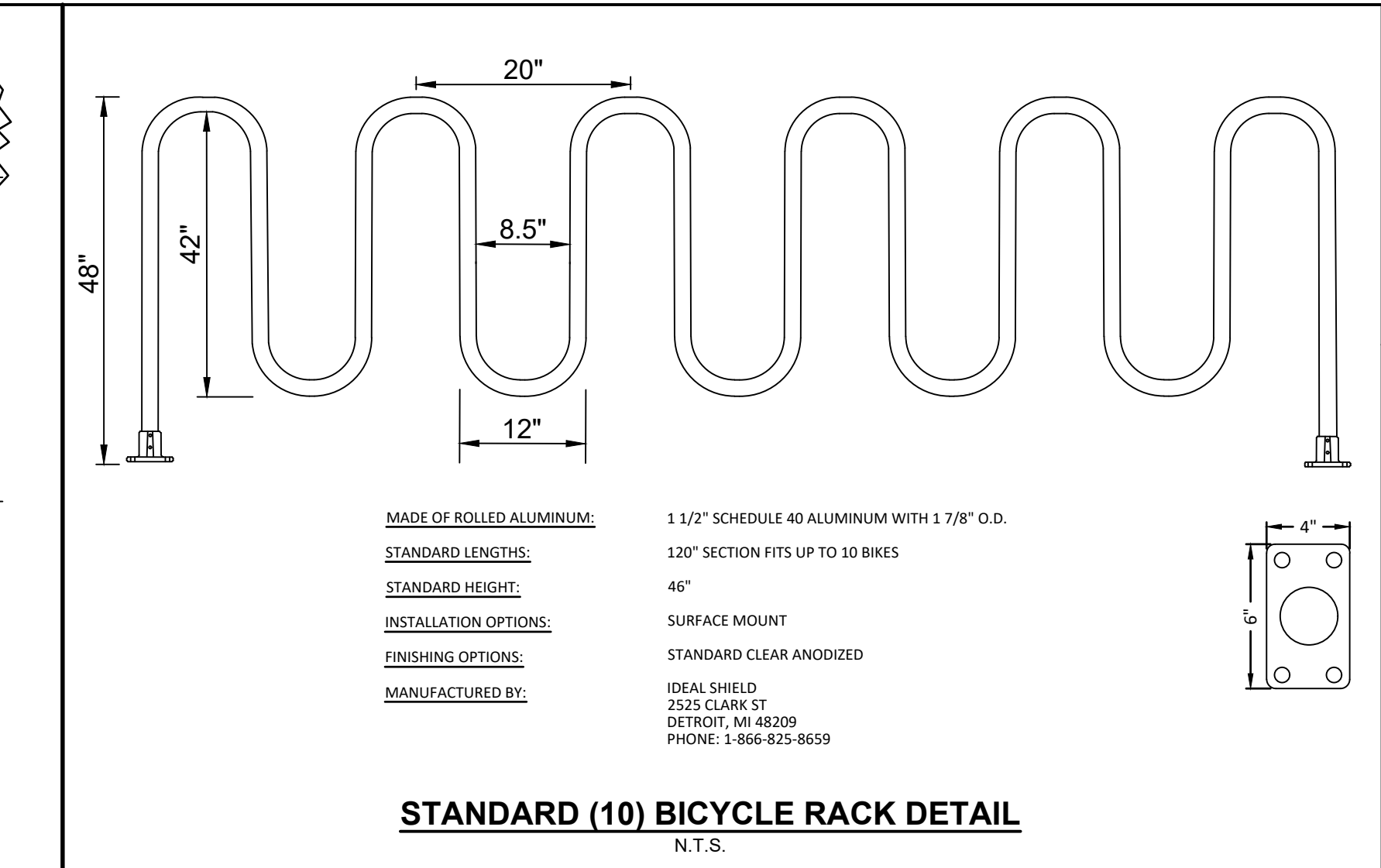
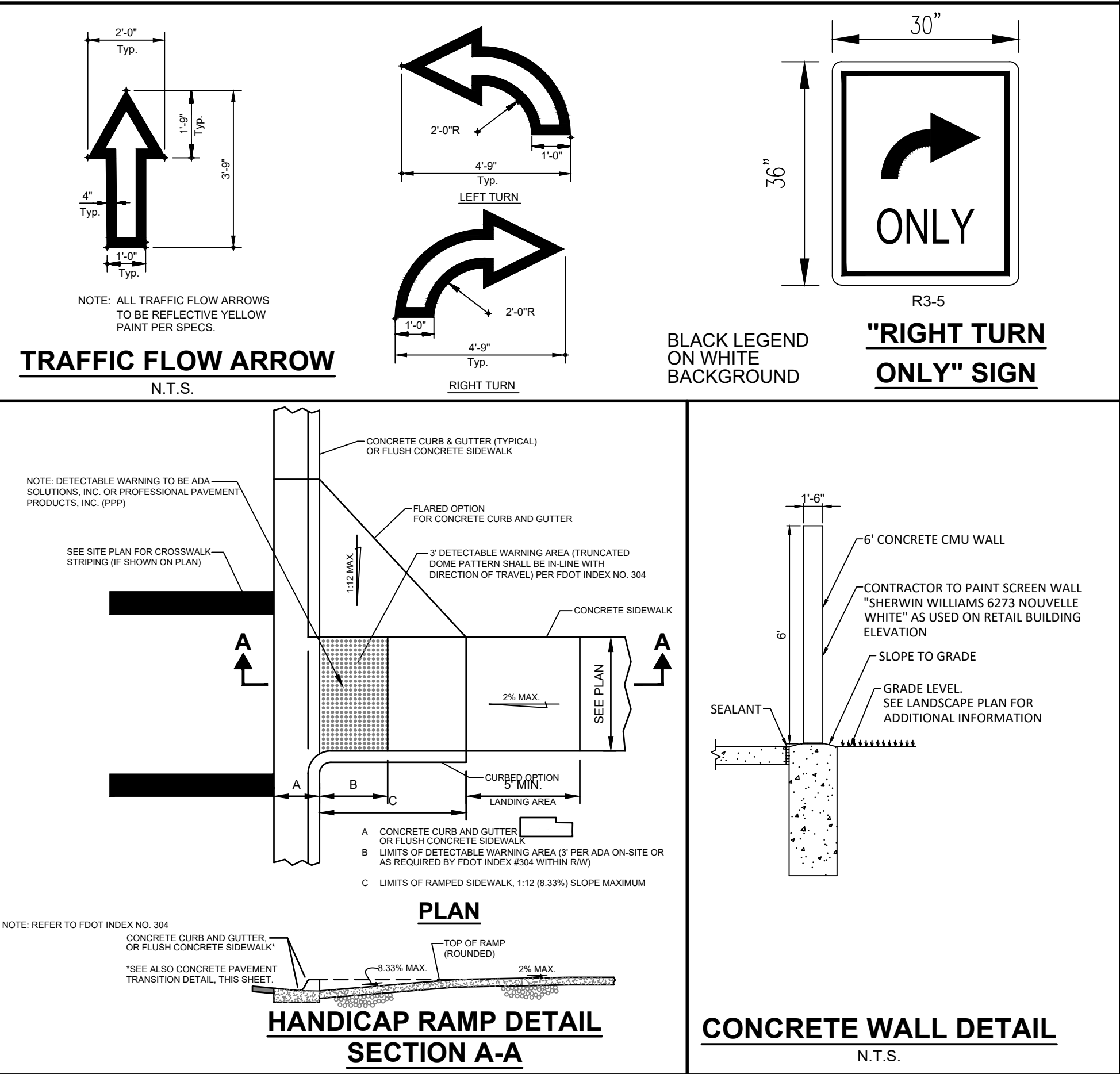
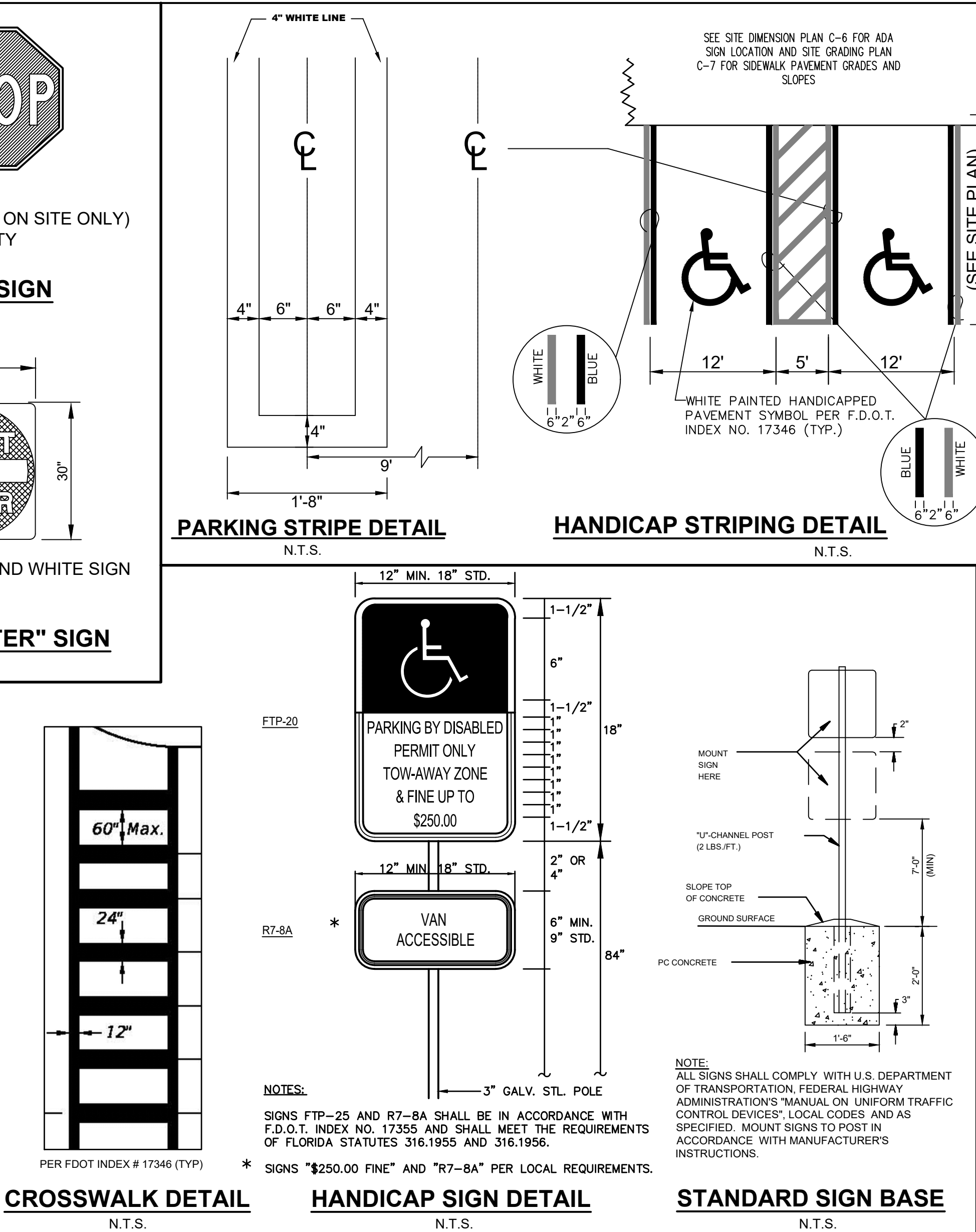
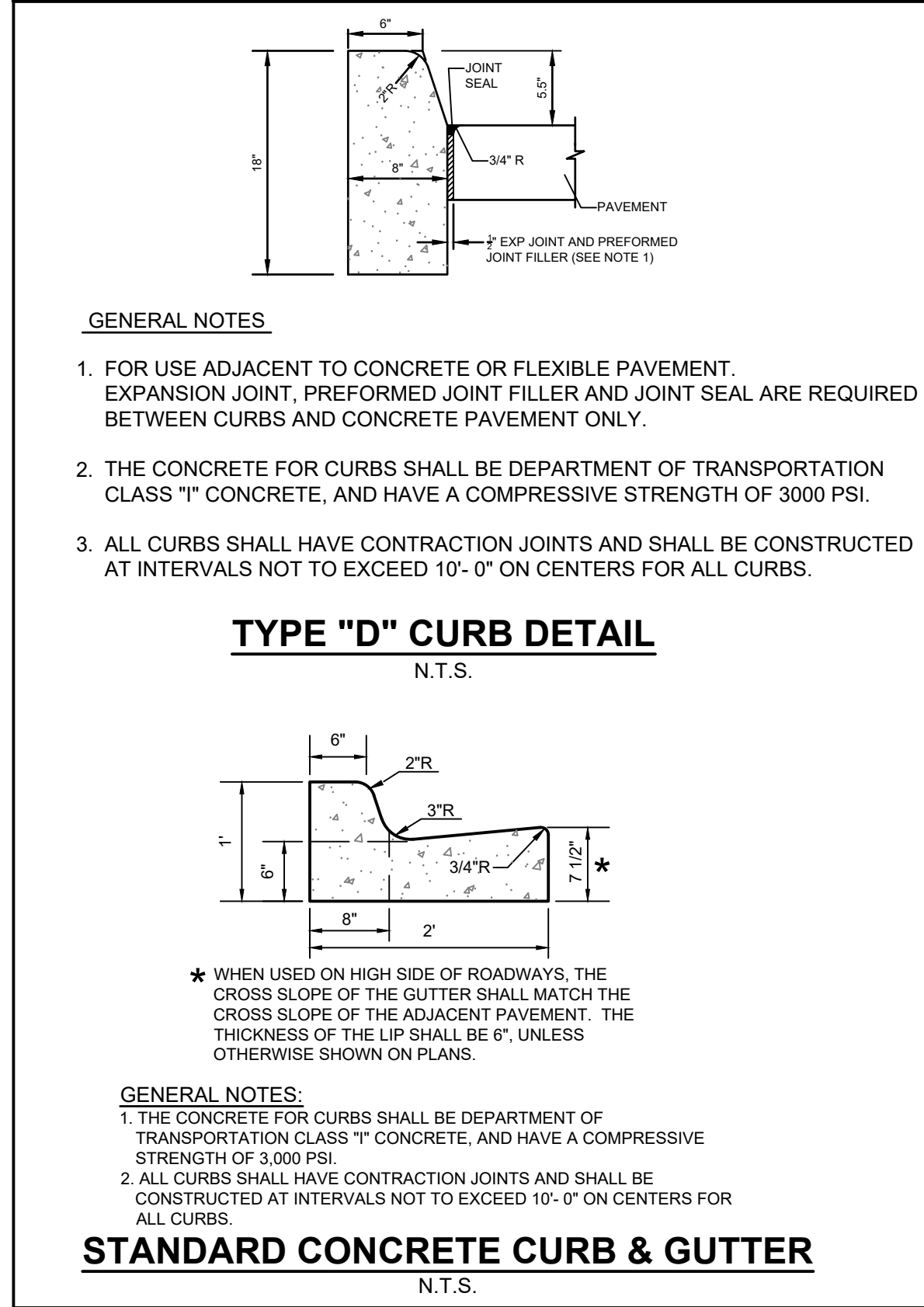
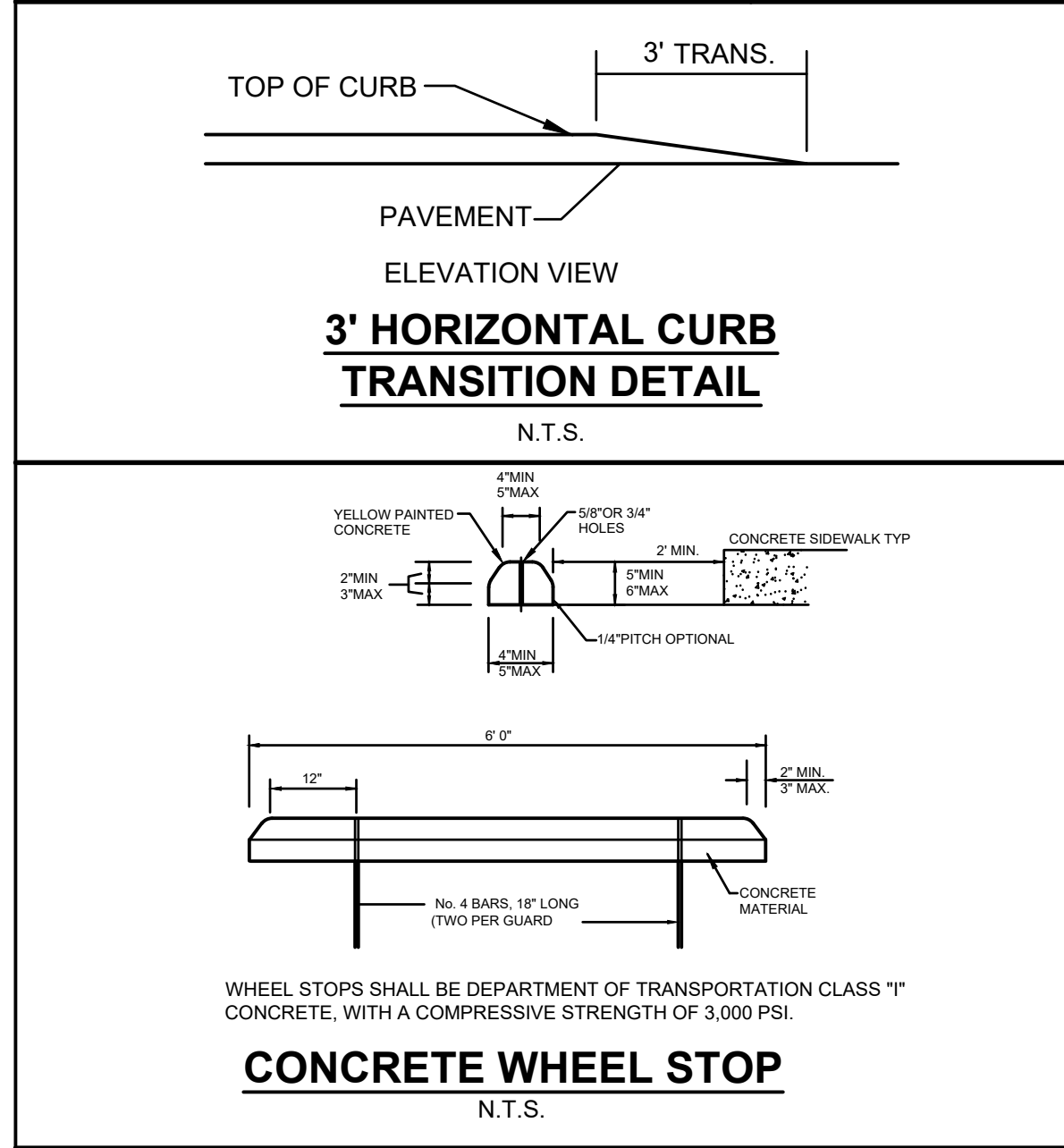
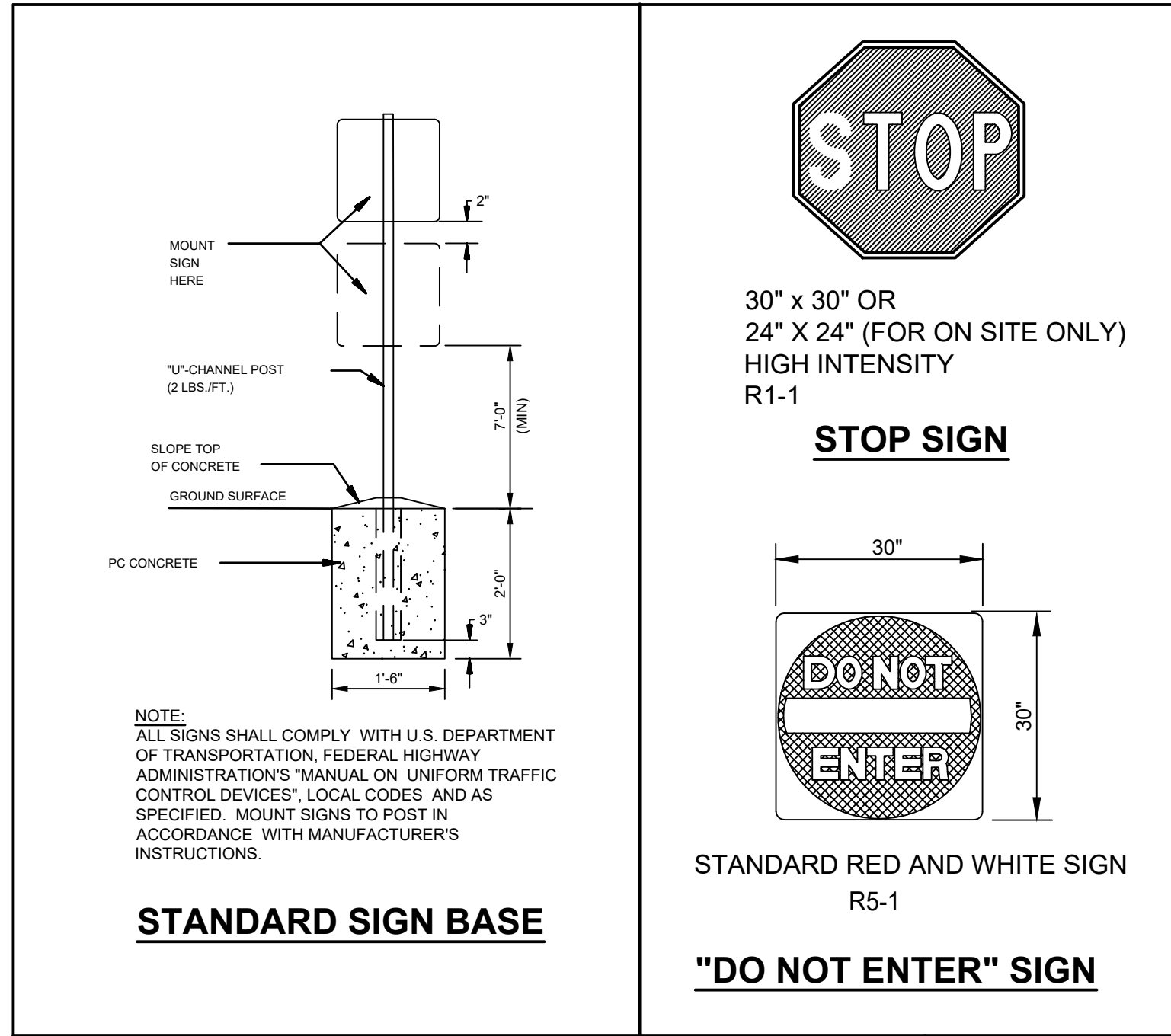
666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



5/25/2022
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.





U B N DESIGN

666 N.E. 125th STREET, SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221

IMC EQUITY GROUP

Revision	Date	Comment
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.C.
Approved by: C.P.C.
Scale: N.T.S.
Date: 05/25/2022
Job No.: 1002
© 2022

Plans for

FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH, FLORIDA

GENERAL DETAILS

Sheet No. _____

Approved by: _____
Anthony Beecher
9/27/2022

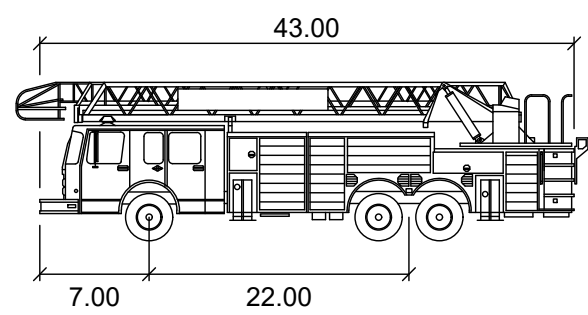
LEGEND

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE HOSE LENGTH

NOTE

CONTRACTOR SHALL INSTALL "NO PARKING FIRE LANE BY ORDER OF POLICE AND FIRE" SIGNS EVERY 60' ALONG FIRE TRUCK PATH.

FIRE TRUCK LEGEND

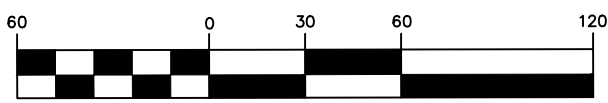


Aerial Fire Truck

- Width : 8.50
- Track : 8.50
- Lock to Lock Time : 6.0
- Steering Angle : 33.3

B.C.H.C.E.D. REF. NO. 200617002

GRAPHIC SCALE

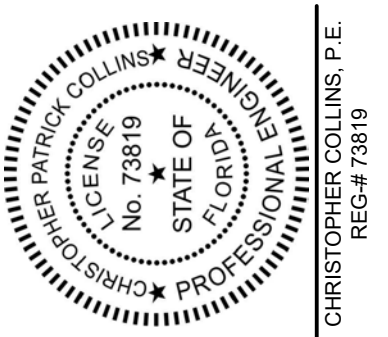


(IN FEET)

1 inch = 60 ft.



666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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Revision Date
Comment

Revision Date
Comment

Revision Date
Comment

Revision Date
Comment

Revision Date
Comment

Revision Date
Comment

Designed by: C.P.C.

Drawn by: A.T.S.

Checked by: C.P.C.

Approved by: C.P.C.

Scale: 1" = 40'

Date: 05/25/2022

Job No.: 1002

© 2022

Plans for

FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

**FIRE TRUCK
ACCESS
PLAN**

Sheet No.

Approved
C-12.0
Anthony Beecher
9/27/2022

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked. Check positive response codes before you dig!

National Pollutant Discharge Elimination System

Broward County



BE A RESPONSIBLE NEIGHBOR ON THE STATE'S HIGHWAY

Please reference the following numbers:

Illicit Discharge or Illegal Dumping	FDOT Broward Operations Center	954-776-4300
Spill (oil or hazardous materials) onto the highway	State Watch Office	1-800-320-0519
Hazardous Waste Disposal	Integrated Waste Management Hotline	954-765-4999

- Return **used oil** to your nearest service station or any auto supply store for recycling.
- **SWEEP AND REMOVE**, do not wash fertilizers, grass clippings, pesticides, soil, or sediment into the storm drain system.
- **DURING CONSTRUCTION**, clean equipment tires before leaving your site and don't allow any erosion or sediment to enter the highway storm drain system. Control waste that may cause adverse impacts to water quality. Please contact **FDOT Broward Operations Center 48 hours** prior to breaking ground on a project that has an **approved DCP**.

To keep up to date on your **stormwater responsibility**, please contact:
BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION
(954) 519-1270 or visit:

<http://www.dep.state.fl.us/water> or <http://www.broward.org/knowtheflow>

For your information, FDOT-sponsored **training** on illicit discharge detection and elimination (IDDE) can be found by visiting:

<http://wbt.dot.state.fl.us/ois/IllicitDischarge/index.htm>

REMEMBER, what goes into a storm drain ends up floating in our waterways or washing up on our beaches!!!

Approved
2019-A-491-00053
Anthony Beecher
9/27/2022