

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**To be completed by DOT**

Drainage Connection Permit No. 2019-D-491-00049 Date 10/15/2019
 Received By One-Stop Permitting System Maintenance Unit _____
 State Road No. _____ Work Program Project No. _____
 Section No. _____ Construction Project No. _____
 Milepost _____ Station _____

Instructions for Drainage Connection Permit

Pursuant to 14-86.004(6), F.A.C. "The Drainage Connection Permit form serves as the application. Once approved by the Department, the form and supporting documents become the Drainage Connection Permit."

The applicant shall submit four completed permit packages with original signatures. Each package shall include all required attachments. All required signed and sealed plans and supporting documentation shall be submitted on no larger than (11" X 17") multipurpose paper, unless larger plan sheets are requested by the reviewer. The package will include the following items. If an item does not apply to your project, indicate "Not Applicable" or "N/A."

Included	Part	Title	Completed by:	Special Instructions
✓	1	Permit Information Sheet	Applicant	
✓	2	Certification by a Licensed Professional	Licensed Professional	Signed and Sealed
✓	3	Certification	Applicant	Signature
✓	4	Owner's Authorization of a Representative	Owner	Signature
✓	5	Affidavit of Ownership or Control and Statement of Contiguous Interest	Owner	Signature
✓	6	Permit General Conditions	FDOT	
✓	7	Permit Special Conditions	FDOT	
✓	8	As-Built Certification	Licensed Professional	Signed and Sealed – Submit within 15 working days of completion of construction
✓	Attachment	Legal Description		
✓	Attachment	Photographs of Existing Conditions		
	Attachment	Location Map		
✓	Attachment	Grading Plan	Licensed Professional	Signed and Sealed
✓	Attachment	Soil Borings		
✓	Attachment	Water Table / Percolation		
✓	Attachment	Calculations		
	Attachment	CD with Electronic Files of all Submittal Items		Scanned Images in pdf format

Note: Different Licensed Professionals may complete parts of the permit package. For example the Licensed Professional signing and sealing the as-built certification may be different from the Licensed Professional who signed and sealed the calculations for the permit package.

EXCEPTIONS: Activities that qualify for an Exception are listed in Rule 14-86, F.A.C. A permit application to the Department is NOT required. However, if you desire verification whether the work qualifies for an exception, send a completed copy of this permit package with its requested information to the applicable FDOT District Office.

Approved
 2019-D-491-00049
 Georgi Celusnek
 10/22/2019

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**PART 1 – Permit Information Sheet**Select one: ☒ Permit ☐ Exception**Pursuant to 14-86.002(2), F.A.C. “Applicant means the owner of the adjacent property or the owner’s authorized representative.”****Applicant**Select one: ☐ Property Owner ☒ Owner’s Representative (Complete Part 4)Name: CHRISTOPHER COLLINSTitle and Company: President, 1983Address: 696 NE 125th StreetCity: North Miami State: Florida Zip: 33161Telephone: (321) 217-6247 ext. _____ FAX: _____ Email: ccollins@urbndesigngroup.com**Property Owner (If not applicant)**Name: Yoram IzhakTitle and Company: Festival Real Estate LLCAddress: 696 NE 125th StreetCity: North Miami State: Florida Zip: 33161Telephone: (321) 217-6247 ext. _____ FAX: _____ Email: ccollins@urbndesigngroup.com**Applicant’s Licensed Professional**Name: Christopher Collins Florida License Number: 73819Title and Company: President, URBN DesignAddress: 696 NE 125th StreetCity: North Miami State: Florida Zip: 33161Telephone: (321) 217-6247 ext. _____ FAX: _____ Email: ccollins@urbndesigngroup.com**Project Information:**Project Name: FESTIVAL MARKETPLACE 2900 W SAMPLE ROAD POMPANO BEACH, FLORIDALocation: SR 834

STREET SR. NO. US HWY NO. CITY

Broward 028

COUNTY SECTION(S) TOWNSHIP(S) RANGE(S)

*Geographic Coordinates: Latitude (DMS.SSS): 26.2742815022278 Longitude (DMS.SSS): -80.164476821156

Horizontal Datum: (NAD 83 / _____ Adj.)

* State Plane Coordinates: Northing 0 Easting: 0Projection Zone: ☐ Florida North ☐ Florida East ☐ Florida West

Coordinate shall be the center of the driveway intersection with FDOT R/W, or, if there is no driveway connection, near the center of the property line nearest the state highway.

*Check with the FDOT Office for requirement.

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DRAINAGE CONNECTION PERMIT**Brief description of facility and proposed connection:**

Proposed Development shall be composed of a one-story, 25,500 S.F. Retail/Restaurant Building, and a one-story, 5,411 S.F. Gas Station. The stormwater run-off for the post-developed site will be contained onsite through a combination of a perimeter berm and sheet flow to onsite catch basins. No connection to the public stormwater system is proposed. The driveway connection proposed on sample road will meet the existing grades as a ridgeline and sheet flow to the onsite catch basin. No stormwater runoff will go off-site.

Briefly describe why this activity requires a Drainage Connection Permit (Include where the stormwater will discharge to FDOT right of way):

The post and pre development conditions show that the site drains away from the FDOT ROW and there is no connection to the public drainage system being proposed. Although there is no effects to the FDOT ROW conditions an exception may not be applicable; therefore permit may be necessary.

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**DRC**
850-940-06
ROADWAY DESIGN
PZ22- 12000027
10/08
Page 4 of 8
12/03/2025**PART 2 – Certification by a Licensed Professional**

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state governmental agencies.

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

☒ 14-86.003(2)(a) (F.A.C.), or ☐ 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

☐ is required ☒ is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Christopher Collins

Florida License Number: 73819

Company Name (if applicable): URBN Design

Certificate of Authorization Number (if applicable): _____

Address: 696 NE 125th Street

City: North Miami State: Florida Zip: 33161

Telephone: (321) 217-6247 ext. _____ Fax: _____ Email: ccollins@urbandesigngroup.com

Signature of Licensed Professional

Date

(Affix Seal)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**PART 3 – Certification by Applicant**

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: [Signature] Date: 10/15/19

Name (Printed): CHRISTOPHER COLLINS

Title and Company: President, 1983

Address: 696 NE 125th Street, North Miami, Florida 33161

Phone Number: (321) 217-6247 ext. _____ E-mail address: ccollins@urbandesigngroup.com

PART 4 – Owner's Authorization of a Representative

I (we), the owner, _____, do hereby authorize the following person, or entity, as my representative:

Name (Printed): CHRISTOPHER COLLINS

Title and Company: President, 1983

Address: 696 NE 125th Street, North Miami, Florida 33161

Phone Number: (321) 217-6247 ext. _____ E-mail address: ccollins@urbandesigngroup.com

Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest

I, Yoram Izhak, certify that I own or lawfully control the following described property:

Property is located at 2900 W Sample Road, Pompano Beach, FL.

Does the property owner own or have any interests in any adjacent property?

☐ No ☒ Yes If yes, please describe. _____

Property owner owns parcel located to the south of the private pond.

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Yoram Izhak

Address: 696 NE 125th Street, North Miami, Florida 33161

Phone Number: (321) 217-6247 ext. _____

Signature: [Signature] Date: 10/15/19

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**PART 6 – Permit General Conditions**

1. This permit is a license for permissive use only and does not convey any property rights either in real estate or material, or any exclusive privilege and it does not authorize any injury to private property or invasion of private rights, or any infringement of Federal, State or local laws, rules or regulations; nor does it obviate the necessity of obtaining any required state or local approvals.
2. The drainage connection as authorized herein shall be constructed and thereafter maintained in accordance with the documents attached hereto and incorporated by reference herein. 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. Such construction shall be subject to the inspection and approval of the Department, and the Department may at any time make such inspections as it deems necessary to assure that the drainage connection is in compliance with this permit.
3. The entire expense of construction within the Department right of way, including replacement of existing pavement or other existing features, shall be borne by the permittee.
4. The permittee shall maintain that portion of the drainage connection authorized herein located on permittee's property in good condition. The Department shall maintain that portion of the drainage connection authorized herein located within its right of way.
5. If the drainage connection is not constructed, operated or maintained in accordance with this permit, the permit may be suspended or revoked. In this event modification or removal of any portion of the drainage connection from the Department's right of way shall be at the permittee's expense.
6. The Department reserves the right to modify or remove the drainage connection to prevent damage or in conjunction with road improvements.
7. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the Department's right, title, and interest in the land to be entered upon and used by the permittee, and the permittee will, at all times, assume all risk of and indemnify, defend and save harmless the Department from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise or attempted exercises by said permittee of these rights and privileges, regardless of the respective degrees of fault of the parties.
8. Utilities, including gas lines, may exist within the right of way. Prior to beginning work the permittee shall contact Sunshine State One Call of Florida, Inc at 811 or 800-432-4770, who will notify all utility owners near the scheduled project. The utility owners have two (2) full business days to provide locations of their respective facilities. The permittee shall be solely responsible for any damage to or conflicts with gas lines, utilities and/or third persons.
9. The permittee shall notify the Department of Transportation Maintenance Office located at _____ Phone _____ 48 hours in advance of starting any work on the drainage connection authorized by this permit and also 24 hours prior to any work within the Department's right of way. Construction of any work on the right of way shall be completed within _____ days after such notification. If such construction is not completed within _____ days after such notification, the permittee shall notify the Department of the anticipated completion date.
10. This permit shall expire if construction on the drainage connection is not begun within one year from the date of approval and if construction on the drainage connection is not completed by (Date) 10/22/2020.
11. A permittee may request an extension of the Drainage Connection Permit expiration date by filing a written request for a permit time extension. All requests for time extensions must be received by the Department 15 working days prior to the expiration date.
12. All the provisions of this permit shall be binding on any assignee or successor in interest of the permittee.

Approved
2019-D-491-00049
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10/22/2019

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT



PART 7 – Permit Special Conditions – To be completed by FDOT

The above request has been reviewed and has been found to meet the regulations as prescribed in Rule 14-86, F.A.C., and is hereby approved, subject to the following special conditions:

There is NO drainage connection to FDOT right of way.

This Drainage Connection Permit does NOT authorize any work inside FDOT right of way.

Any work inside FDOT right of way must be authorized by another type of FDOT permit, such as an Access Permit.

Department of Transportation:

Signature Georgi Celusnek

Title DRAINAGE ENGINEER III

Date 10/22/2019

Approved
 2019-D-491-00049
 Georgi Celusnek
 10/22/2019

DRC

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**PART 8 – As-Built Certification**

Within 15 working days of completion of construction, you must send this certification to the Department office in which you filed your DOT Drainage Permit.

1. STORM WATER FACILITY INFORMATION

Permit No.: _____

Source (Project) Name: _____

Source Location: Street _____

City: _____ County: _____

Source Owner: _____

Owner Address: _____

2. AS-BUILT CERTIFICATION

I hereby certify that this storm water facility has been built substantially in accordance with the certified design plans, and that any substantial deviations (noted below) will not prevent the facility from functioning in compliance with the requirements of Chapter 14-86 F.A.C. when properly maintained and operated. These determinations have been based upon on-site observation of construction, scheduled and conducted by me or by a project representative under my direct supervision.

Name of Licensed Professional: _____

Florida License Number: _____

Company Name (if applicable): _____

Certificate of Authorization Number (if applicable): _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____ Email: _____

Signature of Licensed Professional_____
Date

(Affix Seal)

Substantial deviations from the approved plans and specifications (attach additional sheets if required).

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC

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 (MDCPWD), MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DREER), MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT, MIAMI-DADE COUNTY WATER AND SEWER DEPARTMENT (M-DWASD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARDS, FLORIDA DEPARTMENT OF HEALTH (FDOH), AND SPECIFICATIONS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND 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. GUARANTEES ARE NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY UNDERGROUND EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING, OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING THE PLANS, SPECIFICATIONS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNER'S SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
8. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION SHOWN ON THE DRAWINGS HAVE BEEN PREPARED BY MILLER LEGG. **URBN DESIGN** ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION.
9. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. **URBN DESIGN** IS NOT RESPONSIBLE FOR DRAWINGS PREPARED BY OTHER PROFESSIONALS.
10. THE CONTRACTOR SHALL SUBMIT COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMITTING SHOP DRAWINGS, 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 SIDEWALKS, PAVED AREAS, ACCUMULATED DEBRIS 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 APPROVAL FOR THE WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF ANY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THERewith AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
14. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE DENSITY 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 PIPES, SIDEWALKS, PAVED AREAS, ACCUMULATED DEBRIS, AND ALL OTHER DEBRIS 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 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
8. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
9. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY PROTECTION 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 CONTRACTORS 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 CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS. DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. WHERE NECESSARY TO THESE PURPOSES, LOWER WATER LEVEL IN ADVANCE OF EXCAVATION, UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF 2 FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS IF DIRECTED BY THE ENGINEER TO DOCUMENT THE GROUNDWATER LEVEL, IS BEING MAINTAINED.
2. CONTROL, BY ACCEPTABLE MEANS, ALL WATER REGARDLESS OF SOURCE AND BE FULLY RESPONSIBLE FOR DISPOSAL. 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.
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 DEPLETION OF WELLS), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE WATER SHALL NOT EXCEED 5 PPM.
4. IF DEWATERING EQUIPMENT NEEDED EXCEEDS ANY OF THE FOLLOWING: 1) 18" 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 CONSTRUCTION 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 AND SILTATION DURING LIFE OF CONTRACT. OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE MATERIALS 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 HAZARDS EXIST AND TO BLOCK ENTRANCE INTO COMPLETED OR PARTIALLY COMPLETED PAVEMENTS UNTIL SUCH PAVEMENT 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 553.60-553.64). 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 CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE 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 GW, GP, GM, 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 CG, SC, ML, MH, CL, CH, OL, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORT.
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 MATERIALS REQUIRED TO PROTECT EXCAVATIONS WITHIN THE PROPERTY. PROVIDE, 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 OSHA REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT.
10. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
11. EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
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, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF 12 INCH LOOSE DEPTH.
14. MINIMUM DENSITY REQUIREMENT (ASTM D1557 OR AASHTO T180): BACKFILL AND FILL UNDER AND WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, SLABS, FOUNDATIONS - 95 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. ELASTIC CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS AND O-RING GASKETS SHALL COMPLY WITH 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 D3350, CELL CLASSIFICATION 334420C (4"-10") OR CELL CLASSIFICATION 335420C (12"-36"). PIPE 4"-10" SHALL COMPLY WITH AASHTO M252, TYPE S. PIPE 12"-36" SHALL COMPLY WITH AASHTO M254, TYPE S. BELL JOINTS FOR 4"-10" PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12"-36" PIPE SHALL BE INTEGRALLY FORMED ON PIPE. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM D1056, GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO 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 D3231. 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 D3231: 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 EXPLORATION. EXPLORATION 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 PIPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS, PER MILE OF PIPE.

VIII. PAVING AND GRADING:

A. PAVING, SIDEWALKS, AND CURBING

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.
 - VIIJ. LIME ROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASHTO T-180). CONTRACTOR MAY SUBSTITUTE ASPHALT BASE COURSE TYPE 3 (MIN. STABILITY OF 1000 LBS) AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED LIME ROCK BASE.
 - VIIK. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASHTO T-180). CONTRACTOR MAY SUBSTITUTE LIME ROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), F_c (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OR EXCEEDS THAT OF THE SPECIFIED SUBGRADE.
3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2800 PSI. JOINTS SHALL BE EITHER TOoled OR SAW CUT AT A DISTANCE OF 10'. HANDICAPPED RAMPS SHALL BE PROVIDED AT ALL INTERSECTIONS AND SHALL BE IN ACCORDANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.
4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI. ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10'-0" ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS.
5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

B. PAVING TIMING REQUIREMENTS

1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL/OPEN CUTTING OF EXISTING PAVEMENT AND/OR SIDEWALKS. 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 FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE SUBGRADE.

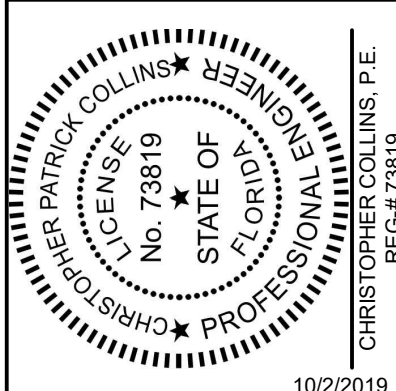
C. GRADING

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 TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
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 CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS.
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.



D E S I G N

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.

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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:	N.T.S.
Date:	07/29/2019
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Plans for	

FESTIVAL MARKETPLACE
2900 W SAMPLE ROAD
POMPAÑO BEACH,
FLORIDA

GENERAL NOTES

Sheet No.

C-2.0
Approved by: George Celusnek
10/22/2019



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 DIST. 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 JOINTS.
 - WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS. WHETHER THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF WASTEWATER FORCE MAINS.
- 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. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF 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 CLASS (C) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER =PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
- EXPOSED PIPE 4" AND LARGER SHALL BE FLANGED AND SHALL CONFORM WITH AWWA/ANSI C115/A21.15, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. FLANGED PIPE SHALL COMPLY WITH THE FOLLOWING THICKNESS CLASS (C) 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, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO AWWA C900 OR C905. THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO RETAIN THE GASKET IN PLACE.
- 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 C104/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPOXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMC SERIES 2 TNEMC-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC A. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C11/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, LOCK-RING, USE PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNIFLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVED EQUAL.
- ALL SERVICE PIPING (1/2" - 3") SHALL BE POLYETHYLENE. SDR-PP PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR3, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED. JOINTS IN SDR-PP 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 C900 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 WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT.

- UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. THE CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED WATER SERVICE TO THE CORPORATION STOP.
- 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.
- 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 LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS.
- ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH O-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWISE.
- TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509.
- 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 MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE.
- 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.
- 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 INTO 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".
- 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).
- INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM JOINT TO JOINT. TAPE COLOR AND LETTERING SHALL BE BLACK PRINTING ON BLUE BACKGROUND (WATER MAINS), BLACK PRINTING ON PURPLE BACKGROUND (RECLAIMED WATER MAINS). PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
- INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE WITH BLACK LETTERING CODED AND WORDED "CAUTION: RECLAIMED WATER BURIED BELOW", APPLICABLE.
- 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.
- 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.
- 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.
- 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.
- ALL SERVICE LINES SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURER'S SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE.
- APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST. THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE PRESSURE PUMP.
- 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.
- 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 = SDPI/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/740 (AWWAC-605 - PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = 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 WATER JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
- 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.
- DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS.
- 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. 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)(6) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE RATED 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.
- HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE. HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH (2-1/2") HOSE CONNECTIONS AND ONE-FOUR AND A HALF INCH (4-1/2") STEAMER CONNECTIONS WITH NATIONAL STANDARD FIRE HOSE COUPLING SCREW THREADS, FIVE AND ONE QUARTER INCH (5-1/4") VALVE OPENING, SIX INCH (6") DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE.
- ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING 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.

- 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.

- 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.

- 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 673, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27".
- INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER.
- JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477.
- 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.
- 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).
- INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE". BLACK PRINTING ON GREEN BACKGROUND. PLACE TAPE AS FOLLOWS: 2" - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED ALONG TOP HALF OF PIPE.
- 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.
- 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.
- 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.
- 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.
- ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- 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.
- CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIREMENT FOR TIME DURATION IS: A) 4" PIPE = 1 MIN 53 SEC, B) 6" PIPE = 2 MIN 50 SEC, OR 6.427 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.
- 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.
- CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDEUL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDEUL; 8" SEWER = 7.28" MANDEUL; 10" SEWER = 9.08" MANDEUL; 12" SEWER = 10.79" MANDEUL; 14" SEWER = 12.59" MANDEUL; 16" SEWER = 14.39" MANDEUL; 18" SEWER = 16.13" MANDEUL; 21" SEWER = 19.00" MANDEUL; 24" SEWER = 21.36" MANDEUL; 27" SEWER = 24.06" MANDEUL.
- DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDEUL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDEUL 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 BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED 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. STANDARD INDEX NO. 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LANE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.
- 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.
- 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.
 - HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP AND INVERT 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 WIDTHS 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, 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:
 - SANITARY SEWER COLLECTION SYSTEM:
 - INFILTRATION/EXFILTRATION TEST UP TO THE CONNECTING MANHOLE
 - LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)
 - PRESSURE TEST AS REQUIRED BY DRER
 - SANITARY SEWER COLLECTION SYSTEM:
 - EXFILTRATION TRENCH DEPTH
 - LAMPING TEST FROM MANHOLE TO MANHOLE, INCLUDING CONNECTING MANHOLE (IF APPLICABLE)



D E S I G N

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



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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:	N.T.S.
Date:	07/29/2019
Job No.:	1002
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Plans for	

FESTIVAL MARKETPLACE

2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

GENERAL NOTES

Sheet No.

Revision	Date	Comment
Revision	Date	Comment
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Designed by:	C.P.C.
Drawn by:	A.T.S.
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Approved by:	C.P.C.
Scale:	1" = 40'
Date:	07/29/2019
Job No.:	I002
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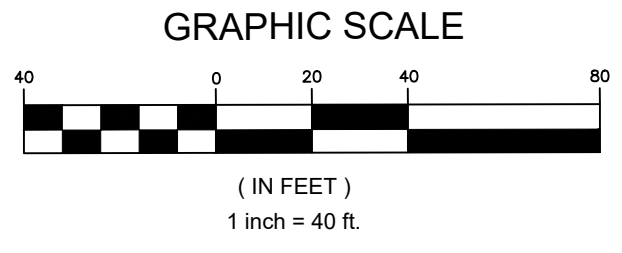
**FESTIVAL
MARKETPLACE**
2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

**EROSION
CONTROL
PLAN
PHASE I**

Sheet No.
C-3.0
2019-0491-00149
Georgi Celusnek
10/22/2019

DRAINAGE SYMBOLS LEGEND

- PROPERTY LINE
- CE PROPOSED TEMPORARY CONSTRUCTION EXIT / ENTRANCE
- SD PROPOSED SILK DIKE
- IP1 FILTER SACKS INLET PROTECTION
- EXISTING INLET



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 TOLERANCE ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS.

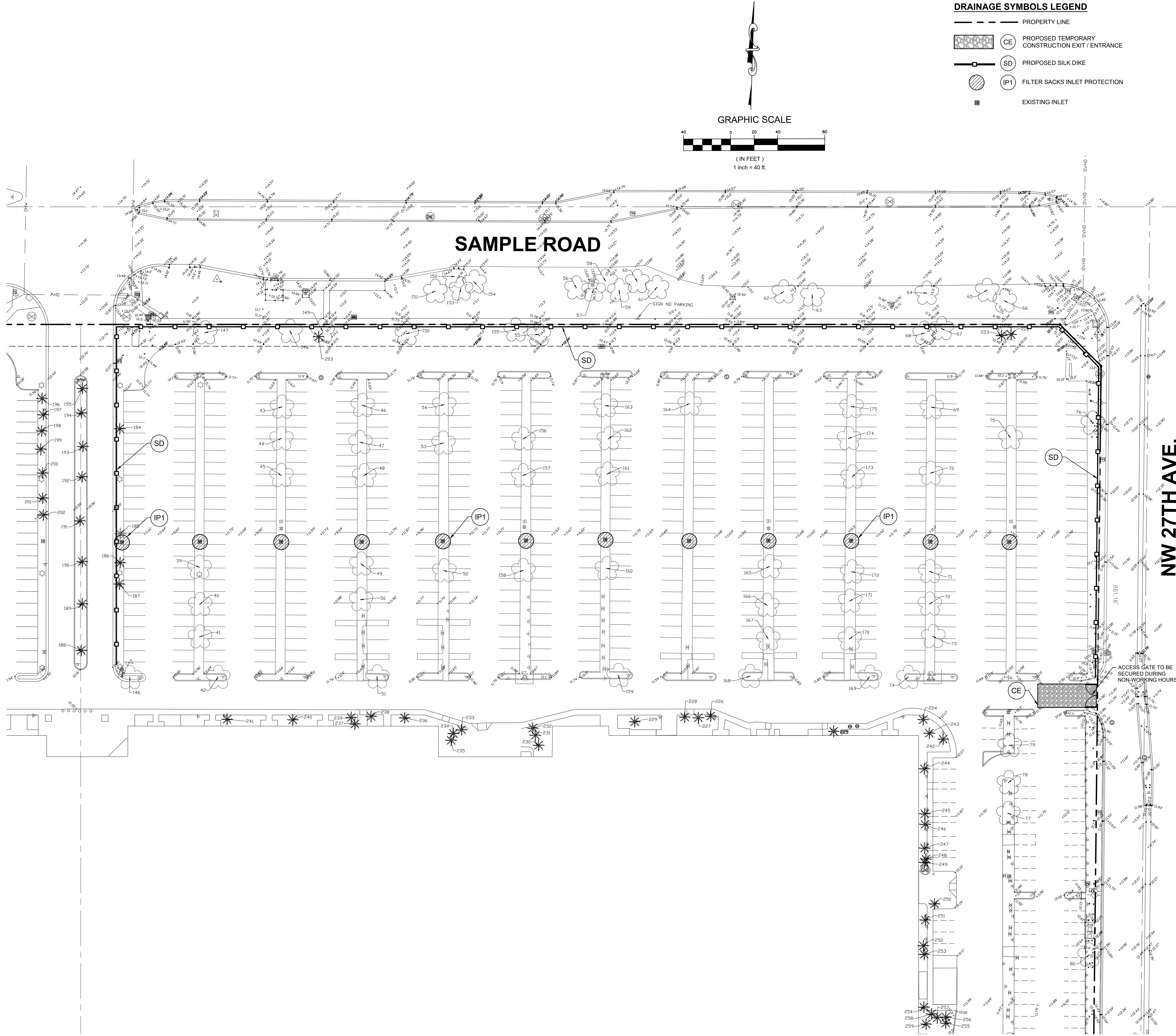
THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC.

- SITE**
- A. SITE CONDITIONS
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.
- 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 ON-SITE 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.
- 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.
- 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
- A. CLEARING AND GRUBBING OPERATIONS SHALL BE CONTROLLED SO AS TO MINIMIZE UNPROTECTED ERODIBLE AREAS EXPOSED TO WEATHER. GENERAL EROSION CONTROL BMPs SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND OFF-SITE SEDIMENTATION, WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC. THEY SHOULD BE EMPLOYED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- B. EXCAVATED MATERIAL WILL NOT BE DEPOSITED IN LOCATIONS WHERE IT COULD BE WASHED AWAY BY HIGH WATER OR STORM WATER RUNOFF. STOCKPILED MATERIAL SHALL BE COVERED OR ENCLOSED WITH SEDIMENT CONTAINMENT DEVICES.
- C. STABILIZATION MEASURES SHALL BE IMMEDIATELY INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS. CLEARED SITE DEVELOPMENT AREAS WHICH WILL REMAIN AT ROUGH GRADE FOR 7 DAYS OR MORE SHOULD BE STABILIZED IMMEDIATELY BY COVERING WITH ADEQUATE AMOUNTS OF HAY, OVER SEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUND COVER, OR BY THE USE OF AN APPROPRIATE ALTERNATIVE BMP.



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



10/2/2019
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Designed by:	C.P.C.
Drawn by:	A.T.S.

Checked by:	C.P.C.
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Approved by:	C.P.C.
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Scale:	1" = 40'
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Date:	07/29/2019
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Job No.:	I002
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Plans for

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

**EROSION
CONTROL
PLAN
PHASE II**

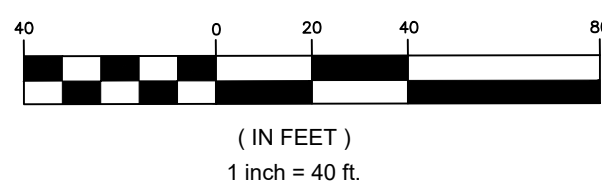
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C-3.1
2019-0-491-00149
Georgi Celusnek
10/22/2019

DRAINAGE SYMBOLS LEGEND

- PROPERTY LINE
- CE PROPOSED TEMPORARY CONSTRUCTION EXIT / ENTRANCE
- SD PROPOSED SILK DIKE
- IP1 FILTER SACKS INLET PROTECTION
- PROPOSED INLET

GRAPHIC SCALE



SAMPLE ROAD

**PROPOSED
RETAIL/RESTAURANT BLDG.
25,500 S.F. (17 BAYS TOTAL)
F.F.E. = 13.50' N.A.V.D.**

**RACETRAC MARKET
5,411 SQ. FT.
F.F.E. = 13.50' N.A.V.D.**

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

NW 27TH AVE.

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 TOLERANCE ESTABLISHED BY ANY OF THE JURISDICTIONAL AUTHORITIES. REFERENCE THE EROSION CONTROL PLAN AND DETAILS.

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH RULES OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, CHAPTER 17-25-FAC.

SITE

A. SITE CONDITIONS

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.

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.

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

- 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 ON-SITE STORM INLETS DURING DEMOLITION.

THIS PHASE INCLUDES

- INSTALLATION OF FILTER SACKS IN PROPOSED INLETS.
- MAINTAIN ALL MEASURES IN PHASE 1

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.



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Check positive response codes before you dig!

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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:	N.T.S.
Date:	07/29/2019
Job No.:	1002
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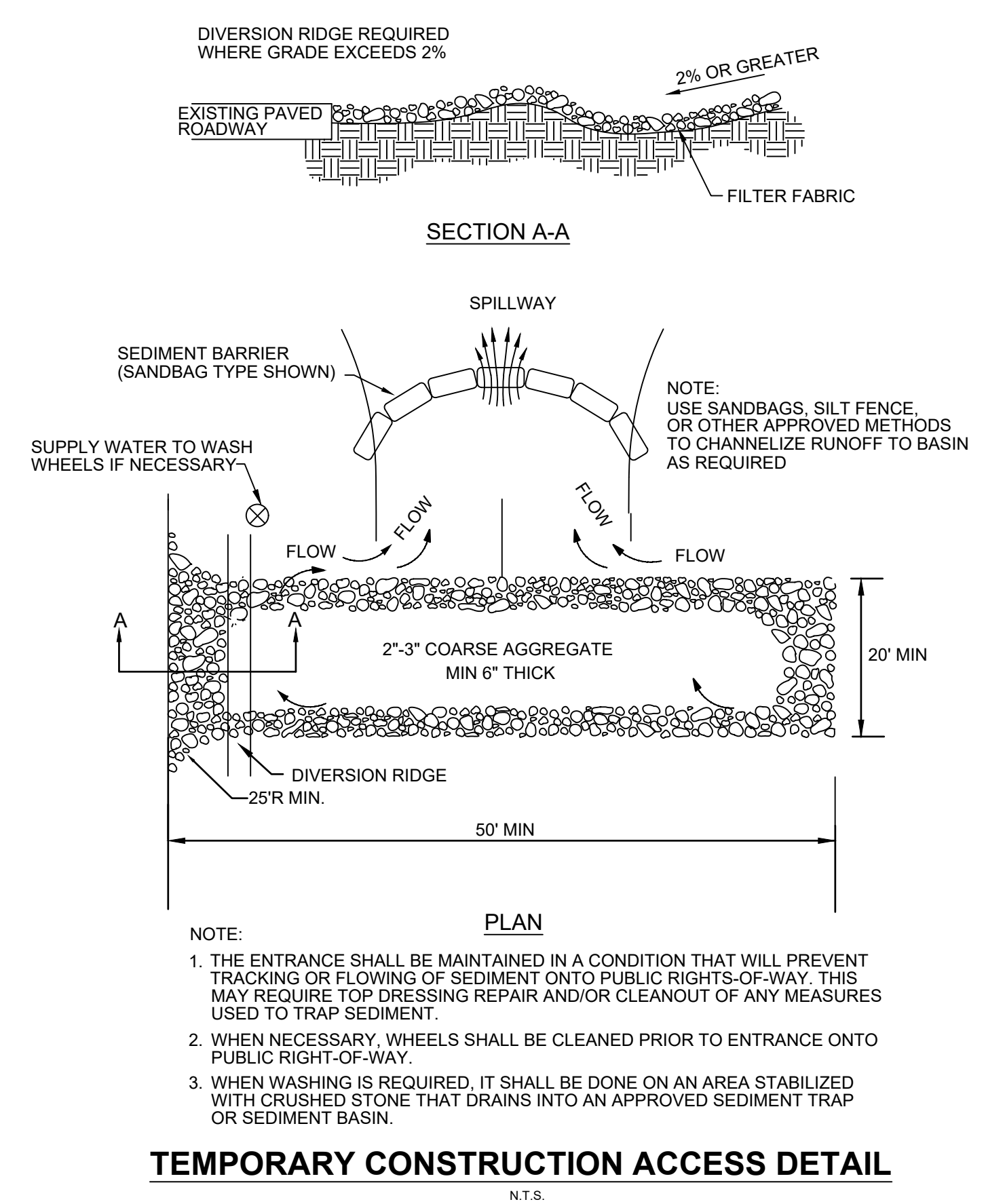
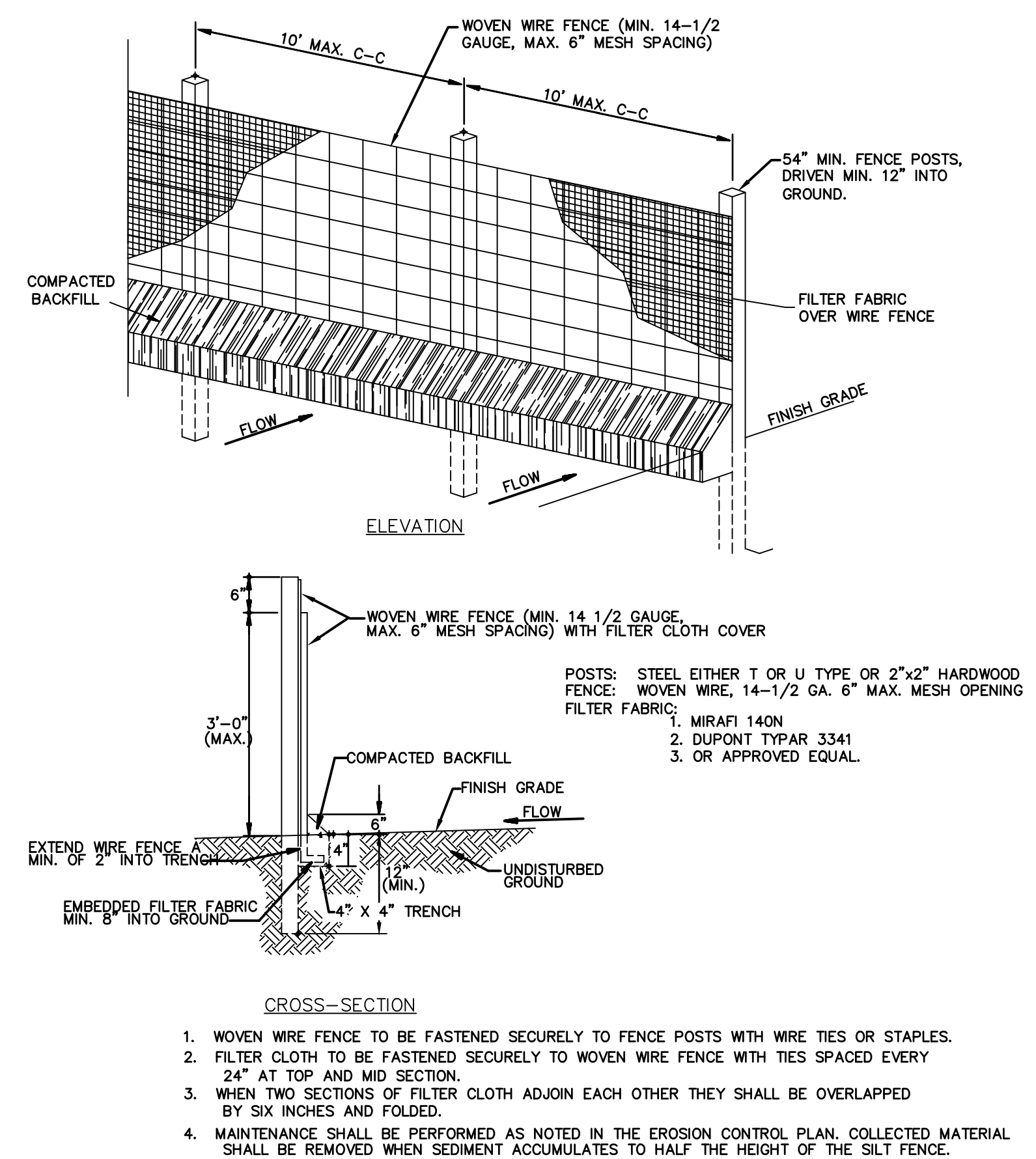
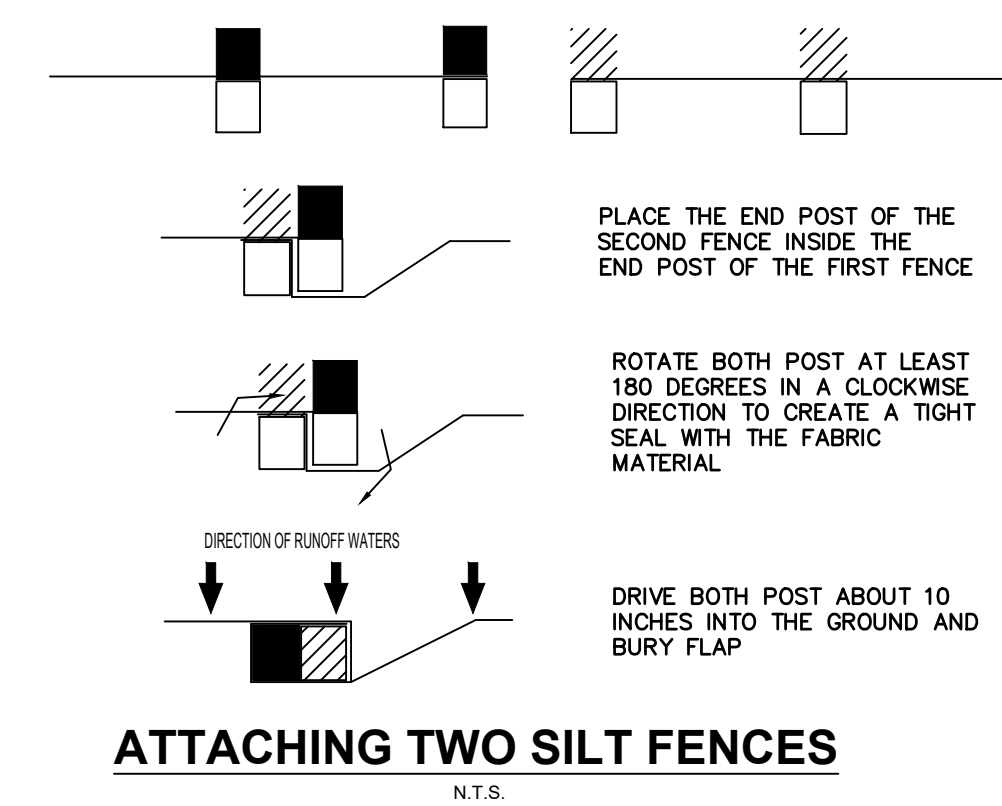
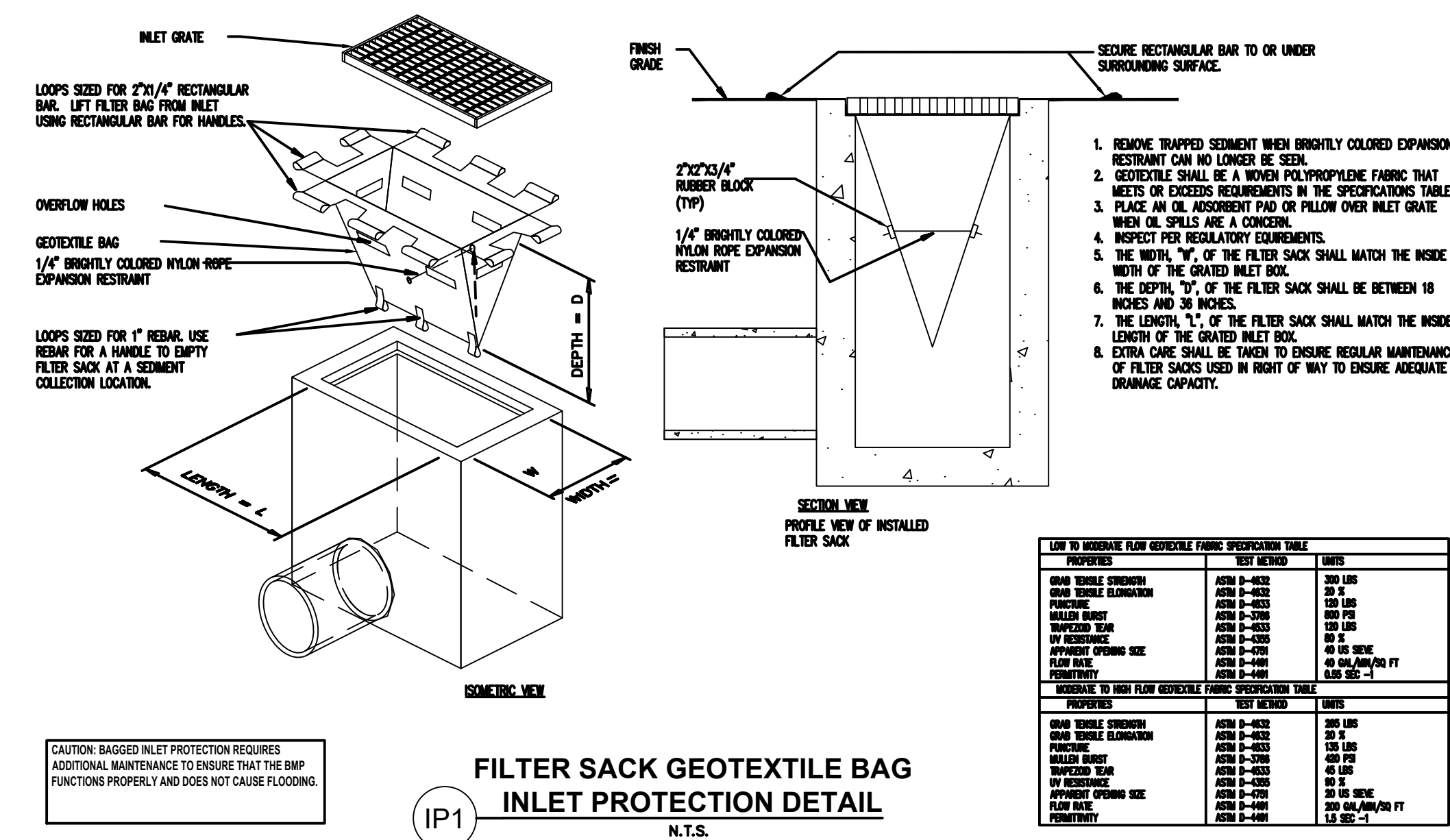
Plans for

FESTIVAL
MARKETPLACE

2900 W SAMPLE ROAD
POMPANO BEACH,
FLORIDA

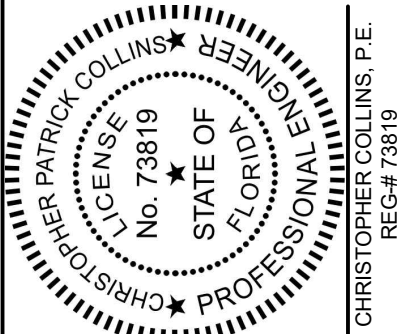
EROSION
CONTROL
DETAILS

Sheet No.





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



10/2/2019
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Approved by:	C.P.C.
Scale:	1" = 40'
Date:	07/29/2019
Job No.:	I002

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Plans for

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

**DEMOLITION
PLAN**

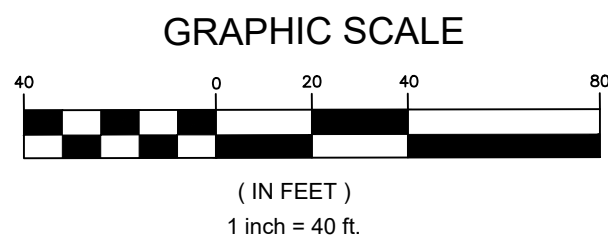
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2019-0491-00149
Georgi Celusnek
10/22/2019

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DEMOLITION LEGEND

- PROPERTY LINE
- EXISTING PAVEMENT, CURBING, SIDEWALK TO BE SAW CUT AND REMOVED DOWN TO NATURAL SOIL
- EXISTING SECONDARY STORMWATER MANAGEMENT SYSTEM: STRUCTURES, ROOF DRAINERS, PIPES, ETC. TO BE REMOVED. CONTRACTOR SHALL COORDINATE SEQUENCING OF REMOVAL WITH EROSION CONTROL PLANS PRIOR TO COMMENCEMENT. CAP ANY EXISTING DRAINAGE PIPES AT PROPERTY LINE.



DEMOLITION NOTES

- 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.
 - DEMOLITION SHALL BE CONDUCTED AS SHOWN ON CONSTRUCTION DRAWINGS AND SHALL MEET APPLICABLE FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
 - 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.
 - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE 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.
 - 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.
 - THE DEMOLITION SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: PAVEMENTS, SIGNS, CURBS, UTILITIES, SIDEWALKS, TREES, BUILDING AND MISCELLANEOUS APPURTENANCES. UTILITY DEMOLITION INCLUDES ABOVE GROUND AND UNDERGROUND UTILITIES.
 - THE CONTRACTOR SHALL PRESERVE ANY BENCHMARKS LOCATED ON THE SITE.
 - 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 AND EQUIPMENT.
 - WET DOWN DEBRIS DURING DEMOLITION AND LOADING OPERATIONS TO PREVENT THE SPREAD OF DUST.
 - 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.
 - DISPOSAL:
 - 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
 - THE SITE SHALL BE LEFT CLEAN AFTER DEMOLITION WORK AND BE READY FOR FILLING AND COMPACTION OPERATIONS (FILL SHALL BE COMPACTED 12 INCH LIFTS).
 - PAVEMENT REMOVAL:
 - 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.
 - WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK, DRIVEWAY, OR VALLEY GUTTER IS REMOVED FOR THE PURPOSE OF CONSTRUCTING OR REMOVING BOX CULVERTS, PIPE, INLETS, MANHOLES, APPURTENANCES, FACILITIES OR STRUCTURES, SAID PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED IN EQUAL OR BETTER CONDITION THAN THE ORIGINAL. CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, TOOLS, SUPPLIES, AND OTHER EQUIPMENT AS REQUIRED.
 - 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 PROCESSED TO 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.

GENERAL NOTES

- CONTRACTOR SHALL REFER TO THE ENVIROMENTAL ASSESSMENT DONE FOR THE SITE PRIOR TO DEMOLITION.
- REFER TO LANDSCAPE PLAN FOR TREE REMOVAL.
- THE CONTRACTOR SHALL PREPARE THE SITE FOR FILLING AND COMPACTION OPERATIONS PER THE GEO-TECHNICAL REPORT.
- 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.

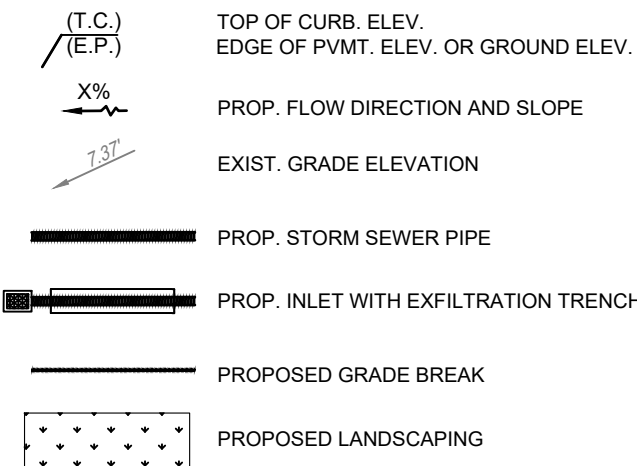
12' U.E. VACATED BY O.R.B.

DRC

PZ22-12000027

10/01/2025

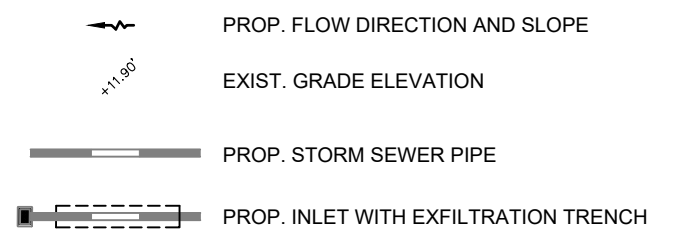
PROPOSED DRAINAGE
SYMBOLS LEGEND



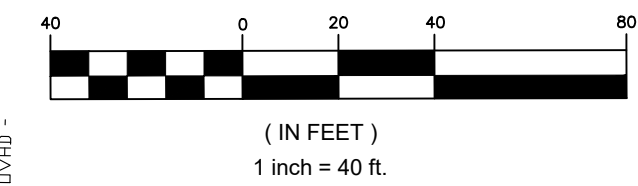
ADA NOTE:

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.

PROPOSED DRAINAGE
SYMBOLS LEGEND



GRAPHIC SCALE



SAMPLE ROAD

NW 27TH AVE.

VACANT
LAND
1.0 AC.

RACETRAC MARKET
5,411 SQ. FT.
F.F.E. = 13.50' N.A.V.D.

PROPOSED
RETAIL/RESTAURANT BLDG.
25,500 S.F. (17 BAYS TOTAL)
F.F.E. = 13.50' N.A.V.D.

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

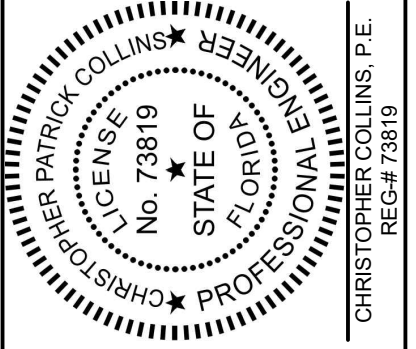
STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEVATION	INVERT ELEVATION
S-1	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.00 M.E.	(18") 8.17 (N)
S-2	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.45	(18") 8.17 (S)
S-3	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.00	(18") 8.17 (E) (12") 8.08 (S) • (18") 8.17 (W)
S-4	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.55	(18") 8.17 (E) (18") 8.17 (W)
S-5	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.60	(18") 8.17 (E) (12") 8.26 (S) • (18") 8.17 (W)
S-6	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.80	(18") 8.17 (E) (18") 8.17 (W)
S-7	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.00	(18") 8.17 (N) (18") 8.17 (S) (18") 8.17 (W)
S-8	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.67 M.E.	(18") 8.17 (N)
S-9	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.15	(18") 8.17 (N) (18") 8.17 (S) (18") 8.17 (W)
S-10	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052 WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	12.40	(18") 8.17 (E) (18") 8.17 (W)
S-11	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052 WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	12.40	(18") 8.17 (E) (18") 8.17 (W)
S-12	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052 WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	12.40	(18") 8.17 (E) (18") 8.17 (W)
S-13	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052 WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	12.30	(18") 8.17 (E) (18") 8.17 (W)
S-14	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.70	(18") 8.17 (E)
S-15	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.35	(18") 8.17 (S)
S-16	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.90	(18") 8.17 (N) (18") 8.17 (S) (18") 8.17 (E)
S-17	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.25	(18") 8.17 (S)
S-18	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	11.70	(18") 8.17 (NE) (18") 8.17 (S) (18") 8.17 (W)
S-19	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052 WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	12.50	(18") 8.17 (N) (18") 8.17 (E)
S-20	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052 WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	12.15	(18") 8.17 (NE) (18") 8.17 (S) (18") 8.17 (W)
S-21	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052 WITH TYPE II SKIMMER PER FDOT STND PLAN INDEXES 232 & 241	11.65	(18") 8.17 (N)
S-22	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.00	(18") 8.17 (SW)
S-23	PROP. 48" CATCH BASIN AND TYPE "C" FRAME, AND GRATE PER FDOT STND PLANS 425-052	12.50	(18") 8.17 (SW)
S-24	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.00	(12") 9.08 (SW) •
S-25	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.00	(12") 8.95 (S) •
S-26	PROP. 48" DRAINAGE MANHOLE PER FDOT STND PLANS	12.55	(18") 8.17 (N) (18") 8.17 (E) (18") 8.17 (W)

* CONNECT EXISTING ROOF DRAINAGE PIPE TO STRUCTURE. CONTRACTOR SHALL CONFIRM EXIST. INVERT ON SITE.

Sunshine
Call 811 or www.sunshine11.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

DRC
PZ22-12000027
12/03/2025

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NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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Drawn by: A.T.S.

Checked by: C.P.C.

Approved by: C.P.C.

Scale: 1" = 40'

Date: 08/01/2019

Job No.: I002

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Plans for

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

**GRADING &
DRAINAGE
PLAN**

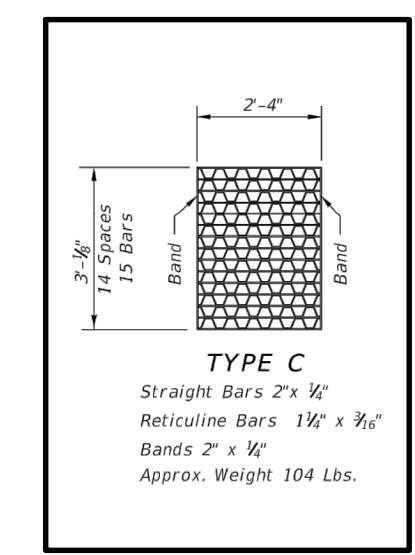
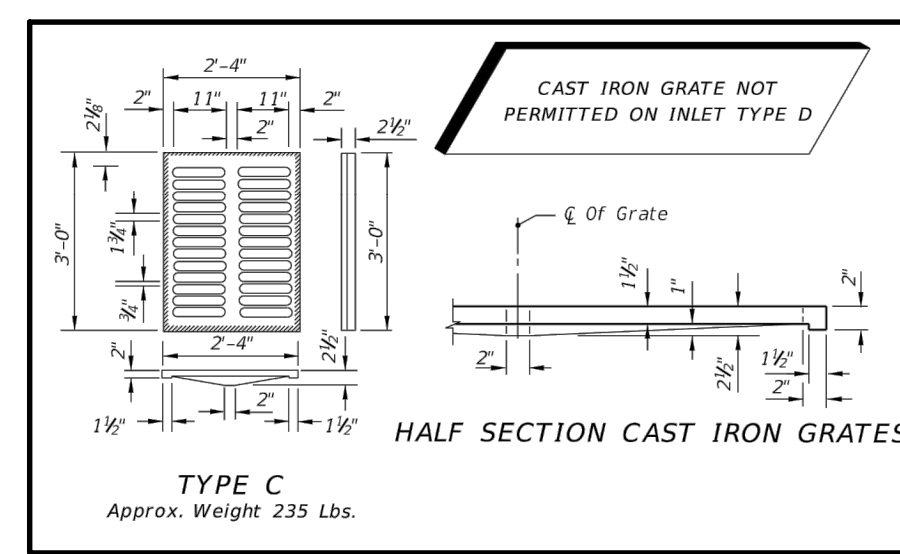
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10/22/2019

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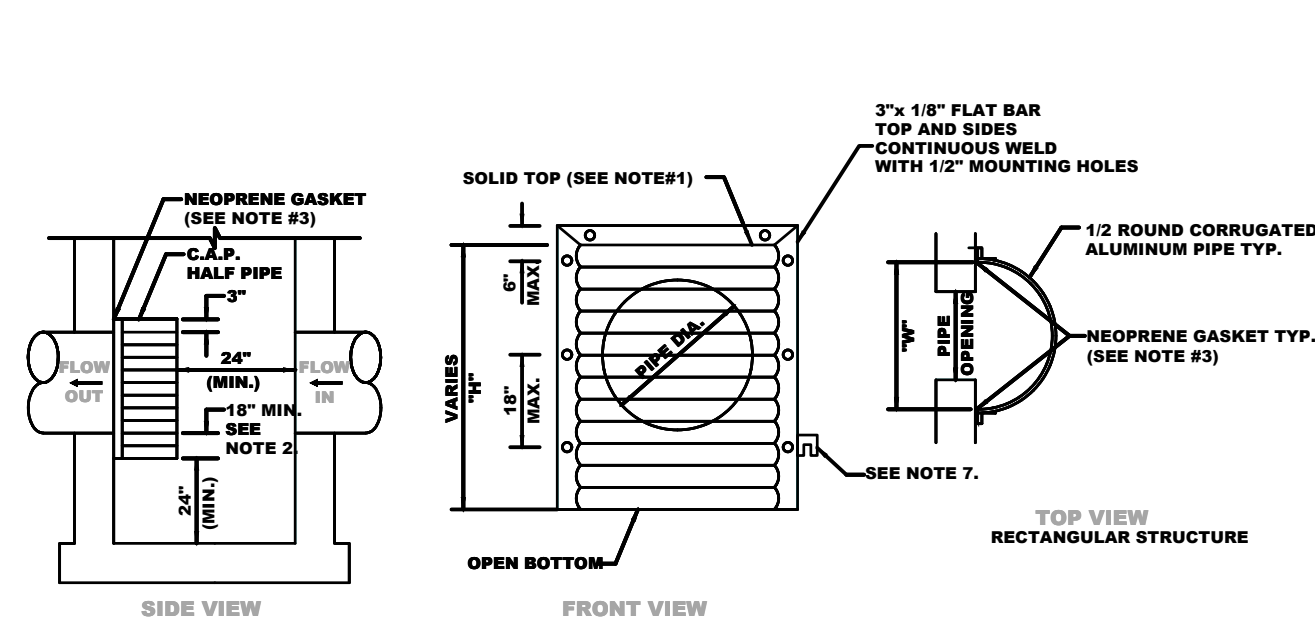
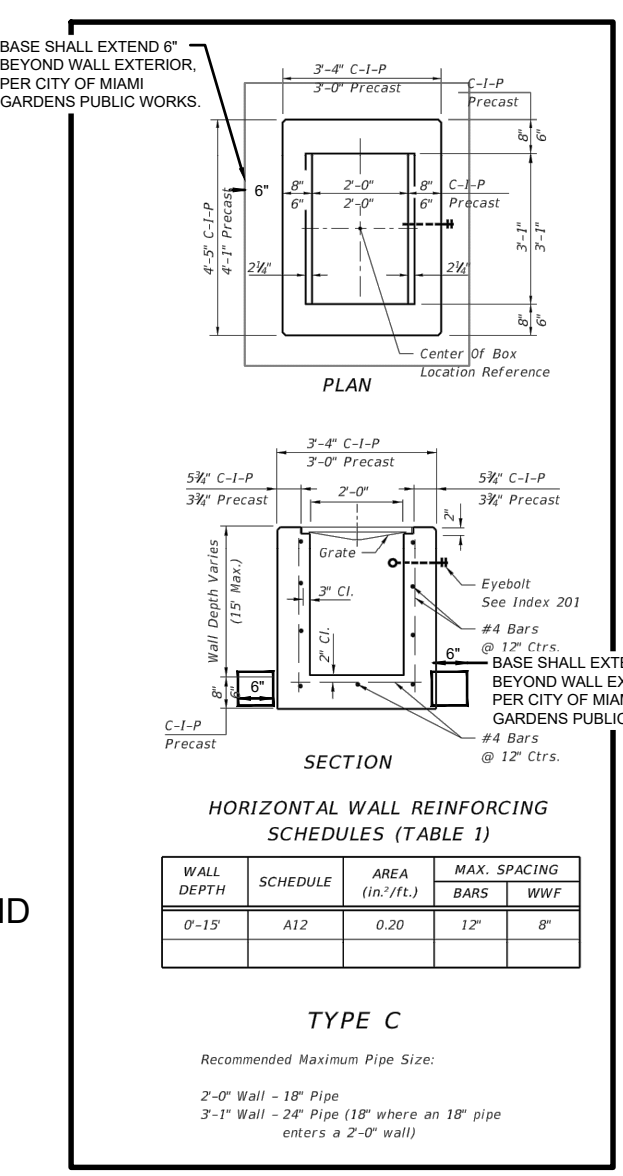
10/01/2025

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

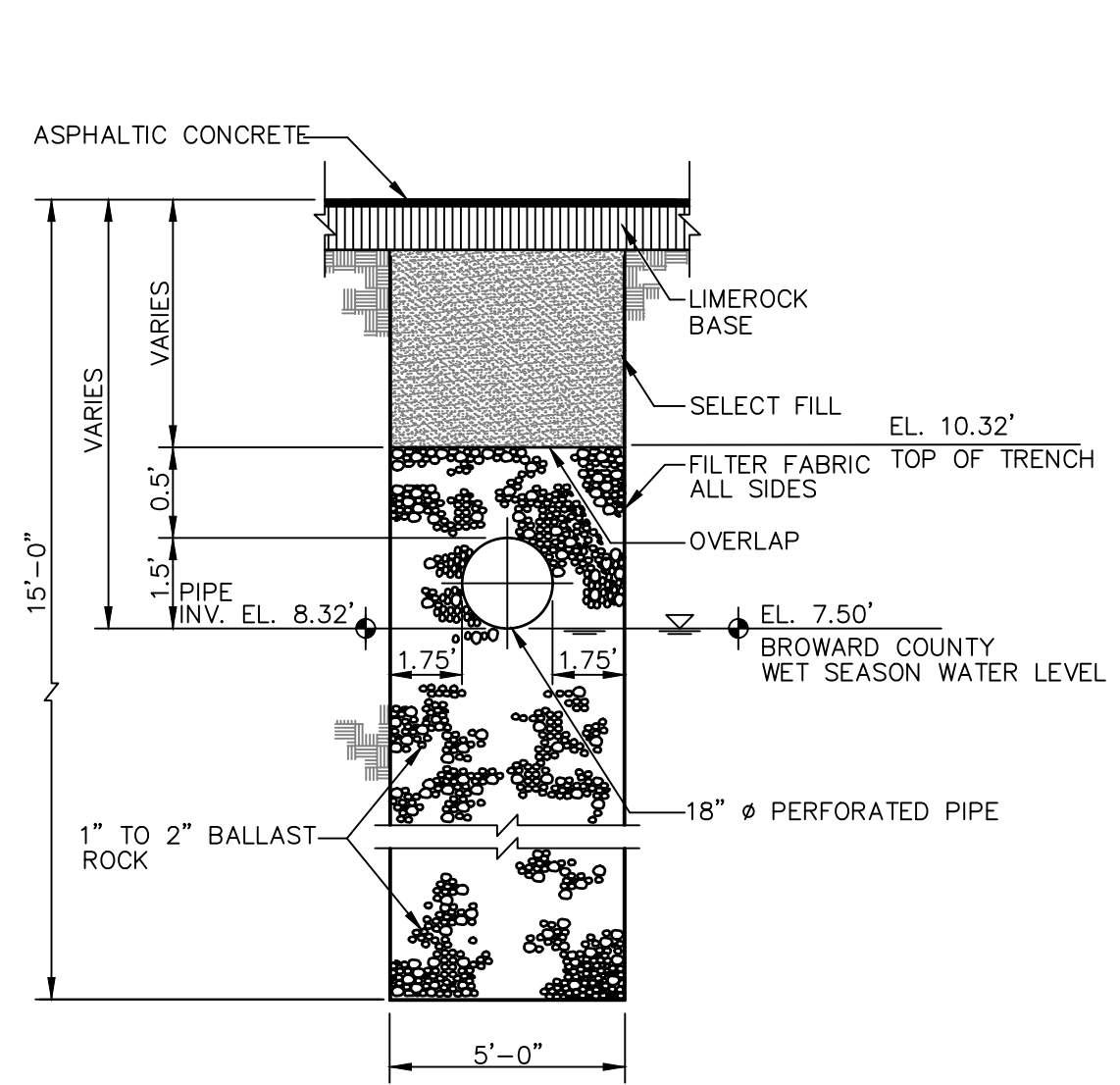
FDOT TYPE C INLET
N.T.S.



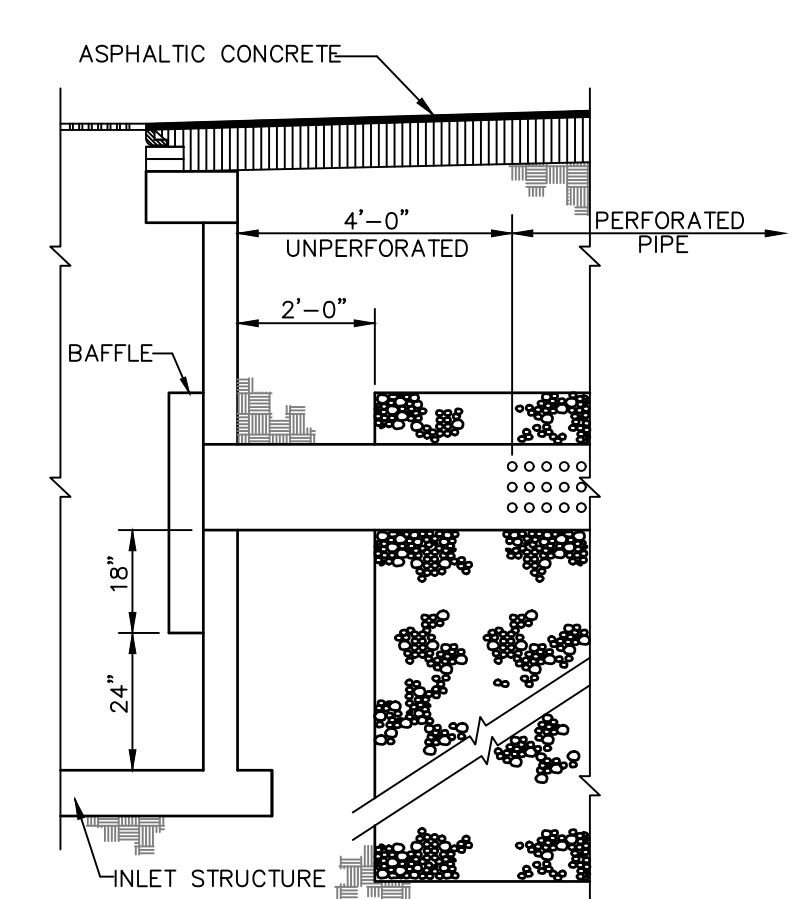
PIPE DIA.	W ³ (IN)	W ² (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	30"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1. RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

POLLUTION RETARDANT BAFFLE DETAIL
N.T.S.



18" EXFILTRATION TRENCH SECTION
N.T.S.



- 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.

October 2, 2019

Drainage Report

For

Festival Marketplace

2900 W Sample Road
Pompano Beach, FL

Prepared for:

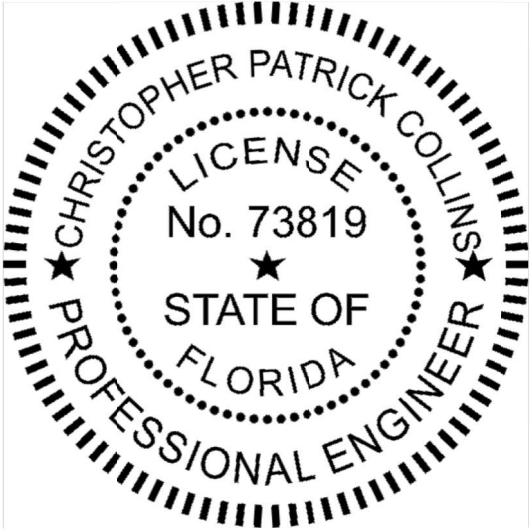


EQUITY GROUP
IMC Equity Group
696 NW 125th Street
North Miami, FL 33161

Prepared by:



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



10/02/2019

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Approved

2019-D-491-00049
Georgi Celusnek
10/22/2019

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 - A-4 BROWARD COUNTY FLOOD ZONES AND FEMA FLOOD PANELS
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- B. EXFILTRATION TRENCH CALCULATIONS
3 YEAR- 1 HOUR (PER SFWMD MASTER PERMIT 06-00221-S)
- C. STORMWATER MANAGEMENT CALCULATIONS
MINIMUM ROAD ELEVATION – 10 YEAR 5 DAY STORM EVENT
ZERO DISCHARGE ELEVATION – 25 YEAR 5 DAY STORM EVENT
MINIMUM FINISH FLOOR ELEVATION – 100 YEAR 5 DAY STORM EVENT
- D. EXISTING MASTER SURFACE WATER PERMITS AND PLANS
SFWMD ERP MASTER PERMIT NO. 06-00221-S
ORIGINAL & MOD-1 TO INCLUDE “POMPANO OUTLET MALL”
- E. GEOTECHNICAL TEST RESULTS
BY U.S. SOUTH ENGINEERING & TESTING LAB, INC.

I. PROJECT DESCRIPTION

The property parcel (folio no. 4841-21-07-0010) is approximately 37.35-acres and is located within the City of Pompano Beach at 2900 W Sample Road. The site is found in Section 21, Township 48, Range 42 (Refer to Appendix A, *Location Map*). The existing property is commonly known as the Festival Flea Market. In addition to the ±381,762 S.F. commercial building the parcel also is comprised of paved parking areas, swales, and a private lake. The development proposed is located at the north east corner of the lot and is approximately 5.73 acres. The existing project boundary consists of a paved parking lot and swales as well as underground drainage system with control structures. The existing drainage system uses swales to meet the water quality requirements and uses a combination of control structures and outfalls to meet the water quantity requirements.

The project forms part of an existing master surface water management permit 06-00221-S. The original permit approved on February 15, 1979 was for the development of 165.7 acres and the construction clearance of a surface water management system of approximately 44.8 acres, in which this project is included. On November 12, 1981 a modification was approved to the surface water management permit which included the construction and operation of the Pompano Outlet Mall which is formally known as the Festival Flea Market. The location of the project falls within the boundaries of the modification made on November 12, 1981; therefore, the criterium set forth by the permit issued is followed in the design development of the proposed project.

The proposed development shall consist of a one-story, 25,500 Sq. Ft. Mixed-Use Building and a 5,411 Gas Station Building with underground storage tanks. In addition, the land development shall also include an additional access point at Sample Road and a 1.0 acre sodded vacant lot. The proposed stormwater management system shall be self-contained between the project boundary limits and is composed of exfiltration trenches and pollution retardant baffles. Half of the runoff generated on the existing Festival Flea Market roof shall also to be collected by the proposed drainage system. No discharge connections are proposed therefore the peak stage of the existing pond shall be positively affected. Due to these elements the modification to the existing surface water management permit are minor and may be even considered negligible.

II. EXISTING CONDITIONS

The subsurface explorations were conducted by U.S. South Engineering & Testing Lab, Inc. (Refer to Appendix E, *Geotechnical Report*). The subsurface conditions were explored by four (4) standard open-hole penetration tests performed to depth of 15 feet below grade in accordance with the South Florida Water Management District (SFWMD) procedures for the "Unusual Condition Constant Head" Percolation and four (4) standard penetration boring tests to depths of 20 feet below grade. The percolation tests showed an average hydraulic conductivity of 5.66×10^{-4} cfs/ft². At the time of the geotechnical explorations it was discovered that the groundwater table was at a depth of approximately 5.50 feet below surface grade.

III. OBJECTIVE

The objective of this design is to provide a storm water management system which will meet or exceed storm runoff quality and quantity criteria set forth by the federal, state, county and local governmental agencies. These agencies include the, Broward County Environmental Protection & Growth Management Department, Florida Building Code, Florida Department of Environmental Protection (FDEP), and South Florida Water Management District (SFWMD).

IV. REQUIREMENTS

The proposed stormwater drainage system was prepared following the standard methods of the SFWMD, FDEP and Broward County. The conditions set forth in the original master permit (ERP Permit No. 06-0221-S) approval and modification were followed in the design development of the post development peak stages.

It is critical to note that all elevations in the original permit are made in reference to the National Geodetic Vertical Datum of 1929. The elevation difference between this datum reference and the North American Vertical Datum of 1988 is -1.56'.

The post-development water quality, quantity, and flood management peak stages were calculated in accordance with the rainfall intensities used for the master permit and modification.

Water Quality Criteria

SFWMD water quality detention/retention (pre-treatment) criteria and procedures were followed during this analysis. If the project is zoned commercial dry-retention pre-treatment shall be provided for half of the first inch of runoff.

Treatment Required:

Total required treatment = 0.5" x (1 ft / 12") x 10.11 ac = 5.06 ac-in or 0.421 acre-ft

(Refer to Appendix B, *Exfiltration Trench Calculations*).

Water Quantity Criteria

- ✓ **Minimum Road Elevation**
10 Year – 5 Day Storm Event
(Refer to Appendix C, *Stormwater Management Calculations*)

Per the master permit the minimum road elevation shall be 11.44 NAVD (13.00 NGVD). The proposed minimum road elevation within the project boundary is 11.45 NAVD.

- ✓ **Minimum Runoff Storage**
25 Year – 5 Day Storm Event
(Refer to Appendix C, *Stormwater Management Calculations*)

Per the master permit the minimum berm elevation shall be 10.84 NAVD (12.40 NGVD). The proposed minimum berm elevation within the project boundary is 11.45 NAVD.

- ✓ **Minimum Finish Floor Elevation**
(Refer to Appendix C, *Stormwater Management Calculations*)

The lowest proposed building finished floor elevation for all habitable spaces was set at or above the highest of the following:

- 1) Broward County 100 Year Flood Elevation → 12.50 NAVD (14.0 NGVD)
- 2) SFWMD Permit No. 06-00221-S Minimum Finish Floor Elevation → 12.44 NAVD (14.00 NGVD)

Water Table
(Refer to Appendix A-2)

The design water table of 7.50 ft. NAVD was obtained from Broward County Water Table Map – Wet Season (Appendix A-2).

V. FEMA FLOOD ELEVATION

The project is located in Community Panel number 12011C0170H of the Flood Insurance Rate Map (FIRM), revised September 11, 2009. According to the National Flood Insurance Program the project is located in Flood Zone "X" corresponding to a minimal flood hazard elevation. The FEMA Flood Insurance Rate Map has been included in Appendix A-3 for reference.

VI. PROPOSED STORM WATER MANAGEMENT SYSTEM

The proposed storm water improvements will have the capabilities to manage the storm water discharge produced by the proposed development as well as collect the runoff from the existing Festival Marketplace building roof drains previously collected by the existing drainage system. The water quality and quantity will be managed through the use of exfiltration trench and percolation into the underground water table.

The proposed drainage system does not have an outfall and the system is considered as a self-contained drainage system. The proposed drainage system was designed based on the SFWMD "Environmental Resource Permit Information Manual – Volume IV 2009". This design will have a positive effect on the private pond by lowering the peak stage partially created by the pre-development runoff.

Calculations show that 405 LF can adequately serve the site during the design storm (Refer to Appendix B). The proposed system onsite contains 500 LF of exfiltration trench which exceeds the 0.42 ac-ft required for treatment and the 1.08 ac-ft required for storage.

VII. STORM ANALYSIS

The project critical storm analysis consisted of determining the rainfall amounts for the following storms and performing calculations per the NRCS method described in the TR-55 to determine the stage and runoff. The analysis was done for the proposed conditions.

Per Broward County Environmental Protection & Growth Management Department and South Florida Water Management District existing master permit, storage for the runoff generated by the 3 Year design storm with a rainfall intensity of 2.60 inches/hour shall be completely retained within the dry-retention system. The storage provided within the proposed exfiltration trench system was calculated using the SFWMD Storage Formula.

SFWMD Exfiltration Design Formula

$$V (ac - ft) = L[K \left((2 \cdot H_2 \cdot D_u) - (D_u^2) + (2 \cdot H_2 \cdot D_s) \right) + (1.39 \times 10^{-4} \cdot W \cdot D_u)]$$

VIII. RESULTS

The proposed development meets and in cases exceeds the peak stage design requirements for the minimum road, berm, and finish floor elevations. In addition, the water quality and quantity are both treated by the used of exfiltration trenches which include BMPs such as pollution retardant baffles and allows natural percolation into the aquifer. This proposed stormwater management reduces any previously created stress on the peak stages of the master pond, into which other developments discharge for their stormwater management.

The proposed development also increased the amount of pervious area in the project boundary from 0.94 acres to 2.19 acres which also increases natural water quality treatment. Exfiltration trench has been provided for storage of the 3 Year Storm Event and water quality which requires dry-retention pre-treatment provided for the 0.5 inches of total runoff for a commercial development. The proposed system provides treatment for 1.34 ac-ft which exceeds the 1.08 ac-ft required.

The summary table below shows that the proposed design elements for the post-development site all exceeds the peak elevations as set by the limiting conditions of the original surface water management general permit.

DESIGN CONTROL	SUMMARY
Road Elevation	Required Per SFWMP No. 06-00221-S → 11.44 NAVD (13.00 NGVD) Proposed Inlet Minimum → <u>11.45 NAVD</u>
Minimum BERM Elevation	Required Per SFWMP No. 06-00221-S → 10.84 NAVD (12.40 NGVD) Proposed Inlet Minimum → <u>11.80 NAVD</u>
Finish Floor Elevation	Required Per SFWMP No. 06-00221-S → 12.44 NAVD (14.00 NGVD) Proposed Inlet Minimum → <u>13.50 NAVD</u>

In conclusion, the proposed project shall require a modification to the existing master surface water management permit no. 06-00221-S. The impacts to the site are negligible due to the project proposing a self-contained stormwater system and will not be connecting to the existing outfall. This design will have a positive effect in reducing the peak stage of the master pond.

IX. REFERENCES

- State of Florida Department of Transportation. 1987. Drainage Manual Volume 2B Procedures. Drainage Design Office. Tallahassee, Florida.
- South Florida Water Management District. 1994. Management and Storage of Surface Waters Permit Information Manual Volume IV. West Palm Beach, Florida
- Chin, D.A., 2004, An Overview of Urban Stormwater-Management Practices in Miami-Dade County, Florida: U.S. Geological Survey Open-File Report 2004-1346, 17 p.
- FDOT District 6 "Exfiltration Trench Reference Manual- January 2008"

APPENDIX A: MAPS

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PZ22- 12000027
12/03/2025



D E S I G N

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



EQUITY GROUP



LOCATION MAP

FESTIVAL MARKETPLACE
2900 W. SAMPLE ROAD
POMPANO BEACH, FLORIDA

APPENDIX
A-1

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

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C.O.A. 33221



BROWARD COUNTY
WATER TABLE MAP - WET SEASON

FESTIVAL MARKETPLACE
2900 W. SAMPLE ROAD
POMPANO BEACH, FLORIDA

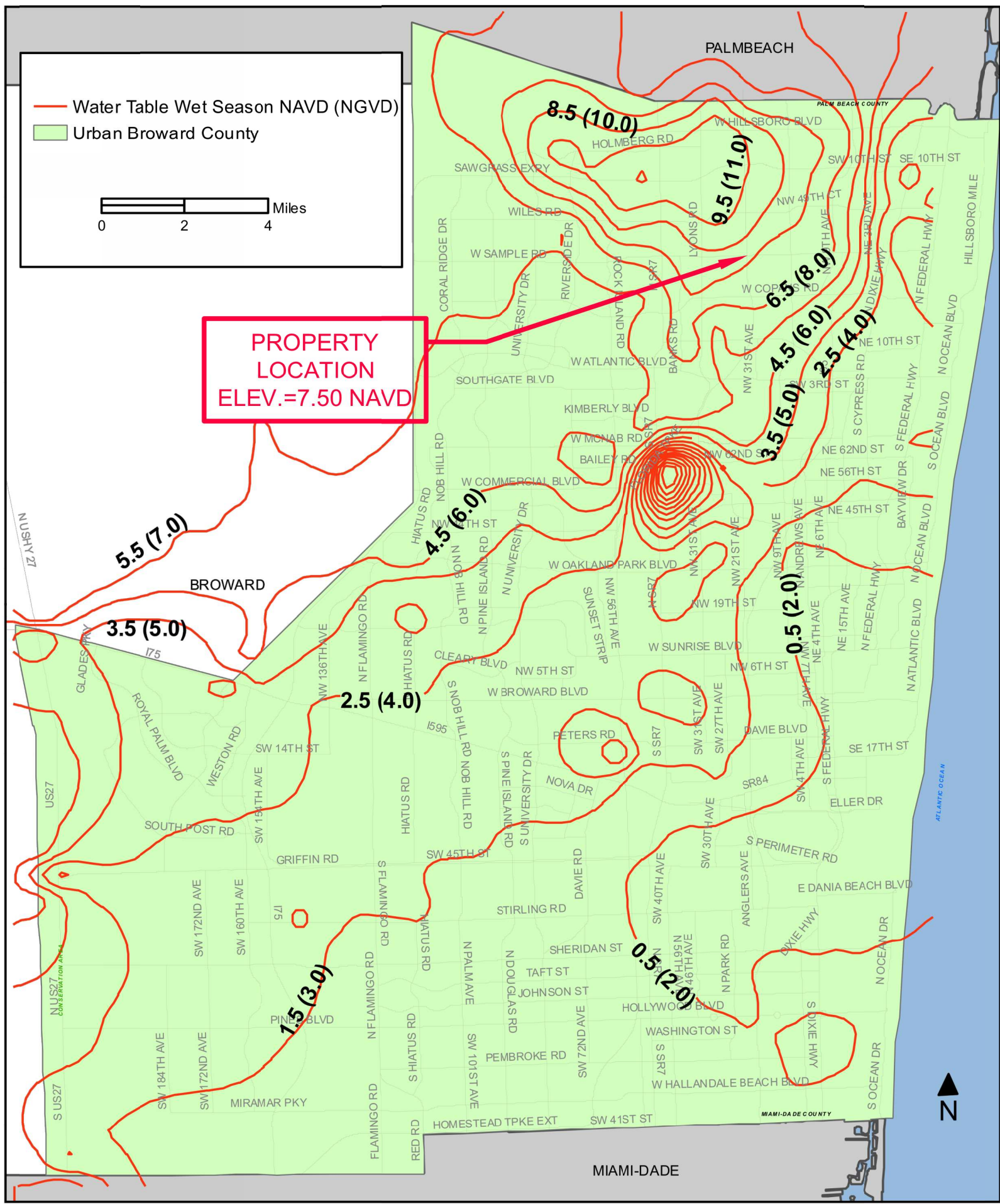
APPENDIX
A-2

Approved

2019-D-491-00049
Georgi Celusnek
10/22/2019



WATER TABLE MAP - AVERAGE WET SEASON



Division Name: Planning and Environmental Regulation
Department Name: Environmental Protection and Growth Management

This map is for conceptual purposes only and should not be used for legal boundary determinations.
Elevation converted from NGDV to NAVD using the FEMA approved conversion factor for Broward County of (-) 1.5

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National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOWRIs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

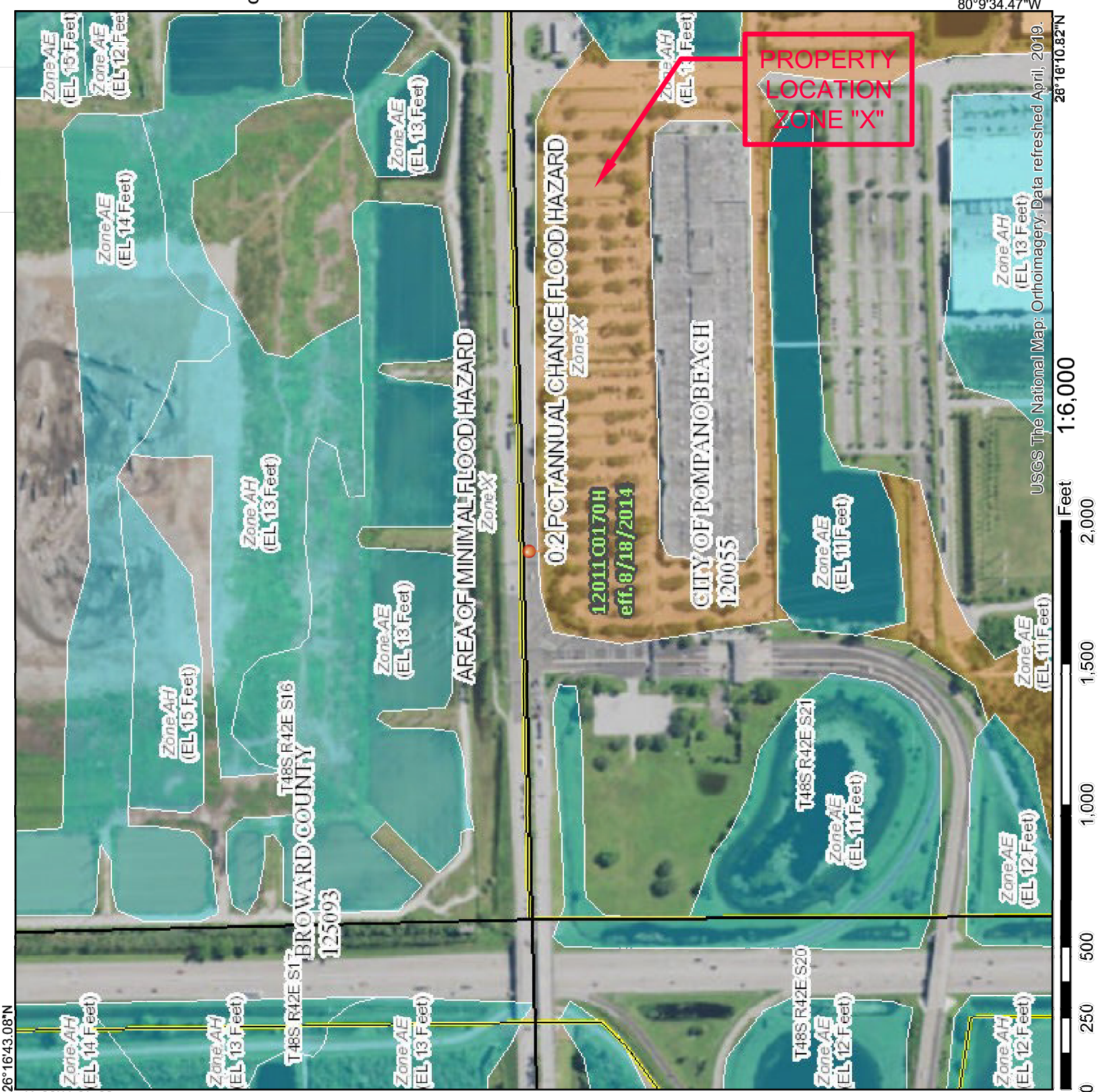
OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



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FEMA FLOOD INSURANCE MAP

FESTIVAL MARKETPLACE

2900 W. SAMPLE ROAD
POMPANO BEACH, FLORIDA

APPENDIX
A-3

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

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12/03/2025

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BROWARD COUNTY
FLOOD ZONES AND FEMA FLOOD PANELS

FESTIVAL MARKETPLACE
2900 W. SAMPLE ROAD
POMPANO BEACH, FLORIDA

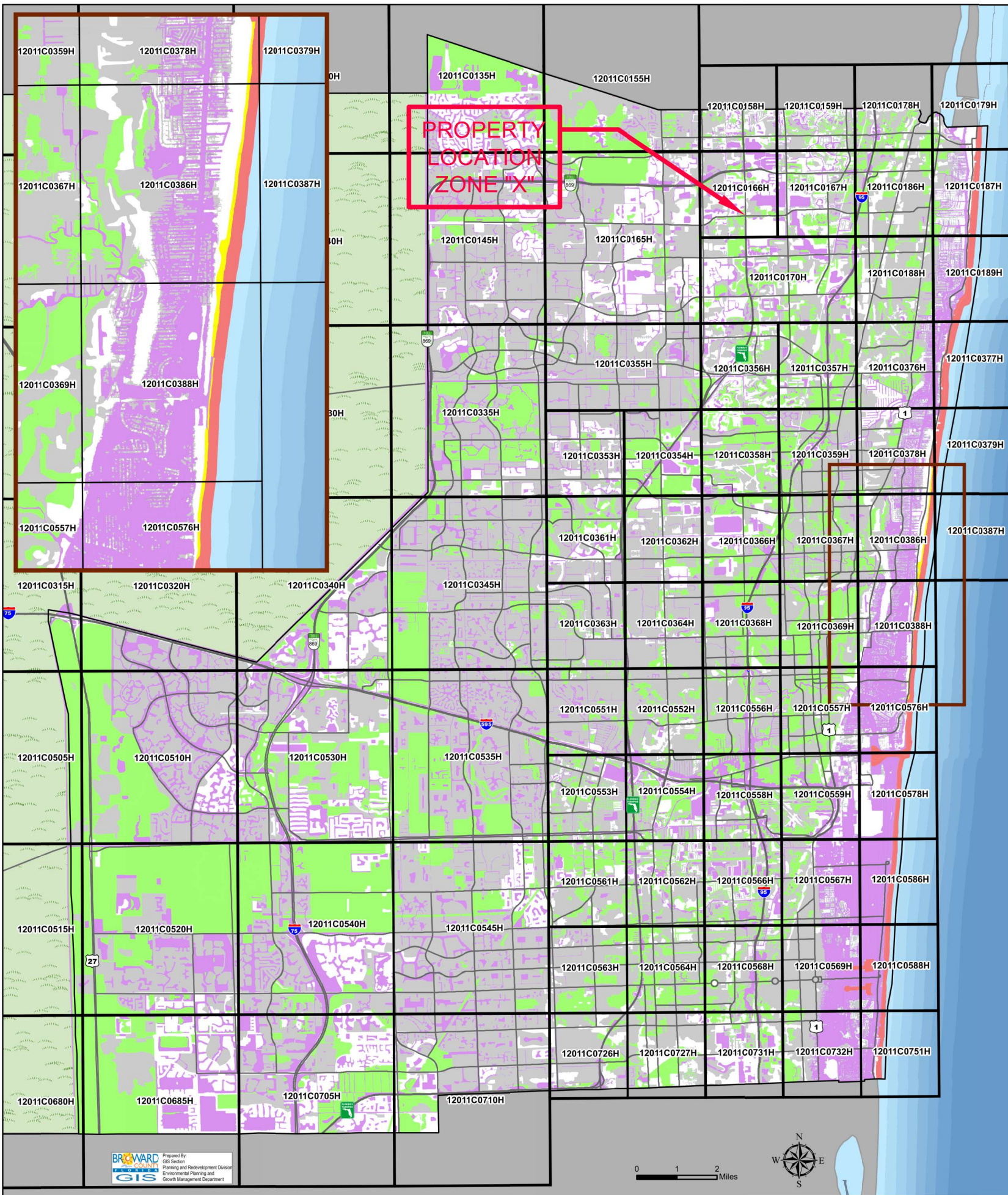
APPENDIX
A-4

Approved

2019-D-491-00049
Georgi Celusnek
10/22/2019



BROWARD COUNTY FLOOD ZONES with FEMA FLOOD ZONE PANELS



FEMA Flood Zone Panels

Flood Zones



D - Conservation Area



VE - 1% annual chance flood. Coastal flood zone with velocity hazard (wave action). Base Flood Elevations Determined.



AO - 1% annual chance flood. Flood Depths of 1 to 3 feet (usually sheet flow on sloping terrain). Average Depths Determined.



AH - 1% annual chance flood. Flood Depths of 1 to 3 feet (usually areas of ponding). Base Flood Elevations Determined.



AE - 1% annual chance flood. Base Flood Elevations Determined.



X (Moderate Risk) - Areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% chance annual flood.



X (Minimal Risk) - Areas determined to be outside of the 0.2% annual chance flood.

This map is for conceptual purposes only and should not be used for legal boundary determinations.

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PZ22-12000027

10/01/2025

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BROWARD COUNTY 100 YEAR FLOOD ELEVATIONS

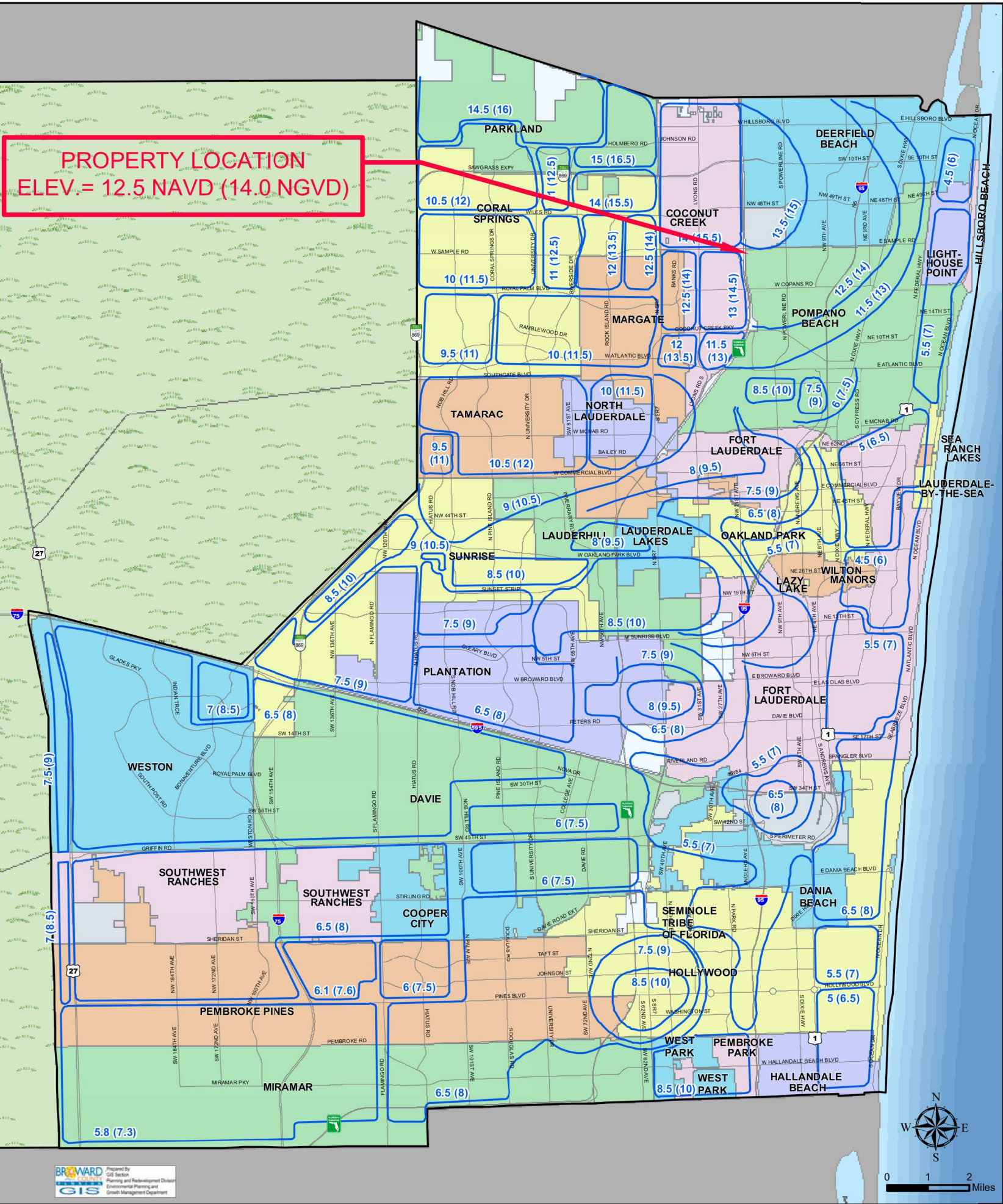
FESTIVAL MARKETPLACE
2900 W. SAMPLE ROAD
POMPANO BEACH, FLORIDA

APPENDIX A-5

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019



BROWARD COUNTY 100 YEAR FLOOD ELEVATIONS



100 Year Flood Contours NAVD (NGVD)
Example: 6.5 (8)

This map is for conceptual purposes only and should not be used for legal boundary determinations.

Elevations converted from NGVD to NAVD using the FEMA approved conversion factor for Broward County of (-)1.5, based on 1997 FEMA Flood Data

#12729 SNowicki 10/2014

APPENDIX B: EXFILTRATION TRENCH CALCULATIONS
3 YEAR – 1 HOUR

RETENTION/DETENTION CALCULATIONS (EXFILTRATION TRENCH)		
DESIGN CRITERIA Design Water Table Elevation = 7.50 Lowest Inlet Rim Elevation on Site = 12.15 Impervious Area Coeffecient of Runoff = 0.90 Pervious Area Coeffecient of Runoff = 0.30 Design Storm = 3 Year Storm Intensity (in/hr), I = 2.60 <div>(Per Master Permit SFWMP No. 06-00221-S)</div>		
A. DRAINAGE AREAS		
STRUCTURES		SITE
Total Drainage Area (ac)		10.11
Total Pervious Area (ac)		3.54
Total Impervious Area (ac)		2.19
Total Existing Building (roof leaders) (ac)		4.38
B. COEFFICIENT OF RUNOFF		
Weighted Coeffecient of Runoff, C		0.30
C. WATER QUANTITY		
$Q = \frac{(P - 0.2s)^2}{P + (0.8s)}$		
P (inches) = Rainfall		2.60
S (inches) = Soil Storage		1.71
Q (inches) = Direct Runoff		1.29
V (ac-in) = Volume of Runoff		13.01
V (ac-ft) = Volume of Runoff		1.08
D. WATER QUALITY		
1. If the property is zoned commercial, at least 0.5 inches of retention or dry-detention pre-treatment shall be required.		
V (ac-in)=		5.06
V (ac-ft) =		0.42
E. VOLUME FOR TRENCH DESIGN		
Volume for Trench Design (ac-in/hr)		13.01
Volume for Trench Design (ac-ft/hr)		1.08
F. TRENCH SECTION		
Inlet Elevation		12.15
Design Water Table		7.50
Depth of Trench (ft)		15
Bottom of Trench		-2.85
Pipe Diameter (in)		18
Top of Trench Elevation		10.32
Top of Pipe Elevation		9.82
H ₂ (ft)		4.48
D _u (ft)		2.82
D _s (ft)		10.35
Width (ft) "W"		5
G. PERCOLATION TEST RESULTS		
K ₁ (cfs/ft2-ft Head)		5.62E-04
K ₂ (cfs/ft2-ft Head)		5.58E-04
K ₃ (cfs/ft2-ft Head)		5.71E-04
K ₄ (cfs/ft2-ft Head)		5.73E-04
K _{Average} (cfs/ft2-ft Head)	Average	5.66E-04
H. TRENCH LENGTH CALCULATION		
BASIN ID		SITE
Calculated Length (ft)		202.418
Miami-Dade County Safety Factor		2
Required Length (ft)		405
Provided Length (ft) "L"		500

**APPENDIX C: STORMWATER MANAGEMENT
CALCULATIONS**

MINIMUM ROAD ELEVATION – 10 YEAR 5 DAY STORM EVENT
ZERO DISCHARGE ELEVATION – 25 YEAR 5 DAY STORM EVENT
MINIMUM FINISH FLOOR ELEVATION – 100 YEAR 5 DAY STORM EVENT

SURFACE WATER MANAGEMENT CALCULATIONS (S.F.W.M.D. CRITERIA)

I. PROJECT DATA:

A. DRAINAGE AREAS:

1.	Buildings (Proposed 0.71 acres, Existing 4.38 acres via roof drains) =	5.09 ac.
2.	Roads & Parking =	2.83 ac.
3.	Pervious =	2.19 ac.
4.	Total =	10.11 ac.

B. OTHER:

1. The current zoning on the property is Light Industrial District

II. DESIGN CRITERIA:

A. WATER QUALITY CRITERIA:

1. If a wet detention system, then whichever is the greater of the following:

a. The first inch of runoff from the entire project site.

b. The amount of 2.5 inches times the percent impervious for the project site.
2. If a dry detention system, then 75% of the volume required for the wet detention system.
3. If a retention system, then 50% of the volume required.
4. If the property is zoned "Commercial", at least 0.5 inches of retention or dry detention pre-treatment will be required.
5. Any detention system shall be designed to discharge no more than 0.5 inches of the detained volume per day.

B. WATER QUANTITY CRITERIA:

1. DESIGN EVENT RAINFALL AMOUNT:

A.	Design Event for Minimum Road Elevation: Frequency: Duration: Amount:	10 year 5 day 9.00 inches	(Per Master Permit SFWMP No. 06-00221-S)
B.	Design Event for Minimum BERM Elevation: Frequency: Duration: Amount:	25 year 5 day 10.00 inches	(Per Master Permit SFWMP No. 06-00221-S)
C.	Design Event for Minimum Finish Floor Elevation: Frequency: Duration: Amount:	100 year 5 day 13.00 inches	(Per Master Permit SFWMP No. 06-00221-S)

2. ADDITIONAL DESIGN INFORMATION:

a.	Broward County Water Table - Average Wet Season: (Note: Proposed minimum road elevation must be at least 2 feet above the wet season water table or control elevation.)	7.50 NAVD
b.	Drainage Basin / Canal Number:	C-14 East Basin, Cypress Creek Canal
c.	Receiving Body Regulated Stage Elevation:	11.00 NAVD
		$Q \text{ (cfs)} = \left(\frac{78}{\sqrt{A}} + 54 \right) A$
		$A \text{ (sq. mi.)} = \frac{37.35}{640} = 0.0584$
d.	Design Storm Allowable Discharge:	$\text{Total Parcel } Q \text{ (cfs)} = \left(\frac{78}{\sqrt{0.0584}} + 54 \right) (.0584) = 22.00$ $\text{Pro-Rated } Q \text{ (cfs)} = \frac{5.73}{37.35} \times 22.00 = 3.37$
e.	Time of Concentration:	0.17 hour
f.	Minimum Discharge: Residential projects shall have systems with the calculated ability to discharge by surface flow or subsurface percolation at least 3/8 inch per day.	N/A
g.	Broward County - 100 Year Elevation	12.50 NAVD
h.	FEMA Flood Elevation	11.50 NAVD (Nearest Zone AH)

III. COMPUTATIONS:

A. WATER QUALITY COMPUTATIONS:

1.

Compute the first inch of runoff from the entire developed project site:

=

1.00 inch

X

10.110 acres

X

(1 foot / 12 inches)

=

0.843 ac-ft for the first inch of runoff
2.

Compute 2.5 inches times the percent impervious for the developed project site:

a.

Site area for water quality pervious / impervious calculations only:

=

Total Project - (Dry Retention Area + Buildings)

=

10.110 acres

-

(0.000 acres

+ 5.090 acres)

=

5.020 acres of site area for water quality calculations

b.

Impervious area for water quality pervious / impervious calculations only:

=

Site area for water quality - Pervious area

=

5.020 acres

-

2.190 acres

=

2.830 acres of impervious area for water quality calculations

c.

Percentage of impervious area for water quality:

=

Impervious area for water quality / Site area for water quality X 100%

=

2.830 acres

/

5.020 acres

X

100%

=

56.37 % Impervious

d.

For 2.5 inches times the percentage of impervious area:

=

2.5 inches

X

56.37 %

=

1.409 inches to be treated

e.

Compute volume required for quality:

=

Inches to be treated X (Total Site Area - Dry Retention Area)

=

1.409 inches

X

(10.110 acres

- 0.000 acres) X (1 foot / 12 inches)

=

1.187 ac-ft required for detention storage

3.

The first inch of runoff from the entire developed site = 0.843 ac-ft

2.5 inches times the percentage of impervious area = 1.187 ac-ft

The volume of 1.187 ac-ft controls

4.

If the project is zoned "Commercial" or if the project were discharging directly to a sensitive receiving body and is more than 40% impervious, 0.5 inches of dry detention pre-treatment must be provided:

=

0.5 inches

X

(Total Site Area - Dry Retention Area)

=

0.5 inches

X

(10.110 acres

- 0.000 acres) X (1 foot / 12 inches)

=

0.421 ac-ft required for pre-treatment

5.

Compute credit for using one of the following systems:

a.

Wet detention volume to be provided:

=

Total required detention - Pre-treatment

=

1.187 ac-ft

-

0.421 ac-ft

=

0.766 ac-ft of volume required for wet detention

b.

Dry detention volume to be provided (75% of the total required detention volume):

=

Total required detention volume X 75%

=

1.187 ac-ft

X

75%

=

0.891 ac-ft of volume required for dry detention

c.

Dry retention volume to be provided (50% of the total required detention volume):

=

Total required detention volume X 50%

=

1.187 ac-ft

X

50%

=

0.594 ac-ft of volume required for dry retention

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2

PZ22-12000027
10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

B. SUMMARY OF WATER QUALITY COMPUTATIONS:

Item:	Description:	Quantity
A.1	First inch of runoff from entire project site =	0.843 ac-ft
A.2	2.5 inches times percent impervious =	1.187 ac-ft
A.3	Volume to be treated =	1.187 ac-ft
A.4	Pre-treatment required for commercial site =	0.421 ac-ft
A.5.a	Wet detention volume required =	0.766 ac-ft
A.5.b	Dry detention volume required =	0.891 ac-ft
A.5.c	Dry retention volume required =	0.594 ac-ft
A.5.d	Exfiltration trench volume required =	1.187 ac-ft

C. STAGE ELEVATION INFORMATION:

Item:	Description:	S type	Area ac.	Low ft.	High ft.	I %	C %	Total Area %
1	Buildings	V	5.090	13.00	13.00	100	100	50.35
2	Lake	V	0.00	11.00	13.00	0	50	0.00
3	Pervious	L	2.190	11.45	12.90	0	50	21.66
4	Roads & Parking	L	2.830	11.45	12.90	100	100	27.99
5	n/a	V						0.00
6	n/a	L						0.00
7	n/a	L						0.00
8	n/a	L						0.00
9	n/a	L						0.00
10	n/a	L						0.00
11	n/a	V						0.00
Total:			10.11	11.00	13.00	78.34	89.17	100.0

* Abbreviations: S = Storage; (V = Vertical Storage & L = Linear Storage)
 I = Impervious
 C = Compaction; (Use the following compaction factors: 0%, 50%, 100%)

D. SCS CURVE NUMBER AND SOIL STORAGE CALCULATIONS:

1. Soil Moisture Storage Table:

Existing Soil Type: 2 FLATWOODS

Depth to Water Table ft.	Cumulative Water Storage (Pre.-Dev.) in.	Compacted Water Storage (Post 50%) in.	Compacted Water Storage (Post 100%) in.
1	0.76	0.67	0.57
2	2.50	2.19	1.88
3	5.40	4.73	4.05
4	9.00	7.88	6.75

2. Available Soil Storage Calculation:

Item:	Description:	Ave. Elev. ft.	S in.	P Area acres	Volume Stored ac-in
1	Buildings	13.00	6.75	0.000	0.00
2	Lake	12.00	7.88	0.000	0.00
3	Pervious	12.18	7.88	2.190	17.25
4	Roads & Parking	12.18	6.75	0.000	0.00
5	n/a	0.00	0.00	0.000	0.00
6	n/a	0.00	0.00	0.000	0.00
7	n/a	0.00	0.00	0.000	0.00
8	n/a	0.00	0.00	0.000	0.00
9	n/a	0.00	0.00	0.000	0.00
10	n/a	0.00	0.00	0.000	0.00
11	n/a	0.00	0.00	0.000	0.00
Total:		12.18	29.25	2.190	17.25

* Abbreviations: S = Soil Storage
P = Pervious

3. Moisture Storage Calculation (S):

= Available soil storage / Total Site Area
= 17.25 ac-in / 10,110 acres
= 1.71 inches

4. SCS Curve Number Calculation (CN):

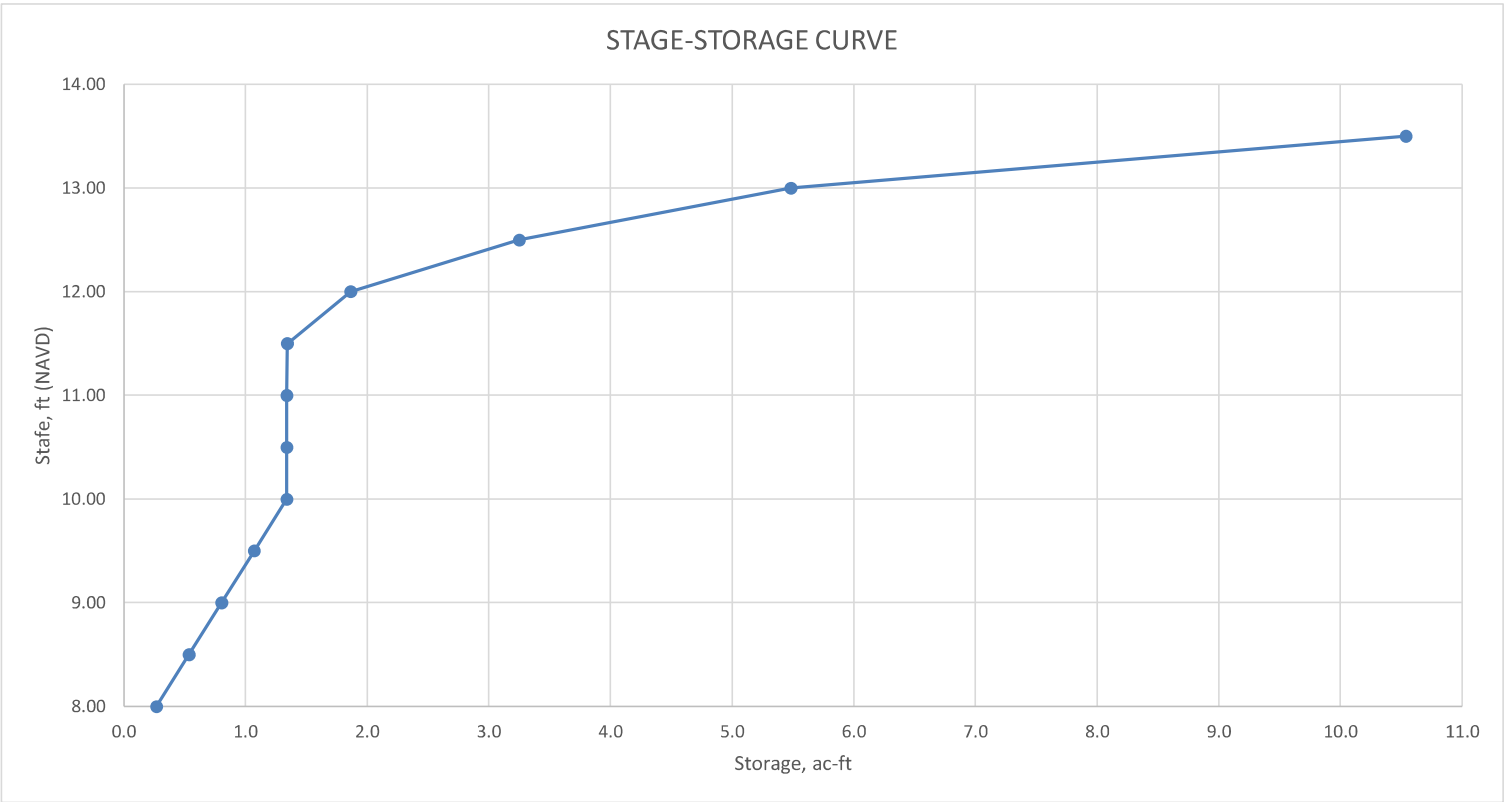
= 1000 / (S + 10)
= 1000 / (1.706 + 10)
= 85

E. SURFACE STORAGE CALCULATIONS:

1. Stage vs. Storage Calculations:

STORAGE												
(ac-ft)												
Stage	Item:	Buildings	Lake	Pervious	Roads & Parking	n/a	n/a	n/a	n/a	n/a	EXFIL STORAGE	Total
ft.		ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft	ac-ft
8.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.27
8.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.54	0.54
9.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	0.80
9.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.07	1.07
10.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34	1.34
10.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34	1.34
11.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34	1.34
11.50		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.34	1.34
12.00		0.00	0.00	0.23	0.30	0.00	0.00	0.00	0.00	0.00	1.34	1.86
12.50		0.00	0.00	0.83	1.08	0.00	0.00	0.00	0.00	0.00	1.34	3.25
13.00		0.00	0.00	1.81	2.33	0.00	0.00	0.00	0.00	0.00	1.34	5.48
13.50		2.55	0.00	2.90	3.75	0.00	0.00	0.00	0.00	0.00	1.34	10.54

* Abbreviations: T = Exfiltration Trench



F. MINIMUM ROAD ELEVATION:

Master Permit Minimum Road Elevation 11.44 NAVD OR 13.00 NGVD

G. MINIMUM BERM ELEVATION (ZERO DISCHARGE):

Master Permit Minimum BERM Elevation 10.84 NAVD OR 12.40 NGVD

H. MINIMUM FINISH FLOOR ELEVATION:

Master Permit Minimum Finish Floor Elevation 12.44 NAVD OR 14.00 NGVD

I. EXFILTRATION TRENCH CALCULATIONS:

1.

Design Formula:

$$L = V / (K((2*H2*Du) - (Du^2) + (2*H2*Ds)) + (1.39 \times 10^4 * W * Du))$$
2.

Design Information:

REFER TO EXFILTRATION TRENCH CALCULATIONS FOR BASIN DETAIL

W = Trench Width:

5.00 ft.

K = Hydraulic Conductivity:

5.66E-04 cfs/sq-ft per ft head

H2 = Depth of Water Table:

4.48 ft.

Du = Non-Saturated Trench Depth:

2.82 ft.

Ds = Saturated Trench Depth:

10.35 ft.

3.

Exfiltration Trench Required:

500

ft.

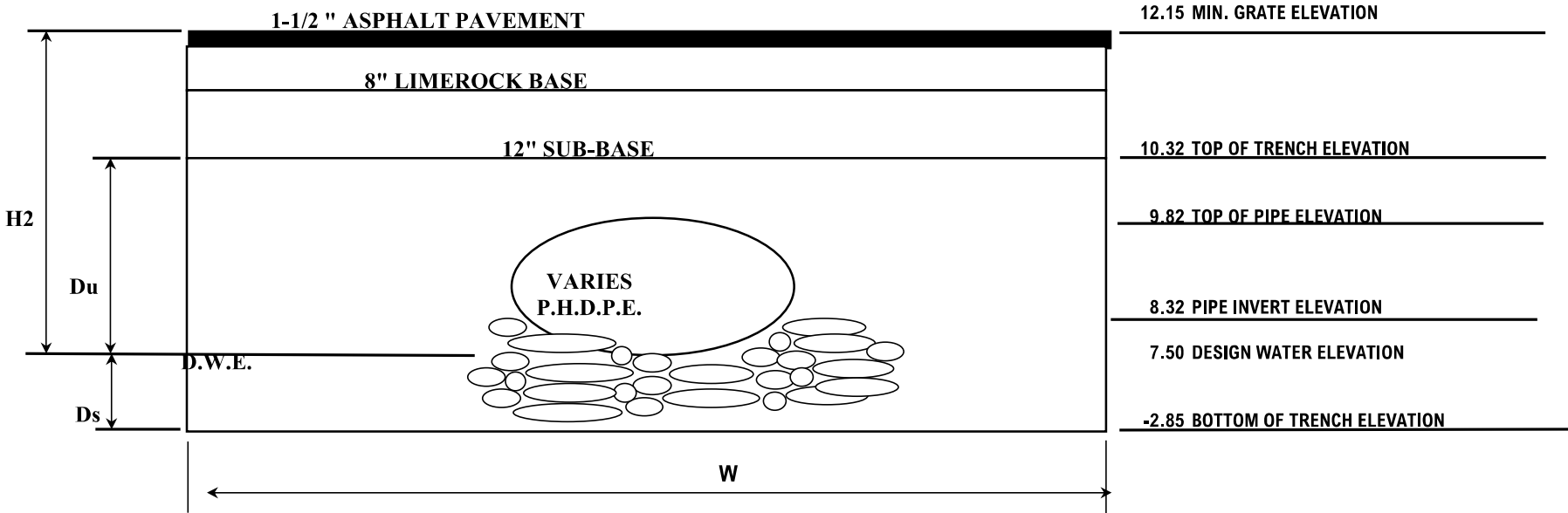
Includes SF=2
4.

Exfiltration Trench Storage Provided:

16.08 ac-in

or

1.34 ac-ft



DRC

PZ22-12000027
12/03/2025

**APPENDIX D: EXISTING MASTER SURFACE WATER
PERMITS AND PLANS**

SFWMD ERP MASTER PERMIT NO. 06-00221-S
ORIGINAL & MOD-1 TO INCLUDE “POMPANO OUTLET MALL”

DRC

PZ22-12000027
10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC

PZ22-12000027
12/03/2025

**South Florida
Water Management District**

SURFACE WATER MANAGEMENT PERMIT NO. 06-0022

(NON-ASSIGNABLE)

DATE ISSUED: February 15, 1979

AUTHORIZING: CONSTRUCTION AND OPERATION OF A WATER MANAGEMENT SYSTEM SERVING 44.8 ACRES OF INDUSTRIAL LANDS BY SWALES, 48" CMP AND FLASHBOARD RISER WITH 2' WEIR, AND 60" CMP AND FLASHBOARD RISER WITH 3' WEIR DISCHARGING INTO A BROWARD COUNTY CANAL.

LOCATED IN: BROWARD COUNTY, SECTION 21 TWP. 48S RGE. 42E

ISSUED TO: Greenwin Florida Investments, a
Florida General Partnership
(Pompano Industrial Park)
c/o Keith and Schnars, P.A.
1115 N. E. Fourth Avenue
Fort Lauderdale, Florida 33304

This Permit is issued pursuant to Application for Permit No. 05198-A dated May 18, 1978. Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, or use of any work or structure involved in the Permit. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

This Permit may be revoked or modified at anytime pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

This Permit does not convey to Permittee any property rights or privileges other than those specified herein, nor relieve the Permittee from complying with any law, regulation, or requirement affecting the rights of other bodies or agencies. All structures and works installed by Permittee hereunder shall remain the property of the Permittee.

Within thirty (30) days after the completion of the construction of any work or structure relative to this permit, the Permittee shall file with the District a written statement of completion on the appropriate form provided by the Board.

SPECIAL CONDITIONS ARE AS FOLLOWS:

SEE SHEET 2 OF 3 - 4 PROJECT SPECIAL CONDITIONS.
SEE SHEET 3 OF 3 - 8 LIMITING CONDITIONS.

ISSUANCE RECOMMENDED:
Chief of Permits

By: _____

Director, Regulation Division:

SOUTH FLORIDA WATER MANAGEMENT
DISTRICT, BY ITS GOVERNING BOARD

2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC

PZ22-12000027

10/01/2025

Rv

DRC

PZ22-12000027
12/03/2025

PERMIT NO. 06-00221-S
Sheet 2 of 3

SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION 14.0 FEET NGVD.

2. MINIMUM ROAD CROWN ELEVATION 13.0 FEET NGVD.

3. DISCHARGE FACILITIES:

DESCRIPTION: 1) 48" CMP CULVERT AND FLASHBOARD RISER WITH A 2' WIDE
WEIR CREST AT ELEVATION 10.9' NGVD AND A 1" BLEEDER SLOT
AT ELEVATION 9.5' NGVD.
2) 60" CMP CULVERT AND FLASHBOARD RISER WITH A 3' WIDE WEIR
CREST AT ELEVATION AT 10.9' NGVD AND A 1' BLEEDER SLOT AT
ELEVATION 9.5' NGVD.

CONTROL ELEVATION: 10.9 FEET NGVD.

RECEIVING WATER: BROWARD COUNTY CANAL.

4. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM WILL BE THE RESPONSIBILITY
OF SEASCAPE INVESTMENT OF CANADA LTD.

DRC

PZ22-12000027

10/01/2025

Approved
2019-D-491-00145
Georgi C. [unclear]
12/03/2025

PERMIT NO. 06-00221-S
Sheet 3 of 3LIMITING CONDITIONS

1. THE PERMITTEE SHALL PROSECUTE THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
2. WATER QUALITY DATA FOR THE WATER DISCHARGED FROM THE PERMITTEE'S PROPERTY SHALL BE SUBMITTED TO THE DISTRICT AS REQUIRED. PARAMETERS TO BE MONITORED INCLUDE: TOTAL SUSPENDED SOLIDS, NITRATES AS N, NITRITES AS N, TOTAL KJELDAHL NITROGEN AS N, AMMONIA AS N, TOTAL PHOSPHORUS AS P, ORTHO-PHOSPHORUS AS P, 5 DAY 20°C BOD, TURBIDITY, SPECIFIC CONDUCTIVITY, DISSOLVED OXYGEN AND pH. IF WATER QUALITY DATA IS REQUIRED, THE PERMITTEE SHALL PROVIDE DATA ON VOLUMES OF WATER DISCHARGED, INCLUDING TOTAL VOLUME DISCHARGED DURING THE DAYS OF SAMPLING AND TOTAL MONTHLY DISCHARGES FROM THE PROPERTY.
3. THE PERMITTEE SHALL COMPLY WITH ALL APPLICABLE LOCAL SUBDIVISION REGULATIONS AND OTHER LOCAL REQUIREMENTS. IN ADDITION THE PERMITTEE SHALL OBTAIN ALL NECESSARY FEDERAL, STATE, LOCAL AND SPECIAL DISTRICT AUTHORIZATIONS PRIOR TO THE START OF ANY CONSTRUCTION OR ALTERATION OF WORKS AUTHORIZED BY THIS PERMIT.
4. THE OPERATION PHASE OF THIS PERMIT SHALL NOT BECOME EFFECTIVE UNTIL A FLORIDA REGISTERED PROFESSIONAL ENGINEER CERTIFIES THAT ALL FACILITIES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE DESIGN APPROVED BY THE DISTRICT. UPON COMPLETION OF CONSTRUCTION OF THE DRAINAGE SYSTEM, THE DISTRICT SHALL BE NOTIFIED FOR AN INSPECTION AND APPROVAL OF THE FACILITIES.
5. ALL ROADS SHALL BE SET AT OR ABOVE ELEVATIONS REQUIRED BY THE APPLICABLE LOCAL GOVERNMENT FLOOD CRITERIA.
6. ALL BUILDING FLOORS SHALL BE SET AT OR ABOVE ELEVATIONS ACCEPTABLE TO THE APPLICABLE LOCAL GOVERNMENT.
7. WATER DISCHARGED FROM THE PROJECT SHALL BE THROUGH STRUCTURES HAVING A MECHANISM SUITABLE FOR REGULATING UPSTREAM WATER STAGES. STAGES MAY BE SUBJECT TO OPERATING SCHEDULES SATISFACTORY TO THE DISTRICT.
8. NO CONSTRUCTION AUTHORIZED HEREIN SHALL COMMENCE UNTIL A RESPONSIBLE ENTITY ACCEPTABLE TO THE DISTRICT HAS BEEN ESTABLISHED AND HAS AGREED TO OPERATE AND MAINTAIN THE SYSTEM. THE ENTITY MUST BE PROVIDED WITH SUFFICIENT OWNERSHIP SO THAT IT HAS CONTROL OVER ALL WATER MANAGEMENT FACILITIES AUTHORIZED HEREIN. UPON RECEIPT OF WRITTEN EVIDENCE OF THE SATISFACTION OF THIS CONDITION, THE DISTRICT WILL ISSUE AN AUTHORIZATION TO COMMENCE CONSTRUCTION.

DRC

PZ22-12000027
12/03/2025



South Florida

Water Management District

JOHN R. MALOY, Executive Director

POST OFFICE BOX "V", WEST PALM BEACH, FLORIDA

TELEPHONE (305) 6

January 25, 1979

IN REPLY REFER TO: Application No. 05198-A

Seascope Investments of Canada Ltd.
(Pompano Industrial Park)
c/o 111 Davisville Avenue
Toronto, Canada M4S 1G6

Dear Sirs:

Enclosed is a copy of this District's staff report covering your permit application.

The recommendations as stated in the staff report will be presented to our Governing Board for consideration on February 15, 1979.

Please contact this office if you have any questions concerning this matter. If we do not hear from you by the above date, we will assume you concur with our recommendations.

Sincerely,

Vern Kaiser
Water Resource Technician Supervisor
Resource Control Department

VK/bs

Enclosure

DRC

PZ22-12000027

10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

REN

DRC

PZ22-12000027
12/03/2025



South Florida Water Management District

JOHN R. MALOY, Executive Director

POST OFFICE BOX V, WEST PALM BEACH, FLORIDA, 33402

TELEPHONE 305-686-8800

IN REPLY REFER TO: 7-06-41

January 25, 1979

Mr. John Gerren, Director
Broward Co. Dept. of Transportation
Broward County Courthouse
Room 530, 201 S.E. 6th Street
Ft. Lauderdale, FL 33301

Re: Application No. 05198-A
Seascope Investments of Canada Ltd.
(Pompano Industrial Park)

Dear Mr. Gerren:

Enclosed are copies of District staff reports for the above-referenced projects. These reports (which are for proposed urban or agricultural projects) will be part of those presented to the Governing Board at its 2-15-79 meeting for final permit approval. Staff reports for routine existing agricultural activities will not be furnished except on specific request.

If you have any questions or comments, please feel free to contact this office. Copies of the permits will be forwarded after final approval.

Very truly yours,

Vern Kaiser, Supervisor
Permit Administration
Resource Control Department

RAR/aph/bs
Enclosures

cc: Mr. Steve Johnson
Mr. J. Stanley Weedon

Robert L. Clark Jr.
Chairman - Fort Lauderdale

Robert W. Padrick
Vice Chairman - Fort Pierce

W. J. Scarborough
Lake Placid

R. Hardy Matheson
Miami

Ben Shepard
Hialeah

Stanley Hols
Naples

Maurice L. Plummer
Fort Myers

Nathaniel Reed
Hobe Sound

J. Neil Gallagher
St. Cloud

John L. Hundley
Babcock

DRC

PZ22-12000027

10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

SURFACE WATER MANAGEMENT STAFF REVIEW SUMMARY

APPLICATION NO: 05198-A

PROJECT NAME: Pompano Industrial Park

LOCATION: Broward County

DEVELOPER: Seascope Investments of Canada Ltd.

ENGINEER: Keith & Schnars

DRAFTSubject to Governing
Board Approval

1. Suitability of land for proposed use	GOOD	FAIR	POOR	NOT APPLICABLE
2. Water Quantity Impacts	GOOD	FAIR	POOR	NOT APPLICABLE
3. Water Quality Impacts	GOOD	FAIR	POOR	NOT APPLICABLE
4. Environmental Impacts	GOOD	FAIR	POOR	NOT APPLICABLE
5. Water Conservation	GOOD	FAIR	POOR	NOT APPLICABLE
6. Flood Protection	GOOD	FAIR	POOR	NOT APPLICABLE
7. Relief from rainstorm inconvenience	GOOD	FAIR	POOR	NOT APPLICABLE
8. System Maintainability	GOOD	FAIR	POOR	NOT APPLICABLE
9. Overall use of land with respect to water resource	GOOD	FAIR	POOR	NOT APPLICABLE
10. Water management system with respect to feasible alternatives	GOOD	FAIR	POOR	NOT APPLICABLE

1-8-77

SHORT FORM EVALUATION

APPLICATION NUMBER 05198-A
PROJECT NAME Pompano Industrial Park
LOCATION Broward COUNTY
SECTION 21 TOWNSHIP 48 SOUTH, RANGE 42 EAST
TYPE OF APPLICATION Surface Water Management Conceptual, Construction and Operation
PROJECT AREA 165.7 ACRES. DRAINAGE AREA 165.7 ACRES

FACILITIES:

1. EXISTING: The only existing facilities are a 7.5 acre on-site lake and a Broward County Drainage Canal.
2. PROPOSED: A system of grassed swales, inlets and culverts will collect runoff and direct it to the lake and canal system.

DRAINAGE BASIN C-14 RECEIVING BODY Broward County Canal
RUNOFF FORMULA $Q = \left(\frac{78}{A} + 54 \right) A$ ALLOWABLE DISCHARGE 54 CFS
REQUIRED RETENTION 36 ACRE FEET.
RETENTION METHOD on-site lakes
RETENTION PROVIDED 36 ACRE FEET.

FLOOD PROTECTION	
LOCAL ROAD CRITERIA	
FLOOD CONTOUR	<u>10</u> YEAR STORM
MINIMUM ROAD GRADE	<u>12.1</u> FEET MSL
BASIN DESIGN FREQUENCY	<u>13.0</u> FEET MSL
FLOOD CONTOUR	<u>25</u> YEAR STORM
DESIGN DISCHARGE	<u>13.1</u> FEET MSL
100 YEAR 5 DAY STORM	<u>54</u> CFS
FLOOD CONTOUR	
MINIMUM PAD ELEVATION	<u>13.8</u> FEET MSL
	<u>14.0</u> FEET MSL

WATER QUALITY

- A. ADVERSE IMPACTS EXPECTED,
☐ YES ☒ NO
- B. BEST MANAGEMENT PRACTICES UTILIZED

Grassed swales, trash collectors, on-site lakes

DRAFT

Subject to Governing
Board Approval

ENVIRONMENTAL

- A. ADVERSE IMPACTS EXPECTED,
☐ YES ☒ NO
- B. COMMENTS

LAND USE

PRESENT ZONING M-3
PROPOSED USE Industrial
COMPATIBLE ☒ YES ☐ NO

POTABLE WATER Broward County
WASTEWATER TREATMENT

OPERATION ENTITY Seascope investments of Canada Limited ✓

ADDITIONAL COMMENTS

RECOMMENDATIONS

PREPARED:

Frank Caluwe

CHECKED:

Charles Hall

FC/bs

APPROVED:

Richard A. Rogers
Richard A. Rogers, Director
Resource Control Department

DATE

1/8/22

- ☒ Construction and Operation Permit
☐ Construction Permit
☐ Operation Permit
☒ Letter of Conceptual Approval

be issued for the following described project:

Application No.: 05198-A Date: May 19, 1978
Applicant Name: Seascope Investments of Canada Ltd.
Applicant Address: 111 Davisville Avenue, Toronto, Canada
Project Name: Pompano Industrial Park

Applicable land area

	Project	Phase Construction
Total:	<u>165.7</u> acres;	<u>44.8</u> acres
Water Management:	<u>26.5</u> acres;	<u>10.0</u> acres
Impervious:	<u>115.6</u> acre ;	<u>31.3</u> acres

Land Use: Industrial

Location: West of Powerline Road - South of Sample Road

City: None County: Broward

Special District: Water Management District No. 3

SFWM Basin: C-14

Section 21, Township 48 S, Range 42 E

Operation Entity: Seascope Investment of Canada Ltd.

Subject to the following 8 standard limiting and 4 special conditions (for conceptual approvals only, these conditions as a minimum will apply to subsequent construction permitting):

LIMITING CONDITIONS

1. THE PERMITTEE SHALL PROSECUTE THE WORK AUTHORIZED IN A MANNER SO AS TO MINIMIZE ANY ADVERSE IMPACT OF THE WORKS ON FISH, WILDLIFE, NATURAL ENVIRONMENTAL VALUES, AND WATER QUALITY. THE PERMITTEE SHALL INSTITUTE NECESSARY MEASURES DURING THE CONSTRUCTION PERIOD, INCLUDING FULL COMPACTION OF ANY FILL MATERIAL PLACED AROUND NEWLY INSTALLED STRUCTURES, TO REDUCE EROSION, TURBIDITY, NUTRIENT LOADING AND SEDIMENTATION IN THE RECEIVING WATERS.
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SPECIAL CONDITIONS

1. MINIMUM BUILDING FLOOR ELEVATION 14.0 FEET NGVD.
2. MINIMUM ROAD CROWN ELEVATION 13.0 FEET NGVD.

3. DISCHARGE FACILITIES:

DESCRIPTION: 1) 48" CMP CULVERT AND FLASHBOARD RISER WITH A 2' WIDE WEIR CREST AT ELEVATION 10.9' NGVD AND A 1" BLEEDER SLOT AT ELEVATION 9.5' NGVD.
2) 60" CMP CULVERT AND FLASHBOARD RISER WITH A 3' WIDE WEIR CREST AT ELEVATION AT 10.9' NGVD AND A 1' BLEEDER SLOT AT ELEVATION 9.5' NGVD.

CONTROL ELEVATION: 10.9 FEET NGVD.

RECEIVING WATER: BROWARD COUNTY CANAL.

4. OPERATION OF THE SURFACE WATER MANAGEMENT SYSTEM WILL BE THE RESPONSIBILITY OF SEASCAPE INVESTMENT OF CANADA LTD.

DRC

PZ22-12000027
12/03/2025

NORTH AREA
REVISED LAND USE

Total Project Area	82.1 A
Pervious Area	6.1 A
Parking Area	40.1 A
R/W (Paved) Area	5.6 A
Building Area	20.8 A
Lake Area	9.5 A
Total County Area	22.9 A
Pervious Area	9.0 A
R/W (Paved) Area	8.9 A
Lake Area	5.0 A

See Revisions

- #06-00221-S 11/12/81 MOD. -

1

DRC

PZ22-12000027

10/01/2025

Approved
2019-D-491-00048
George Celusner
10/22/2019

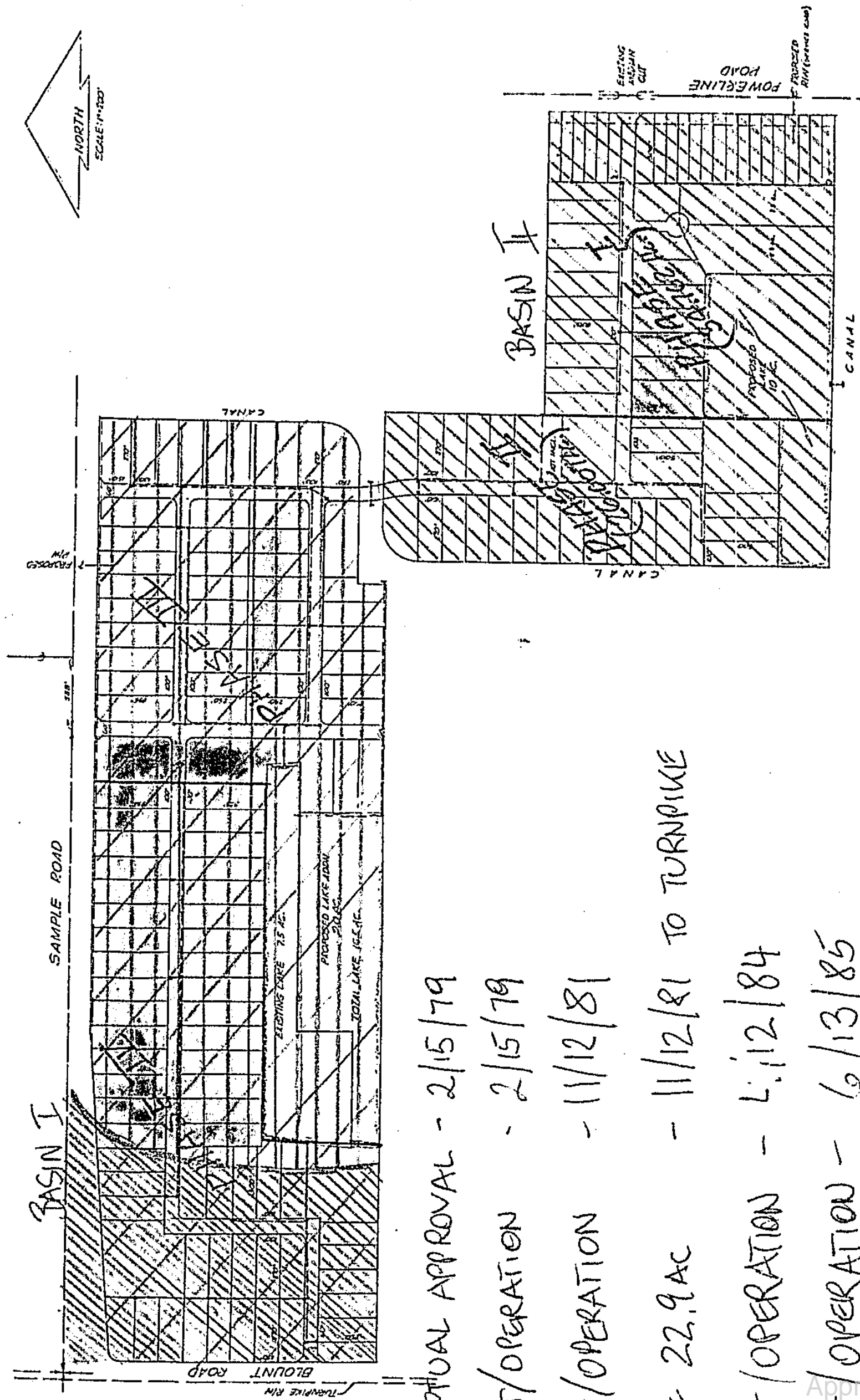


FIGURE 2

CONCEPTUAL APPROVAL - 2/15/79
 CONST/OPERATION - 2/15/79
 CONST/OPERATION - 11/12/81
 DELETE 22.9 AC - 11/12/81 TO TURNPIKE
 CONST/OPERATION - 4/12/84
 CONST/OPERATION - 6/13/85
 CONST/OPERATION - 7/10/86

DRC

PZ22-12000027
12/03/2025

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

13

MAPS
FOR PERMIT #

06-00221-S

DRC

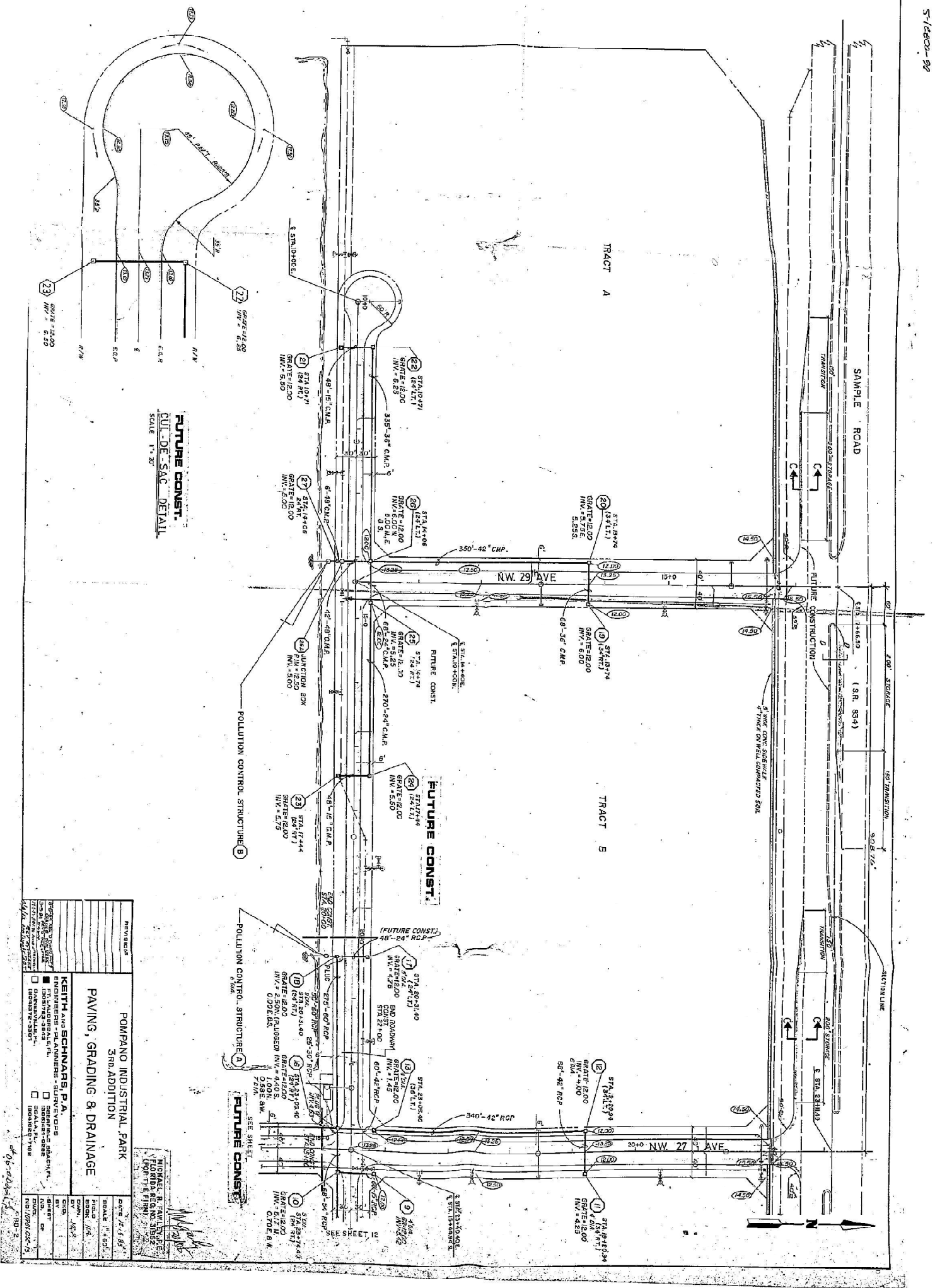
PZ22-12000027

10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019



EXHIBIT 4



DRC

PZ22-12000027
12/03/2025

APPENDIX E: GEOTECHNICAL TEST RESULTS
BY U.S. SOUTH ENGINEERING & TESTING LAB, INC.

DRC

PZ22-12000027
10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

REPORT OF
STANDARD PENETRATION BORING TEST
STANDARD OPEN-HOLE PERCOLATION TEST
&
DEEP FOUNDATION RECOMMENDATION

SITE AT

Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

CERTIFIED TO

IMC Equity Group
@ 696 NE 125th Street
North Miami, FL

U.S. SOUTH
ENGINEERING & TESTING LAB, INC.

14400 NW 77th COURT, SUITE #201,
MIAMI LAKES, FLORIDA 33016
TELEPHONE: (305) 556-6540
FAX: (305) 362-4669

June 2019

USSE PROJECT #19-0119



US South
Engineering & Testing Laboratory, Inc.
14400 NW 77 CT, Miami Lakes, FL 33016. Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

PZ22-12000027
12/03/2025

June 18th, 2019

**IMC Equity Group
@ 696 NE 125th Street
North Miami, FL**

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

USSE Project Number: 19-0119

Dear Sir/Madam:

Representatives of U.S. South Engineering and Testing Lab., Inc. have performed geotechnical explorations for the above reference site. The purpose of these explorations is to obtain subsurface conditions to provide site preparations and foundation design recommendations to support the proposed restaurant and commercial structures. This report presents our findings and recommendations.

Project Information

To explore the subsurface soil strata within proposed improvement sites, our personnel performed four (4) standard open-hole percolation tests and four (4) standard penetration boring tests to the depth of twenty feet (20'). Representatives of U.S. South Engineering and Testing Lab., Inc. observed present site conditions at the time during our field exploration. The existing ground surface elevations at the boring/test locations were not determined and we consider being at the elevation zero.

Subsurface Exploration/General Subsurface Conditions

SUBSURFACE SOIL EXPLORATION

The sub-surface conditions at the site were explored with four (4) standard penetration boring tests which the testing services took place on June 07th, 2019. The result of the classification and stratification are shown on pages entitled Soil Standard Penetration Test Results in this report. It should be noted that soil conditions may vary between soil boring and the stratum interfaces which are shown. The soil standard penetration data reflects information from the specific test location only.

Our personnel using paced and taped measurement from the boundary lines established the field test locations. The boring locations, as shown on the field exploration plan, were taken in the areas that were accessible and should be considered approximate.

GROUNDWATER

The groundwater level measured at the standard penetration test locations at the time of drilling was approximately five feet and five inches (5'-5") below the existing ground surface. Fluctuation in the observed groundwater levels should be expected due to seasonal climatic changes.

Client No.: 19-0119; IMC Equity Group
Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

DRC

PZ22-12000027

10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019



US South
Engineering & Testing Laboratory, Inc.
14400 NW 77 CT, Miami Lakes, FL 33016. Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

PZ22-12000027
12/03/2025

Analysis and Recommendations

GEOTECHNICAL SITE SUITABILITY

Based on a review of subsoil profiles developed from the engineering standard penetration test boring's we recommend that the subsoil condition is **suitable** for the proposed restaurant and commercial structures with some additional improvements.

Before undergoing development, preparations need to be made including removal & clearing of any unwanted organic material (If any), topsoils, or construction debris. After removal, follow the ground works procedure under the section entitled as site preparations requires to achieve the designed bearing capacity. Sub-grade preparation fill placement and foundation construction should be completed in accordance with the recommendations presented in this report.

FOUNDATION DESIGN

After the proposed areas have been prepared in accordance with the foundation preparation recommendations noted at the end of the report, the site should be suitable for supporting the proposed restaurant & commercial pads on a conventional shallow foundation. The shallow foundation must bear on compacted surface area (elevation) with bearing capacity value of not less than 20 blow counts per foot where the bottom of footers (foundation system) is rested. We recommend that the footings be designed using an allowable bearing stress of **2,500 pounds per square foot**, or less based on total loads.

Note: (See the following site improvement section of this report for the foundation and site preparation)

To provide an adequate safety factor against shearing failure in the sub soils, the bottoms of conventional spread footings should be based not less than twelve (12") **inches** below final grades. We recommend a minimum width of **sixteen (16) inches** for continuous footings and **thirty-six (36") inches** for individual footings, even though the soil bearing pressure may not be fully developed in all cases. (Foundation to be designed by a **professional structural engineer** and the size shall be recommended by the same engineer.)

FOUNDATION SETTLEMENT

Shallow foundations designed and constructed in accordance with the recommendations of this report are estimated to sustain a maximum total settlement in the approximate range of **0.25 to 0.50 inches**, which correspond to the lightest and heaviest column loading, respectively. Settlement of the foundations will occur as an elastic response of the soil to the building loads applied. In this case, nearly all the settlement of the foundations due to dead loads is expected to take place during construction. The portion of the settlement due to the live load of the structure will generally take place soon after the first application of this load. Differential settlement between adjacent foundations should be approximately one-half of the total settlement. Distortions that occur along the wall footings due to differential settlement should not to be more than 1 in 500.

FLOOR SLAB

It is our opinion that the floor slab system may be constructed as a slab on grades. We recommend that a vapor barrier be placed between the soil and the concrete. We also recommend that the bottom reinforcing steel be placed for tensile support in the ground floor slab.

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SITE PREPARATION

Our observations, explorations, and evaluation supplemented by a review of subsoil profiles developed from the soil engineering standard penetration tests boring indicated that the subsoil conditions at the site **can provide** support of shallow spread footing with following foundation preparation which is required to reduce excessive settlements to acceptable engineering standards for the proposed structure using an allowable bearing stress of **2,500 pounds per square foot**, or less based on total loads.

- 1) Locate each individual building area plus five (5') feet outside the foot print of the new building site and remove all organic materials, grass, roots, weeds, **construction debris** and all other obstructions (if any) resting on/and protruding under the building area.

NOTE: Sometimes the depth of the existing materials, which should be removed, will vary to some degree. Some localized areas may require more than other section of stripping to remove the significant organic and/or top soils materials, whereas other areas may require less.

- 2) Proof rolls the existing cleared site from all the organic materials and then verifies all the densification of the soil materials using the following procedure. Bring the site one foot above the water table and compact the entire perimeter of the building area plus five (5) beyond the footprint of the structure using a heavy vibratory roller to a **minimum of 95%** of the dry density value obtained from the Modified Proctor testing -- ASTM D-1557 unless noted.
- 3) Fill material shall consist of the mixture of lime rock and lime sand (with the largest dimension not greater than three (3") inches) and/or any other acceptable fill materials which must comply with the following section entitle as "FILL PLACEMENT & BACKFILL REQUIREMENT" and placed in lifts not greater than twelve (12") inches of loose thickness. The material, in general, shall be compacted by heavy vibratory roller to a **minimum of 95%** of the dry density value obtained from the Modified Proctor testing - - ASTM D-1557 unless noted.

NOTE: Prior to commencing compaction, the moisture content of the fill material shall be adjusted to within plus/minus two (2%) percent of the optimum moisture determined by ASTM D-1557; by so wetting or drying the fill material, the amount of compactive energy required to attain compaction is minimized. Attempted compaction of fill material which is more than 5 percent below or three (3%) percent above optimum moisture will generally yield unsatisfactory results. (NOTE: adding moisture after compaction has no effect upon the compaction test results.)

- 4) Verify all densification procedures by taking one (1) field density test probing twelve (12") inches into the underlying soils for every 2000 square feet but shall not be less than three (3) tests per lift of fill material, one (1) field test for every fifty (50) LF for the trench area and one (1) test for every column pad (if any).



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FILL PLACEMENT & BACKFILL REQUIREMENT

All fill material will be free of organic matter, debris, or clay balls, with a maximum size not exceeding 3 inches. Structural fill will also have a Plastic Index of less than 10, a Liquid Limit of less than 10, and a maximum fine content (passing the 200 sieve) of 5 percent. Granular, uniformly graded material with a maximum aggregate size of 0.5 inch may be used for pipe bedding. Structural fill will be compacted to at least 95 percent of the maximum dry density as determined by American Society for Testing and Materials (ASTM) D-1557 when used for raising the grade in lifts not greater than twelve (12") inches thick throughout the site, below footings or for rough grading. Fill placed behind retaining structures may be compacted to 90 percent of the maximum dry density as determined by ASTM D-1557. Initially, structural fill will be placed in lifts not exceeding 12-inches loose thickness. Thicker lifts may be used pursuant to approval based on results of field compaction performance. The moisture content of all compacted fill will fall within 2 percentage points of the optimum moisture content measured by ASTM D-1557.

Verify all densification procedures by taking one (1) field density test probing twelve (12") inches into the underlying soils for every 2000 square feet of compacted surface but will not be less than three (3) tests per lift of fill material, one (1) field test for every fifty (50) LF for the trench area and one (1) tests for every column pad (if any).

FOUNDATION CONSTRUCTION

Following proposed construction as discussed above, the foundation area should be excavated, and the footings formed. As mentioned previously, the foundations should be based on stabilized lime sand and lime rock back fill material formation. The excavation bottom should be inspected by a Geotechnical engineer from this office to verify the integrity of the lime rock and lime sand. If pockets of loose or soft soils or solution features in the form of slots or chimneys are found in the carbonate rock formation, they should be excavated to a depth of three (3) times the feature width or diameter and backfilled with lean concrete.

GROUNDWATER CONDITIONS

We do not anticipate groundwater control for foundation construction excavations less than three (3) feet at this site. If required due to heavy rainfall conditions or temporarily perched water, pumping from sumps located in ditches or pits can probably control groundwater.



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LIMITATIONS

The findings and recommendations provided in this report are based on our soil boring data and information collected from the test boring locations. Uniformity of soil strata in the immediate vicinity may be assumed, however, it is not guaranteed, and this office assumes no responsibility of areas other than those where the subsoil investigation was made and reported herein. Experienced geotechnical personnel should observe and document the construction procedures used and the conditions encountered. Unanticipated conditions and inadequate procedures should be reported to the design team along with timely recommendation to solve the problem. We recommend that the owner retain **U.S. South Engineering and Testing Lab., Inc.** to provide these services based on our familiarity with the project, the subsurface conditions, and the intent of recommendations and design.

The information presented in this report is intended for the exclusive use of **IMC Equity Group** and/or their assign, **U.S. South Engineering and Testing Laboratory, Inc.** will not be responsible for conclusions, opinions, or recommendations made by others based on data presented herein. If deviations from the noted conditions are encountered during remedial application, they should be brought to **U.S. South Engineering and Testing Laboratory, Inc.**'s attention.

General Information

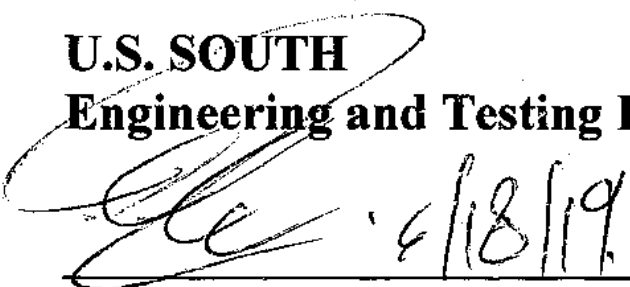
The contractor should exercise CAUTION while clearing and excavating the site. If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office will be notified immediately so that the condition or change can be evaluated, and appropriate action taken.

Attached is a copy of our full report for your review.

U.S. South Engineering and Testing Laboratory, Inc. appreciate the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

U.S. SOUTH
Engineering and Testing Lab., Inc.



Eduardo Rodriguez Jr., P.E. # 56197
Project Manager

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Client No.: 19-0119; IMC Equity Group
Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019



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SOIL STANDARD PENETRATION TEST RESULTS

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Approved
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PZ22-12000027
12/03/2025

June 18th, 2019

IMC Equity Group
@ 696 NE 125th Street
North Miami, FL

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

USSE Project Number: 19-0119

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Analysis and Recommendations

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SITE PREPARATION

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LIMITATIONS

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Respectfully submitted,

U.S. SOUTH
Engineering and Testing Lab., Inc.

Eduardo Rodriguez Jr., P.E. # 56197
Project Manager

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Client No.: 19-0119; IMC Equity Group
Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

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SOIL STANDARD PENETRATION TEST RESULTS

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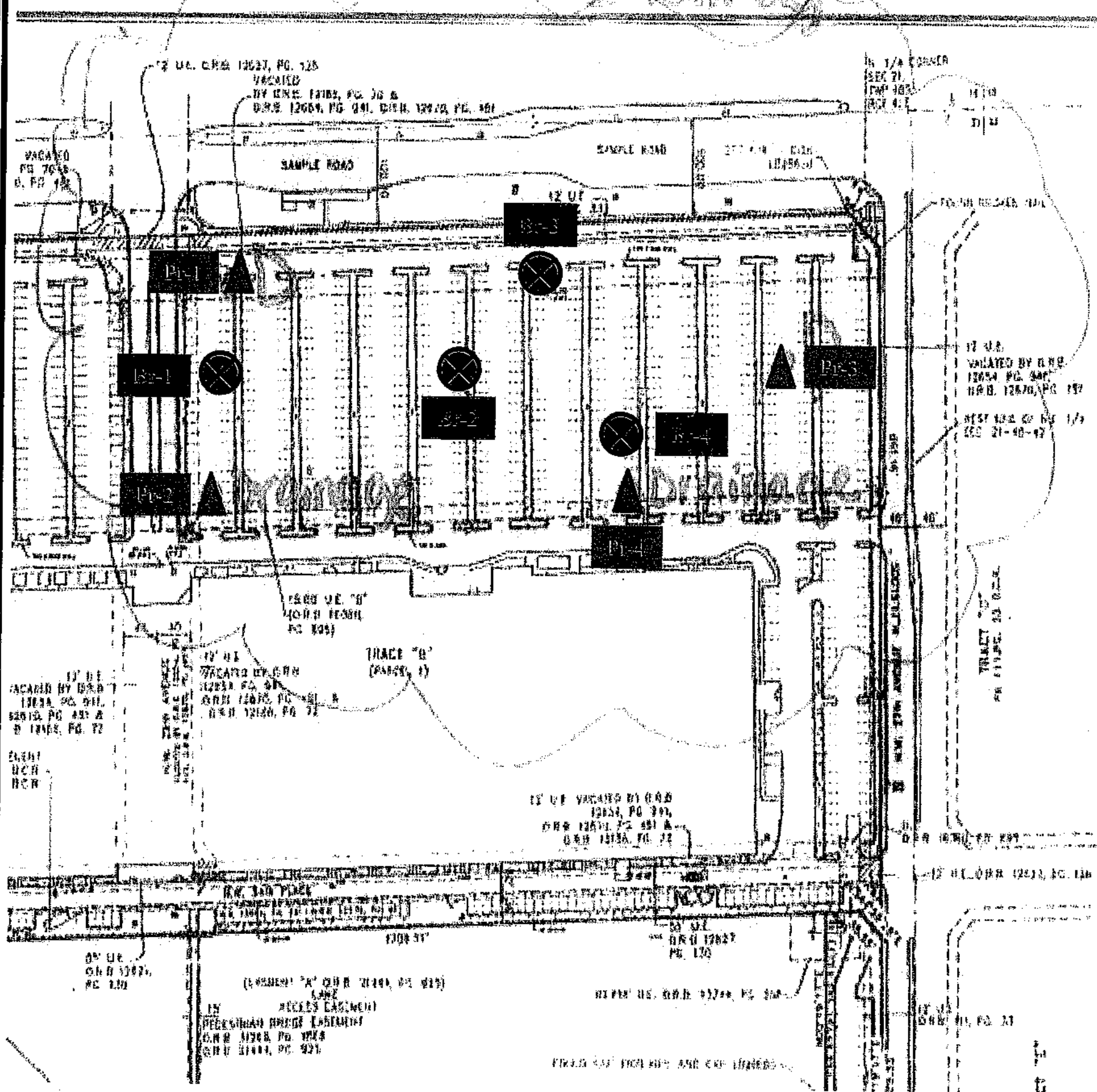
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10/22/2019

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10/01/2025

DRC

SITE PLAN



US South
Engineering & Testing Laboratory, Inc.
14400 NW 77th, Miami Lakes, FL 33016, Suite 201
Phone: 305.553.2500 | Fax: 305.552.4553

Client No.; 19-0119
IMC Equity Group
Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

Legend:

⊗ -Approximate Boring
Test Location

▲ -Approximate Percolation
Test Location

U.S. SOUTH
ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#1	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#1	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Dark tan medium sand with some rock	S - 1	5	6	12	0 - 2
02	From 1'-0" to 3'-0" Brown medium sand		6	4		
03	From 3'-0" to 8'-0" Tan medium sand	S - 2	4	4	10	2 - 4
04			6	8		
05		S - 3	5	10	16	4 - 6
06			6	9		
07		S - 4	7	7	14	6 - 8
08			7	7		
09	From 3'-0" to 11'-0" Light brown medium sand	S - 5	6	6	12	8 - 10
10	6		4			
11	From 11'-0" to 18'-0" Tan lime sand with lime rock	S - 6	4	4	14	10 - 12
12			10	18		
13		S - 7	21	20	31	12 - 14
14			11	10		
15		S - 8	10	10	19	14 - 16
16			9	10		
17		S - 9	12	14	28	16-18
18			14	18		
19	From 18'-0" to 20'-0" Light tan lime rock with lime sand	S-10	17	18	39	18-20
20	Boring Terminated @ 20'-0"		21	20		
As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.						

U.S. SOUTH
ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#2	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#2	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 2'-0" Dark tan medium sand with lime rock	S - 1	4	4	11	0 - 2
02			7	5		
03	From 2'-0" to 5'-0" Brown medium sand	S - 2	6	6	10	2 - 4
04			4	6		
05	From 5'-0" to 12'-0" Light brown medium sand	S - 3	7	6	14	4 - 6
06			8	8		Water Table @ 5'-4"
07		S - 4	6	6	14	6 - 8
08			8	6		
09		S - 5	5	4	7	8 - 10
10			3	3		
11		S - 6	3	4	9	10 - 12
12			5	5		
13	From 12'-0" to 17'-0" Dark tan medium sand with some rock	S - 7	11	18	33	12 - 14
14			15	14		
15		S - 8	14	9	18	14 - 16
16			9	9		
17		S-9	10	12	26	16-18
18			14	14		
19	From 17'-0" to 20'-0" Light tan lime rock with lime sand	S-10	16	18	37	18-20
20			19	23		
Boring Terminated @ 20'-0"						
As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.						

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ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#3	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#3	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Tan lime rock with lime sand	S - 1	4	4	7	0 - 2
02	From 1'-0" to 4'-0" Brown medium sand		3	4		
03		S - 2	6	6	14	2 - 4
04			8	6		
05	From 4'-0" to 9'-0" Tan medium sand	S - 3	8	10	20	4 - 6
06			10	11		Water Table @ 5'-5"
07		S - 4	11	10	18	6 - 8
08			8	6		
09		S - 5	6	6	12	8 - 10
10			6	8		
11		S - 6	5	4	10	10 - 12
12			6	11		
13		S - 7	12	16	32	12 - 14
14			16	18		
15		S - 8	21	20	35	14 - 16
16			15	11		
17		S-9	11	10	23	16-18
18			13	15		
19	From 18'-0" to 20'-0" Light tan lime rock with lime sand	S-10	16	21	41	18-20
20	Boring Terminated @ 20'-0"		20	18		
As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.						

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ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#4	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#4	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Tan lime rock with lime sand	S - 1	3	8	16	0 - 2
02	From 1'-0" to 3'-0" Light brown medium sand		8	6		
03	From 3'-0" to 9'-0" Tan medium sand	S - 2	4	4	9	2 - 4
04			5	4		
05		S - 3	6	6	14	4 - 6
06			8	6		
07		S - 4	10	9	17	6 - 8
08			8	7		
09	From 9'-0" to 12'-0" Light brown medium sand	S - 5	7	6	12	8 - 10
10			6	5		
11		S - 6	6	8	20	10 - 12
12	12		11			
13	From 12'-0" to 17'-0" Tan medium sand with lime rock	S - 7	11	10	28	12 - 14
14	18		18			
15		S - 8	19	21	36	14 - 16
16			15	14		
17		From 17'-0" to 20'-0" Tan lime rock with lime sand	S-9	11	11	29
18	18			21		
19	Boring Terminated @ 20'-0"	S-10	24	20	45	18-20
20			25	21		
As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.						

GENERAL NOTES

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 1- $\frac{3}{8}$ " I.D., 2" O.D., unless otherwise noted
 ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
 RS: Ring Sampler - 2.42" I.D., 3" O.D., unless otherwise noted
 DB: Diamond Bit Coring - 4", N, B
 BS: Bulk Sample or Auger Sample

HS: Hollow Stem Auger
 PA: Power Auger
 HA: Hand Auger
 RB: Rock Bit
 WB: Wash Boring or Mud Rotary

The number of blows required to advance a standard 2-inch O.D. split-spoon sampler (SS) the last 12 inches of the total 18-inch penetration with a 140-pound hammer falling 30 inches is considered the "Standard Penetration" or "N-value".

WATER LEVEL MEASUREMENT SYMBOLS:

WL: Water Level WS: While Sampling N/E: Not Encountered
 WCI: Wet Cave in WD: While Drilling ESH: Estimated Seasonal High Groundwater
 DCI: Dry Cave in BCR: Before Casing Removal ESL: Estimated Seasonal Low Groundwater
 AB: After Boring ACR: After Casing Removal

Water levels indicated on the boring logs are the levels measured in the borings at the times indicated. Groundwater levels at other times and other locations across the site could vary. In pervious soils, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater levels may not be possible with only short-term observations.

DESCRIPTIVE SOIL CLASSIFICATION: Soil classification is based on the Unified Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are principally described as clays if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils on the basis of their consistency.

CONSISTENCY OF FINE-GRAINED SOILS

<u>Unconfined Compressive Strength, Qu, psf</u>	<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Consistency</u>
< 500	0 - 1	Very Soft
500 - 1,000	2 - 4	Soft
1,001 - 2,000	4 - 8	Medium Stiff
2,001 - 4,000	8 - 15	Stiff
4,001 - 8,000	15 - 30	Very Stiff
8,000+	> 30	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Relative Density</u>
0 - 3	Very Loose
4 - 9	Loose
10 - 29	Medium Dense
30 - 49	Dense
> 50	Very Dense

RELATIVE PROPORTIONS OF SAND AND GRAVEL

<u>Descriptive Term(s) of other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 15
With	15 - 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY

<u>Major Component of Sample</u>	<u>Particle Size</u>
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75 mm)
Gravel	3 in. to #4 sieve (75mm to 4.75 mm)
Sand	#4 to #200 sieve (4.75mm to 0.075mm)
Silt or Clay	Passing #200 Sieve (0.075mm)

RELATIVE PROPORTIONS OF FINES

<u>Descriptive Term(s) of other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 5
With	5 - 12
Modifiers	> 12

PLASTICITY DESCRIPTION

<u>Term</u>	<u>Plasticity Index</u>
Non-plastic	0
Low	1 - 10
Medium	11 - 30
High	> 30

Exhibit C-1

GENERAL NOTES**Description of Rock Properties****WEATHERING**

Fresh	Rock fresh, crystals bright, few joints may show slight staining. Rock rings under hammer if crystalline.
Very slight	Rock generally fresh, joints stained, some joints may show thin clay coatings, crystals in broken face show bright. Rock rings under hammer if crystalline.
Slight	Rock generally fresh, joints stained, and discoloration extends into rock up to 1 in. Joints may contain clay. In granitoid rocks some occasional feldspar crystals are dull and discolored. Crystalline rocks ring under hammer.
Moderate	Significant portions of rock show discoloration and weathering effects. In granitoid rocks, most feldspars are dull and discolored; some show clayey. Rock has dull sound under hammer and shows significant loss of strength as compared with fresh rock.
Moderately severe	All rock except quartz discolored or stained. In granitoid rocks, all feldspars dull and discolored and majority show kaolinization. Rock shows severe loss of strength and can be excavated with geologist's pick.
Severe	All rock except quartz discolored or stained. Rock "fabric" clear and evident, but reduced in strength to strong soil. In granitoid rocks, all feldspars kaolinized to some extent. Some fragments of strong rock usually left.
Very severe	All rock except quartz discolored or stained. Rock "fabric" discernible, but mass effectively reduced to "soil" with only fragments of strong rock remaining.
Complete	Rock reduced to "soil". Rock "fabric" not discernible or discernible only in small, scattered locations. Quartz may be present as dikes or stringers.

HARDNESS (for engineering description of rock – not to be confused with Moh's scale for minerals)

Very hard	Cannot be scratched with knife or sharp pick. Breaking of hand specimens requires several hard blows of geologist's pick.
Hard	Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.
Moderately hard	Can be scratched with knife or pick. Gouges or grooves to ¼ in. deep can be excavated by hard blow of point of a geologist's pick. Hand specimens can be detached by moderate blow.
Medium	Can be grooved or gouged 1/16 in. deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about 1-in. maximum size by hard blows of the point of a geologist's pick.
Soft	Can be gouged or grooved readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be broken by finger pressure.
Very soft	Can be carved with knife. Can be excavated readily with point of pick. Pieces 1-in. or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

Joint, Bedding and Foliation Spacing in Rock^a

Spacing		Joints	Bedding/Foliation
Less than 2 in.		Very close	Very thin
2 in. – 1 ft.		Close	Thin
1 ft. – 3 ft.		Moderately close	Medium
3 ft. – 10 ft.		Wide	Thick
More than 10 ft.		Very wide	Very thick

Rock Quality Designator (RQD) ^b		Joint Openness Descriptors	
RQD, as a percentage	Diagnostic description	Openness	Descriptor
Exceeding 90	Excellent	No Visible Separation	Tight
90 – 75	Good	Less than 1/32 in.	Slightly Open
75 – 50	Fair	1/32 to 1/8 in.	Moderately Open
50 – 25	Poor	1/8 to 3/8 in.	Open
Less than 25	Very poor	3/8 in. to 0.1 ft.	Moderately Wide
		Greater than 0.1 ft.	Wide

- a. Spacing refers to the distance normal to the planes, of the described feature, which are parallel to each other or nearly so.
b. RQD (given as a percentage) = length of core in pieces 4 in. and longer/length of run.

References: American Society of Civil Engineers. Manuals and Reports on Engineering Practice - No. 56. Subsurface Investigation for Design and Construction of Foundations of Buildings. New York: American Society of Civil Engineers, 1976.

U.S. Department of the Interior, Bureau of Reclamation, Engineering Geology Field Manual.

Exhibit C-2

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A					Soil Classification	
					Group Symbol	Group Name ^B
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravels: More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels:	Cu ≥ 4 and 1 ≤ Cc ≤ 3 ^E		GW	Well-graded gravel ^F
		Less than 5% fines ^C	Cu < 4 and/or 1 > Cc > 3 ^E		GP	Poorly graded gravel ^F
		Gravels with Fines:	Fines classify as ML or MH		GM	Silty gravel ^{F,G,H}
		More than 12% fines ^C	Fines classify as CL or CH		GC	Clayey gravel ^{F,G,H}
	Sands: 50% or more of coarse fraction passes No. 4 sieve	Clean Sands:	Cu ≥ 6 and 1 ≤ Cc ≤ 3 ^E		SW	Well-graded sand ^I
		Less than 5% fines ^D	Cu < 6 and/or 1 > Cc > 3 ^E		SP	Poorly graded sand ^I
		Sands with Fines:	Fines classify as ML or MH		SM	Silty sand ^{G,H,I}
		More than 12% fines ^D	Fines classify as CL or CH		SC	Clayey sand ^{G,H,I}
Fine-Grained Soils: 50% or more passes the No. 200 sieve	Silts and Clays: Liquid limit less than 50	Inorganic:	PI > 7 and plots on or above "A" line ^J		CL	Lean clay ^{K,L,M}
			PI < 4 or plots below "A" line ^J		ML	Silt ^{K,L,M}
		Organic:	Liquid limit - oven dried	< 0.75	OL	Organic clay ^{K,L,M,N}
			Liquid limit - not dried		Organic silt ^{K,L,M,O}	
	Silts and Clays: Liquid limit 50 or more	Inorganic:	PI plots on or above "A" line		CH	Fat clay ^{K,L,M}
			PI plots below "A" line		MH	Elastic Silt ^{K,L,M}
		Organic:	Liquid limit - oven dried	< 0.75	OH	Organic clay ^{K,L,M,P}
			Liquid limit - not dried		Organic silt ^{K,L,M,Q}	
Highly organic soils:	Primarily organic matter, dark in color, and organic odor				PT	Peat

^A Based on the material passing the 3-in. (75-mm) sieve^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.^C Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.^D Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay

$$^E Cu = D_{60}/D_{10} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

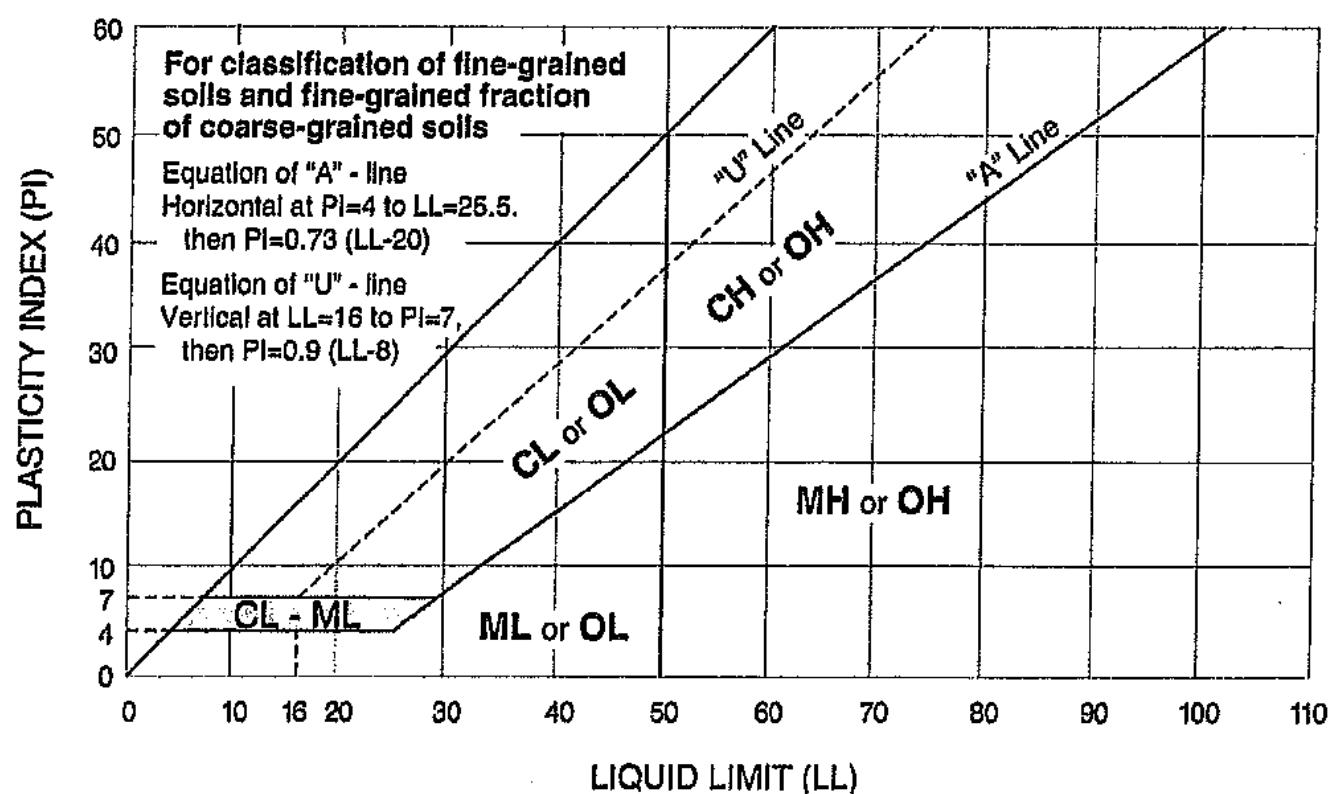
^F If soil contains $\geq 15\%$ sand, add "with sand" to group name.^G If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.^H If fines are organic, add "with organic fines" to group name.^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.^J If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.^L If soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.^N $PI \geq 4$ and plots on or above "A" line.^O $PI < 4$ or plots below "A" line.^P PI plots on or above "A" line.^Q PI plots below "A" line.

Exhibit C-3

Standard Open-Hole Percolation Test Results



US South

Engineering & Testing Laboratory, Inc.

14400 NW 77 CT, Miami Lakes, FL 33016. Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

PZ22-12000027
12/03/2025

June 18th, 2019

IMC Equity Group
@ 696 NE 125th Street
North Miami, FL 33161

Re: 1002 – Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Dear Sirs:

As per your request and authorization, representatives of **U.S. South Engineering and Testing Lab., Inc.**, have performed four (4) standard open-hole percolation tests per South Florida Water Management District (SFWMD), Usual Open-Hole at the above referenced project. The testing services took place on June 07th, 2019.

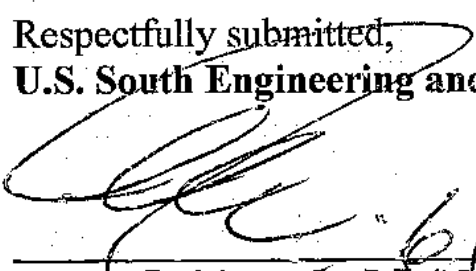
The location of percolation tests (Pr-1) through (Pr-4) were selected as per designated point in your location map. Our personnel using paced and taped measurement from the existing landmark established the field test locations.

The percolation tests were performed in an 8-0-inch diameter borehole, drilled to depths of zero to fifteen (0'-0" to 15'-0") feet below the existing ground surface.

A slotted 6-inch diameter PVC pipe was placed in percolation test hole and water was pumped out as an attempt to clean the borehole before each test begins. The test hole was filled and risen to the ground level and then the test begins. Once the inflow stabilized with the outflow rate, the average pumping rate and the maximum level of the water obtained in the borehole was recoded at stabilized flow rate. The reported hydraulic conductivity values in units of cubic feet per second, per square foot, per foot head (cfs/ft²-ft. of head) and the test results are shown in following pages.

U.S. South Engineering and Testing Laboratory, Inc. appreciates the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,
U.S. South Engineering and Testing Lab., Inc.


Eduardo Rodriguez, Jr., P.E. # 56197
Project Manager

Re: 1002 – Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Cc: File copy

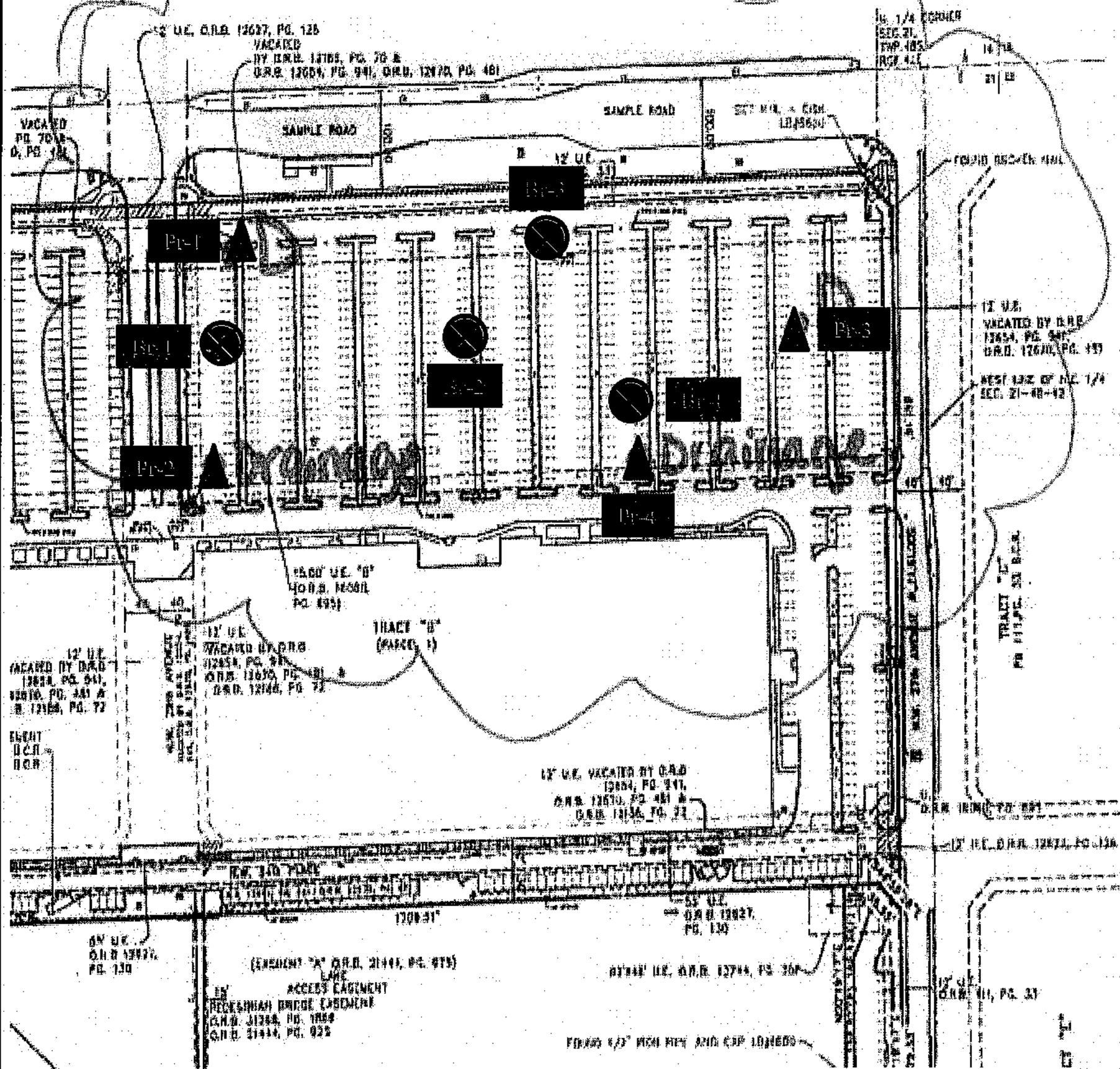
DRC

PZ22-12000027

10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

Drainage




US South
Engineering & Testing Laboratory, Inc.
14400 NW 77 CT, Miami Lakes, FL 33066, Suite #201
Phone: 305.558.2508 | Fax: 305.362.4759

Client No.; 19-0119
IMC Equity Group
Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

Legend:

 -Approximate Boring
Test Location

 -Approximate Percolation
Test Location

U. S. South
Engineering Testing La., Inc.
14400 NW 77 CT, STE 201 Miami Lakes, Florida 33016 Tel:
(305) 558-2588 Fax. (305) 362-4669

REPORT OF EXFILTRATION TEST

Client:	IMC Equity Group
Address:	@ 696 NE 125th Street, North Miami, FL 33161

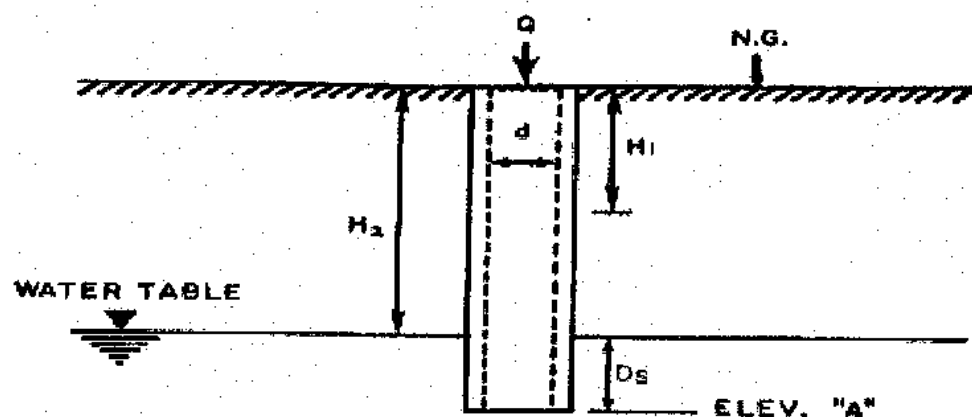
Report Date:	6/18/2019
Order #:	19-0119
Lab #:	Pr-4

Project:	1002 - Commercial Property
Location:	@ 2900 W. Sample Road. Pompano Beach, FL 33069
Method:	Refer to Site Plan
Crew:	Alex A. & Omar
Test Date:	06/07/19
REMARKS:	

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-4	5.62E-04	5.75E-02	0.5	9.8	5.2
Soil Profile	0'-0" to 2'-0" Tan lime rock with lime sand				
	2'-0" to 8'-0" Brown medium sand				
	8'-0" to 15'-0" Tan medium sand				

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2 D_s + H_2 d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.²-FT. HEAD)
Q = "STABILIZED" FLOW RATE (CFS)
d = DIAMETER OF TEST HOLE (FEET)
H₂ = DEPTH TO WATER TABLE (FEET)
D_s = SATURATED HOLE DEPTH (FEET)
ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
U.S. SOUTH ENGINEERING &
TESTING LAB., INC.

[Signature] 6/18/19

Eduardo Rodriguez Jr., P.E. # 56197
Project Manager

U. S. South

Engineering Testing La., Inc.

14400 NW 77 CT, STE 201 Miami Lakes, Florida 33016 Tel:
(305) 558-2588 Fax. (305) 362-4669**REPORT OF EXFILTRATION TEST**

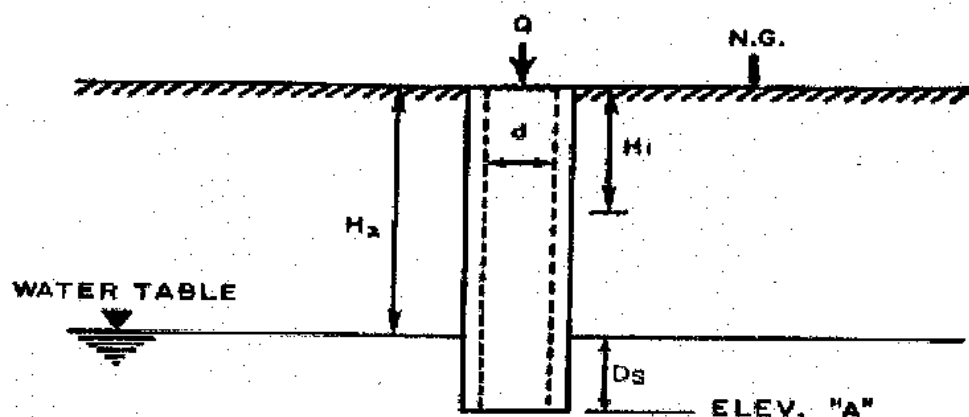
Client:	IMC Equity Group
Address:	@ 696 NE 125th Street, North Miami, FL 33161

Report Date:	6/18/2019
Order #:	19-0119
Lab #:	Pr-3

Project:	1002 - Commercial Property
Location:	@ 2900 W. Sample Road. Pompano Beach, FL 33069
Method:	Refer to Site Plan
Crew:	Alex A. & Omar
Test Date:	06/07/19
REMARKS:	

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-3	5.58E-04	5.79E-02	0.5	9.7	5.3
Soil Profile	0'-0" to 2'-0" Tan medium sand with lime rock				
	2'-0" to 9'-0" Light brown medium sand				
	9'-0" to 15'-0" Dark tan medium sand				

USUAL OPEN - HOLE TEST

$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2 D_s + H_2 d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT. HEAD)
 Q = "STABILIZED" FLOW RATE (CFS)
 d = DIAMETER OF TEST HOLE (FEET)
 H₂ = DEPTH TO WATER TABLE (FEET)
 D_s = SATURATED HOLE DEPTH (FEET)
 ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
 H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
 U.S. SOUTH ENGINEERING &
 TESTING LAB., INC.

[Signature] 6/18/19

Eduardo Rodriguez Jr., P.E. # 56197
 Project Manager

U. S. South
Engineering Testing La., Inc.
14400 NW 77 CT, STE 201 Miami Lakes, Florida 33016 Tel:
(305) 558-2588 Fax. (305) 362-4669

REPORT OF EXFILTRATION TEST

Client:	IMC Equity Group
Address:	@ 696 NE 125th Street, North Miami, FL 33161

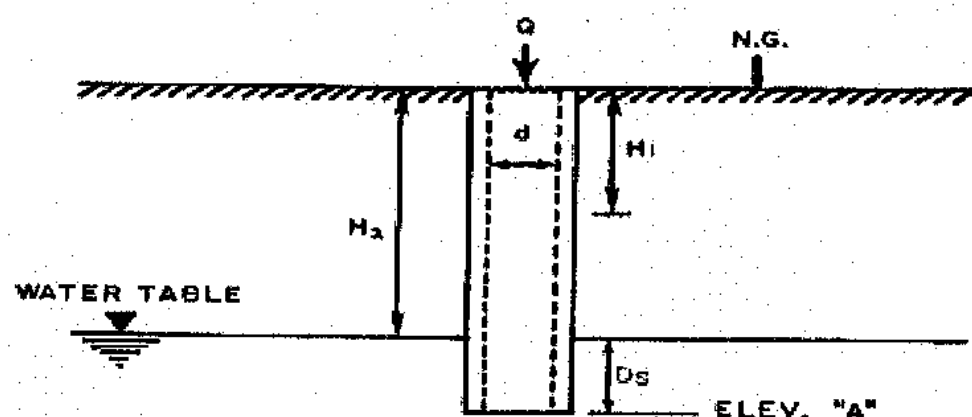
Report Date:	6/18/2019
Order #:	19-0119
Lab #:	Pr-2

Project:	1002 - Commercial Property
Location:	@ 2900 W. Sample Road. Pompano Beach, FL 33069
Method:	Refer to Site Plan
Crew:	Alex A. & Omar
Test Date:	06/07/19
REMARKS:	

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-2	5.71E-04	6.02E-02	0.5	9.6	5.4
Soil Profile	0'-0" to 1'-0" Tan medium sand with rock 1'-0" to 8'-0" Light brown medium sand 8'-0" to 15'-0" Brown medium sand				

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d(2H_2^2 + 4H_2D_s + H_2d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT. HEAD)
Q = "STABILIZED" FLOW RATE (CFS)
d = DIAMETER OF TEST HOLE (FEET)
H₂ = DEPTH TO WATER TABLE (FEET)
D_s = SATURATED HOLE DEPTH (FEET)
ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
U.S. SOUTH ENGINEERING &
TESTING LAB., INC.

[Signature] 6/18/19

Eduardo Rodríguez Jr., P.E. # 56197
Project Manager

U. S. South
Engineering Testing La., Inc.
14400 NW 77 CT, STE 201 Miami Lakes, Florida 33016 Tel:
(305) 558-2588 Fax. (305) 362-4669

REPORT OF EXFILTRATION TEST

Client:	IMC Equity Group
Address:	@ 696 NE 125th Street, North Miami, FL 33161

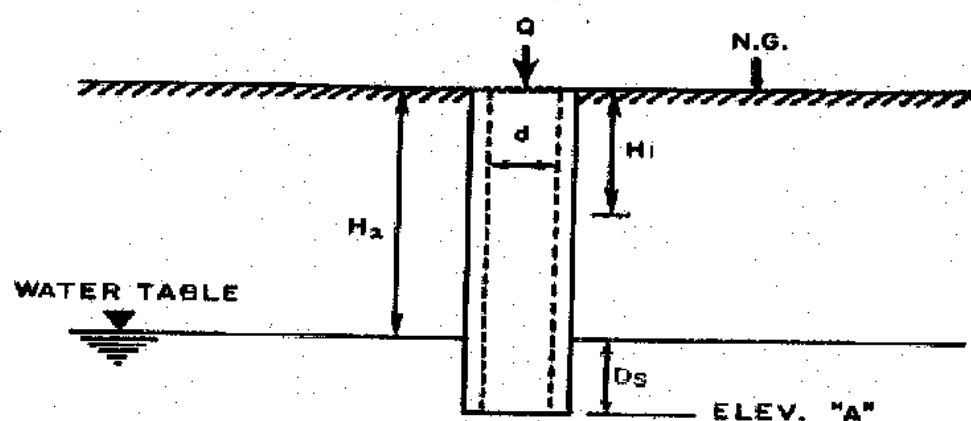
Report Date:	6/18/2019
Order #:	19-0119
Lab #:	Pr-1

Project:	1002 - Commercial Property
Location:	@ 2900 W. Sample Road. Pompano Beach, FL 33069
Method:	Refer to Site Plan
Crew:	Alex A. & Omar
Test Date:	06/07/19
REMARKS:	

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-1	5.73E-04	6.13E-02	0.5	9.5	5.5
Soil Profile	0'-0" to 2'-0" Dark tan medium sand with lime rock 2'-0" to 8'-0" Light brown medium sand 8'-0" to 15'-0" Brown medium sand with trace of rock				

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2 D_s + H_2 d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT. HEAD)
 Q = "STABILIZED" FLOW RATE (CFS)
 d = DIAMETER OF TEST HOLE (FEET)
 H₂ = DEPTH TO WATER TABLE (FEET)
 D_s = SATURATED HOLE DEPTH (FEET)
 ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
 H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
U.S. SOUTH ENGINEERING &
TESTING LAB., INC.

[Signature] 6/18/19

Eduardo Rodriguez Jr., P.E. # 56197
Project Manager



LOCATION MAP

FESTIVAL MARKETPLACE

2900 W. SAMPLE ROAD

POMPANO BEACH, FLORIDA

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PARCEL 1: (FEE TITLE)

TRACTS A AND B, POMPAÑO 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 POMPAÑO 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 POMPAÑO 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 POMPAÑO 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, POMPAÑO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111.1, 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 POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

EASEMENT PARCELS:

("EASEMENT -A")

EASEMENT FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED NOVEMBER 19, 1993, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 925, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

TRACT F (PRIVATE LAKE) OF POMPAÑO 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.

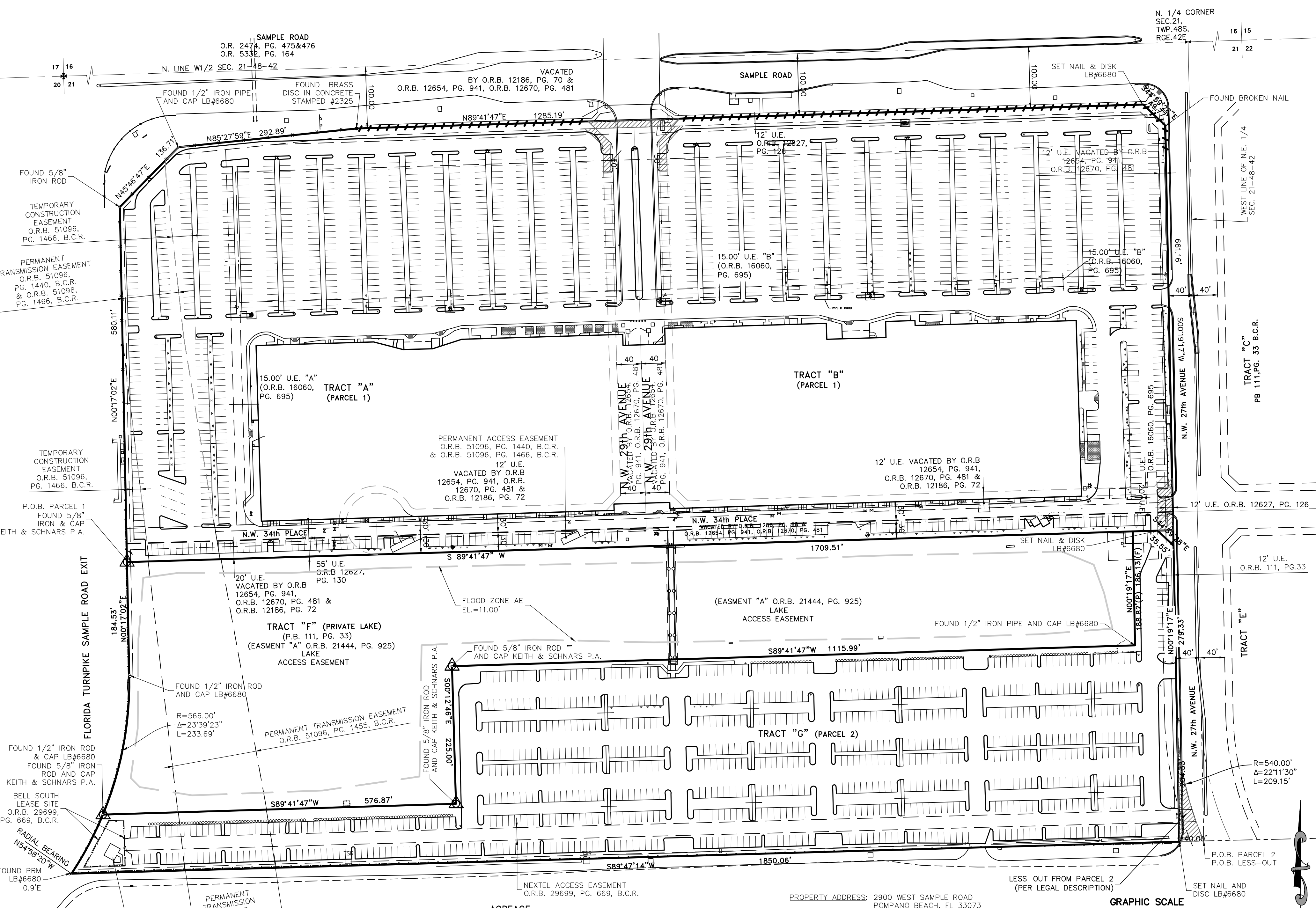
("EASEMENT -B")

EASEMENT FROM POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION TO R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, DATED FEBRUARY 9, 2001, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31268, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

A PORTION OF TRACT "F" POMPAÑO 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, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89 DEGREES 47'14" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 981.25 FEET; THENCE NORTH 00 DEGREES 21'30" EAST 321.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F"; ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21'30" EAST 186.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "F"; THENCE NORTH 89 DEGREES 41'47" EAST, ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH 00 DEGREES 21'30" WEST, 186.13 FEET TO A POINT ON THE SOUTH LINE TRACT "F"; THENCE SOUTH 89 DEGREES 41'47" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", 15.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.



SURVEYOR'S NOTES:

ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ARE SHOWN THIS AND ARE BASED ON BROWARD COUNTY BENCHMARK: THE BENCHMARK IS BROWARD COUNTY BENCHMARK # 260/2752C.
ELEVATION = 19.646 (N.G.V.D. 1929). - 1.56' = 18.086' (NAVD88)
ELEVATIONS AS SHOWN WERE OBTAINED FROM THE NATIONAL GEOGETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) USING THE FOLLOWING CONVERSION: NGVD 29 VERTICAL DATUM (IN FEET) - 1.56' = NAVD 88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEOGETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.
ZONING INFORMATION

PARCEL 1
ZONED B3 (GENERAL BUSINESS)
SETBACK REQUIREMENTS:
FRONT: NONE
SIDE: NONE
REAR: 30 FEET

PARCEL 2
ZONED I-1/PCI (GENERAL BUSINESS/COMMERCIAL/
INDUSTRIAL OVERLAY)
SETBACK REQUIREMENTS NOT APPLICABLE (NO STRUCTURES)
PROPERTY AREA 1,627,209 SQUARE FEET (37.35 ACRES) MORE OR LESS

PARKING COUNT:

REGULAR = 2213
HANDICAP = 64
BUS = 4

TOTAL = 2281

FLOOD INSURANCE NOTES:

FLOOD ZONES: X, AE
BASE FLOOD ELEVATION: ZONE AE-11.00', ZONE X - N/A
COMMUNITY PANEL NO.: 120055 0170 H
DATE OF FIRM INDEX: 08/18/2014
MAP NUMBER 12011C0170H

SURVEYOR'S CERTIFICATE

1. THIS SURVEY

A. WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");

B. CORRECTLY SHOWS THE LOCATION OF ALL THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY;

C. CORRECTLY SHOWS THE LOCATION, DIMENSIONABLE ALLEYS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 300603705 ("TITLE WORK") AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION ON SUCH DOCUMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);

D. CORRECTLY SHOWS ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS;

E. CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150- FEET OF THE SUBJECT PROPERTY;

F. CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, IF APPLICABLE;

2. THERE ARE NO VISIBLE

A. EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;

B. ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;

C. ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR

D. ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK.

3. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.

4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING SAMPLE ROAD AND N.W. 27TH AVENUE

5. THE SUBJECT PROPERTY CONSISTS OF ONE CONTIGUOUS PARCEL, WITHOUT OVERLAPS, GAPS OR GORES.

6. THE SUBJECT PROPERTY WAS LAST SURVEYED ON 6/16/06

7. COMPLIES WITH LENDER'S "REQUIREMENTS FOR SURVEYS TO BE FURNISHED IN CONNECTION WITH MORTGAGE LOANS" ("REQUIREMENTS"), INCLUDING TABLE A ITEMS PROVIDED BY CLIENT.

8. IS BASED UPON THE LATEST APPLICABLE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS.

9. ACCURATELY REFLECTS THAT THE PROPERTY CONTAINS 37.35 ACRES.

CHICAGO TITLE INSURANCE COMPANY					
ISSUING OFFICE FILE NUMBER: 4428		ORDER NUMBER: 6757264		COMMITMENT DATE: 03/28/2018 AT 11:00 PM	
NO.	DOCUMENT TYPE	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1-3	STANDARD EXCEPTIONS	N/A	N/A	N/A	N/A
4	PLAT BOOK	POMPAÑO INDUSTRIAL PARK THIRD ADDITION	P.B. 111, PG. 33, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-13	O.R.B. 12186, PG. 70, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-12	O.R.B. 12186, PG. 72, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	RESOLUTION NO. 85-1993	O.R.B. 12654, PG. 941, O.R.B. 12670, PG. 481 O.R.B. 12670, PG. 481, B.C.R.	YES	YES
5	OFFICIAL RECORD BOOK	ORDINANCE NO. 95-25	O.R.B. 23018, PG. 932, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
	EASEMENTS	EASEMENTS FOR POWERLINE PARK	O.R.B. 9669, PG. 892, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
6	AMMENDMENT	AMMENDMENT FOR EASEMENTS	O.R.B. 12269, PG. 623, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12627, PG. 126, B.C.R.	YES	YES
7	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12627, PG. 130, B.C.R.	YES	YES
	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 13744, PG. 308, B.C.R.	YES	YES
8	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 16060, PG. 695, B.C.R.	YES	YES
	AGREEMENT	DEVELOPER'S AGREEMENT	O.R.B. 17132, PG. 186, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
10	EASEMENT	EASEMENT	O.R.B. 21444, PG. 925, B.C.R.	YES	YES
	EASEMENT	CONSENT TO EASEMENT	O.R.B. 51096, PG. 1455, B.C.R.	YES	YES
12	EASEMENT	GRANT OF EASEMENT	O.R.B. 31268, PG. 1866, B.C.R.	YES	YES
	SUB-LEASE AGREEMENT	MEMORANDUM OF LEASE	O.R.B. 29699, PG. 669, B.C.R.	YES	YES
13	CORRECTED AGREEMENT	CORRECTED SUB-LEASE	O.R.B. 43412, PG. 1296, B.C.R.	YES	NO (TRACT "G")
	EASEMENT	FP & L EASEMENT	O.R.B. 51096, PG. 1440, B.C.R.	YES	YES
14	AGREEMENT	SUBORDINATION OF INTEREST	O.R.B. 51096, PG. 1466, B.C.R.	YES	YES
	UNRECORDED LEASE(S)	N/A	N/A	N/A	N/A
16	TITLE COMMITMENT	RIPARIAN & LITTORAL RIGHTS	N/A	N/A	N/A
	LIEN	N/A	N/A	N/A	N/A

LEGEND:

- IRON ROD PIPE
- BELLSOUTH BOX
- TELEPHONE SERVICE RISER
- CABLE TV SERVICE BOX
- DRAINAGE MANHOLE
- BOLLARD
- ELECTRIC SERVICE BOX
- CONCRETE LIGHT POLE
- GUY ANCHOR
- POWER POLE
- CATCH BASIN
- MANHOLE
- SANITARY MANHOLE
- FIRE HYDRANT
- TRAFFIC SIGN
- GATE VALVE
- BACKFLOW PREVENTER
- ALUMINUM LIGHT POLE
- GREASE TRAP MANHOLE
- CLEAN OUT
- SANITARY SEWER VALVE

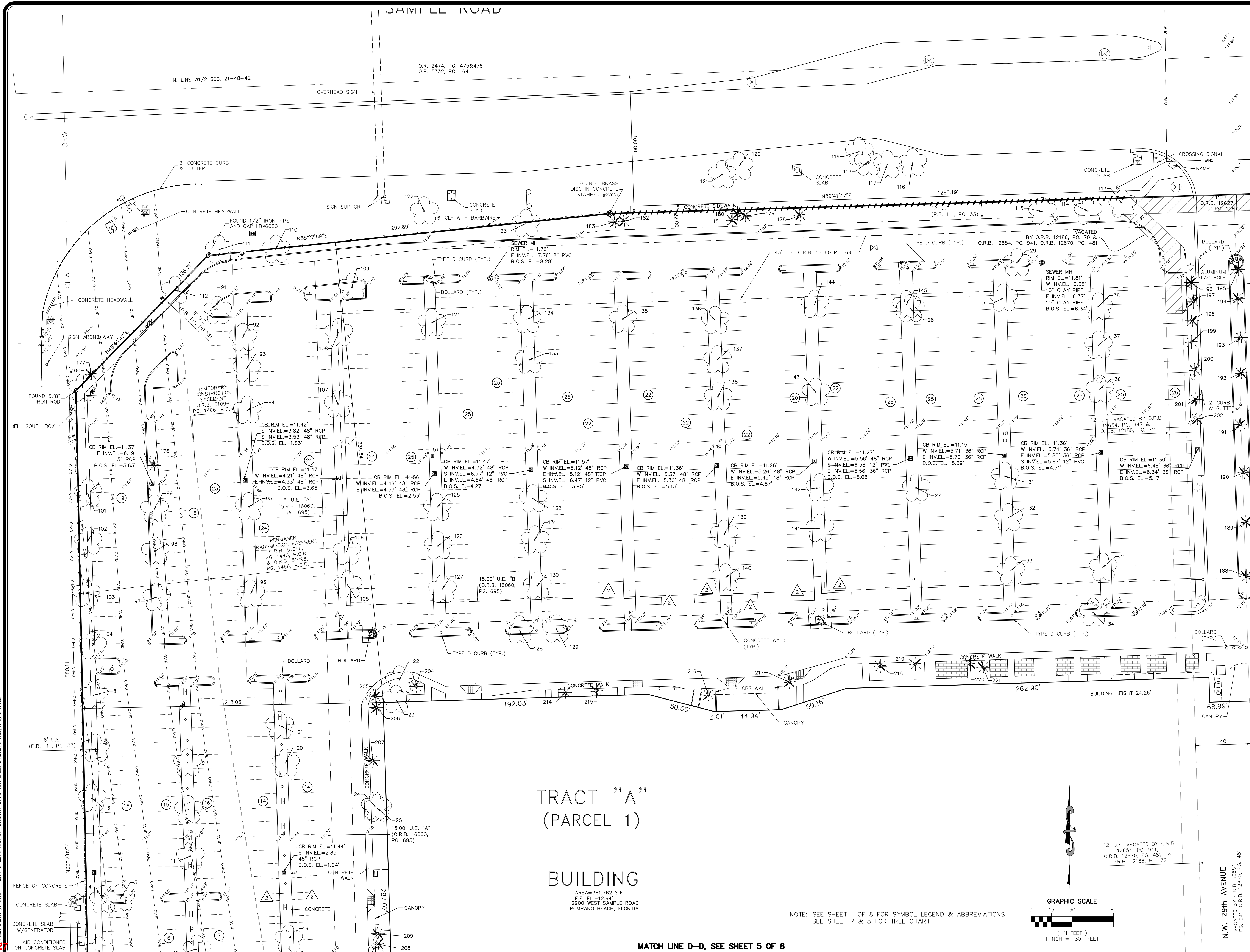
- CHAIN LINK FENCE
- WOOD FENCE
- OVERHEAD WIRE
- NON-VEHICULAR ACCESS

ABBREVIATIONS:

- U.E.=UTILITY EASEMENT
- P.B.=PLAT BOOK
- ORB=OFFICIAL RECORDS BOOK
- PROBC=PUBLIC ROAD OF BROWARD COUNTY
- PG=PAGE
- FIP=FOUND IRON PIPE
- TYP=TYPICAL
- ELEC=ELECTRICAL
- FH=FIRE HYDRANT
- MH=MANHOLE
- WFP=WOOD POWER POLE
- CLP=CONCRETE LIGHT POLE
- ALP=ALUMINUM LIGHT POLE
- ICV=IRRIGATION CONTROL VALVE
- GV=GATE VALVE
- FPL=FLORIDA POWER & LIGHT
- CONC=CONCRETE
- A/C=AIR CONDITIONED
- CLF=CHAIN LINK FENCE
- W/=WITH
- SEC=SECTION
- LP=LIQUID PROPANE
- FMC=FOUND CONCRETE MONUMENT
- F.F. EL.=FINISHED FLOOR ELEVATION
- TYP. = TYPICAL
- PVC = POLYVINYL CHLORIDE PIPE
- CMP = CORRUGATED METAL PIPE
- ROP = REINFORCED CONCRETE PIPE
- INV. = INVERT
- B.O.S. = BOTTOM OF STRUCTURE

I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (DOACS) OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 9th DAY OF MAY, 2019 A.D.
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NO. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY



NOTE: SEE SHEET 1 OF 8 FOR SYMBOL LEGEND & ABBREVIATIONS
SEE SHEET 7 & 8 FOR TREE CHART

GRAPHIC SCALE

0 15 30

(IN FEET)

1 INCH = 30 FEET

MATCH LINE D-D. SEE SHEET 5 OF 8

DRC

PZ22-1200002

10/01/2025

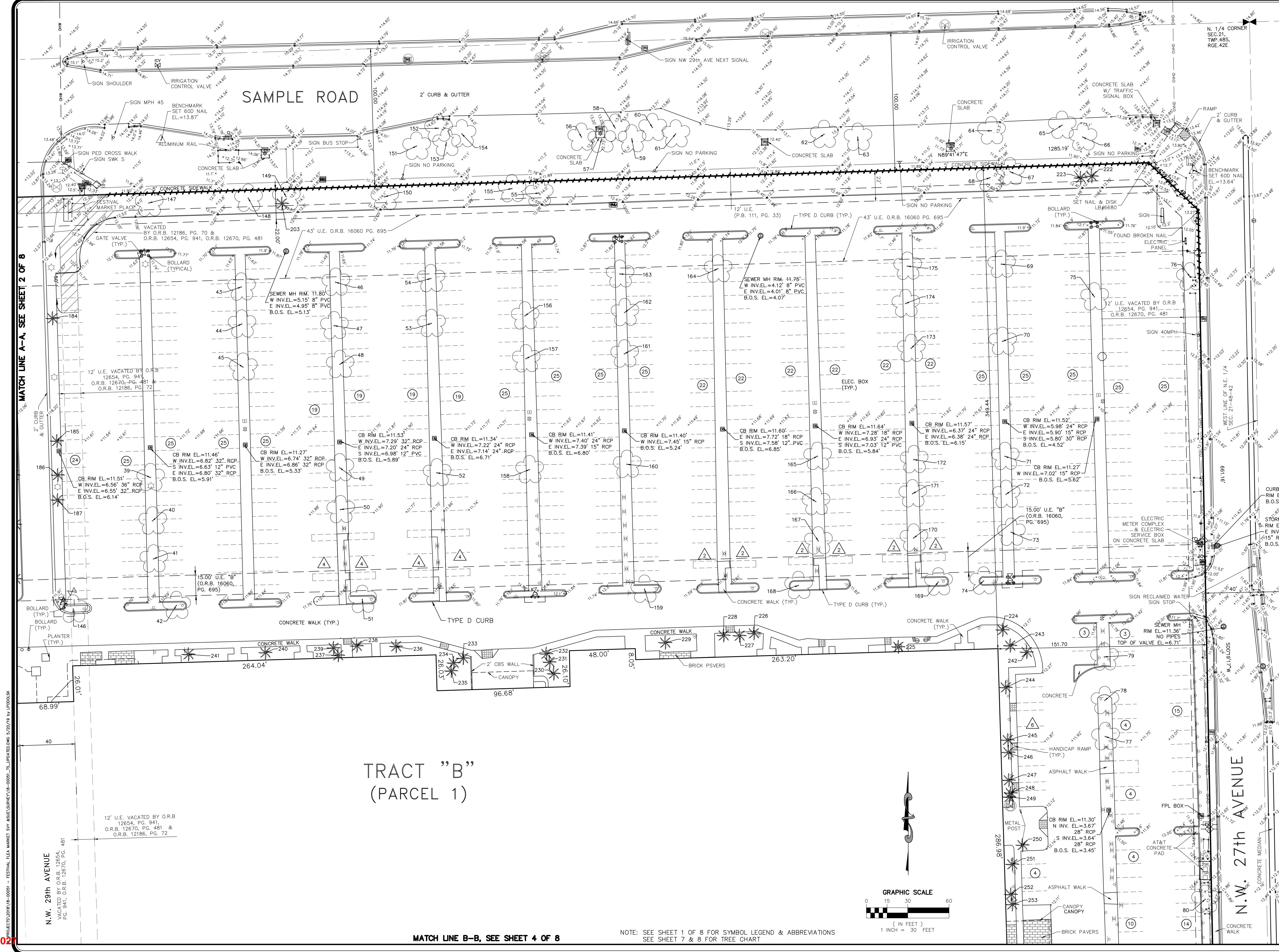
FESTIVAL FLEA MARKET
POMPANO BEACH - FLORIDA

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2984
954-436-7000 Fax: 954-436-8664
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION

EB7318	LB6680	LC0337
DES.	LP	MR
CHK.	DWN.	CHK.
PROJECT / FILE NO.		
18-00051		
DRAWING NO.		
SH-13		
DATE		
5/16/19		

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY



NOTE: SEE SHEET 1 OF 8 FOR SYMBOL LEGEND & ABBREVIATIONS
SEE SHEET 7 & 8 FOR TREE CHART

MATCH LINE B-B, SEE SHEET 3 OF 8

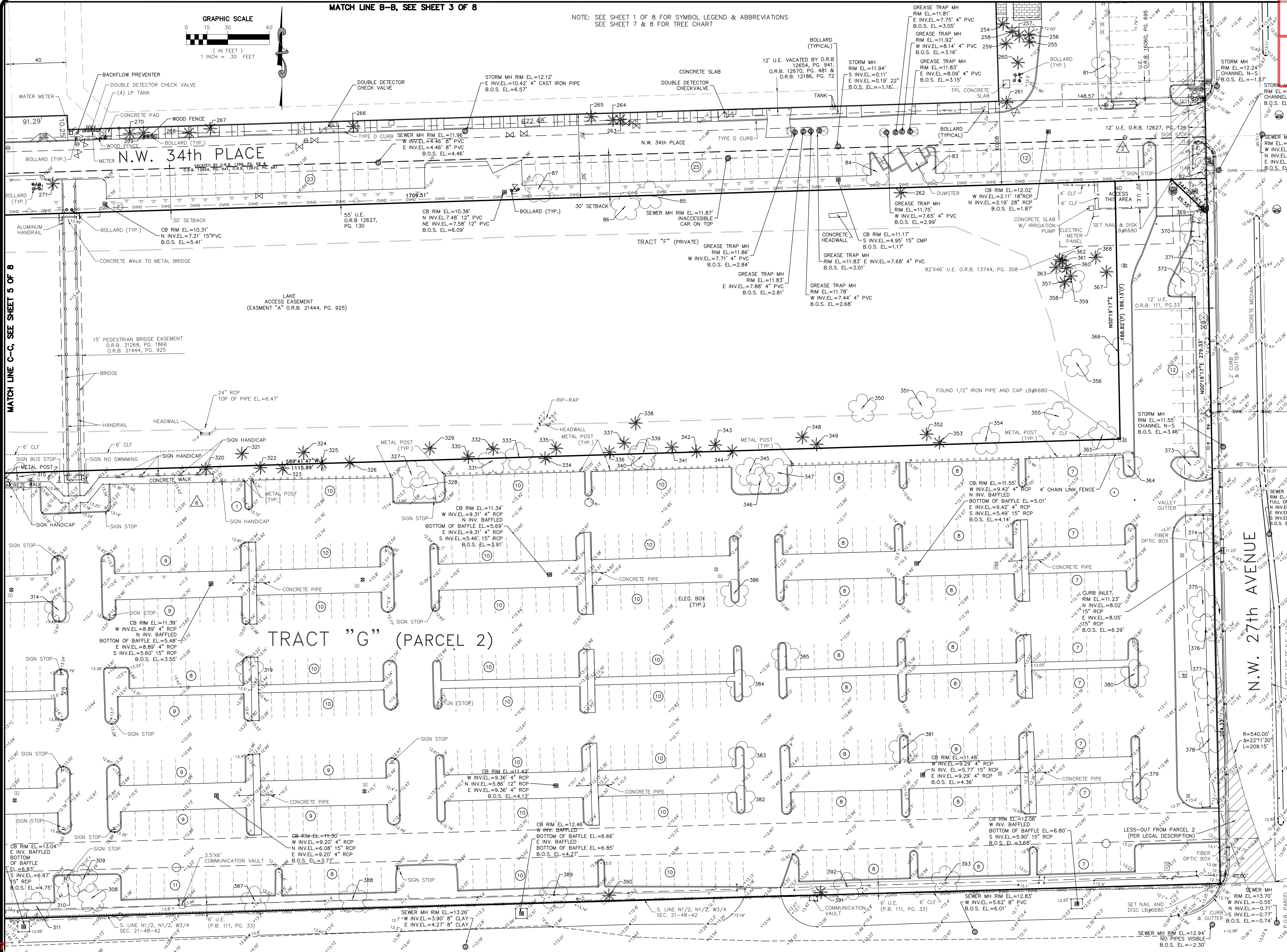
GRAPHIC SCALE

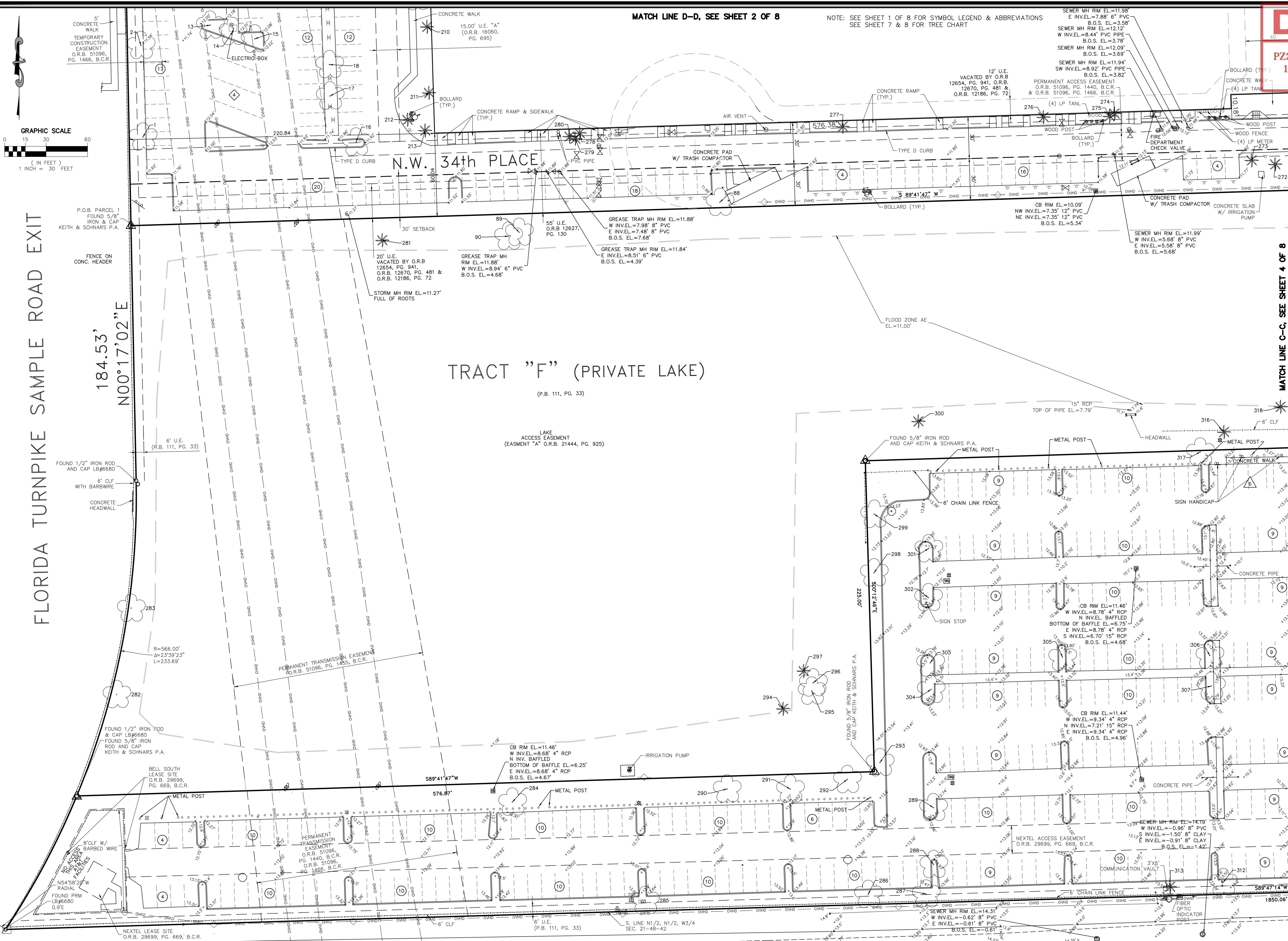
0 15 30 60

(IN FEET)

1 INCH = 30 FEET

MATCH LINE C-C, SEE SHEET 5 OF 8





SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY

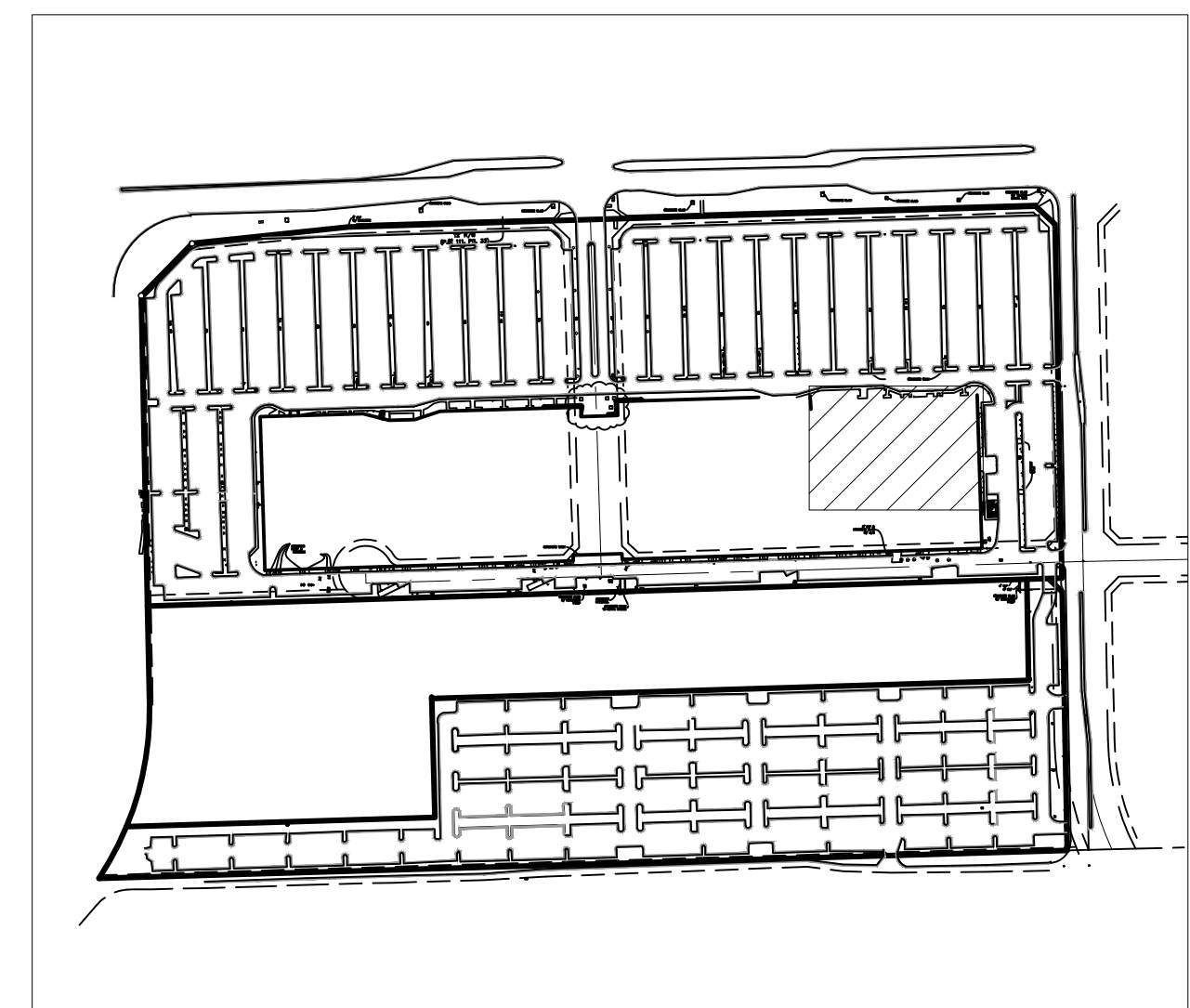
FESTIVAL FLEA MARKET

POMPANO BEACH - FLORIDA

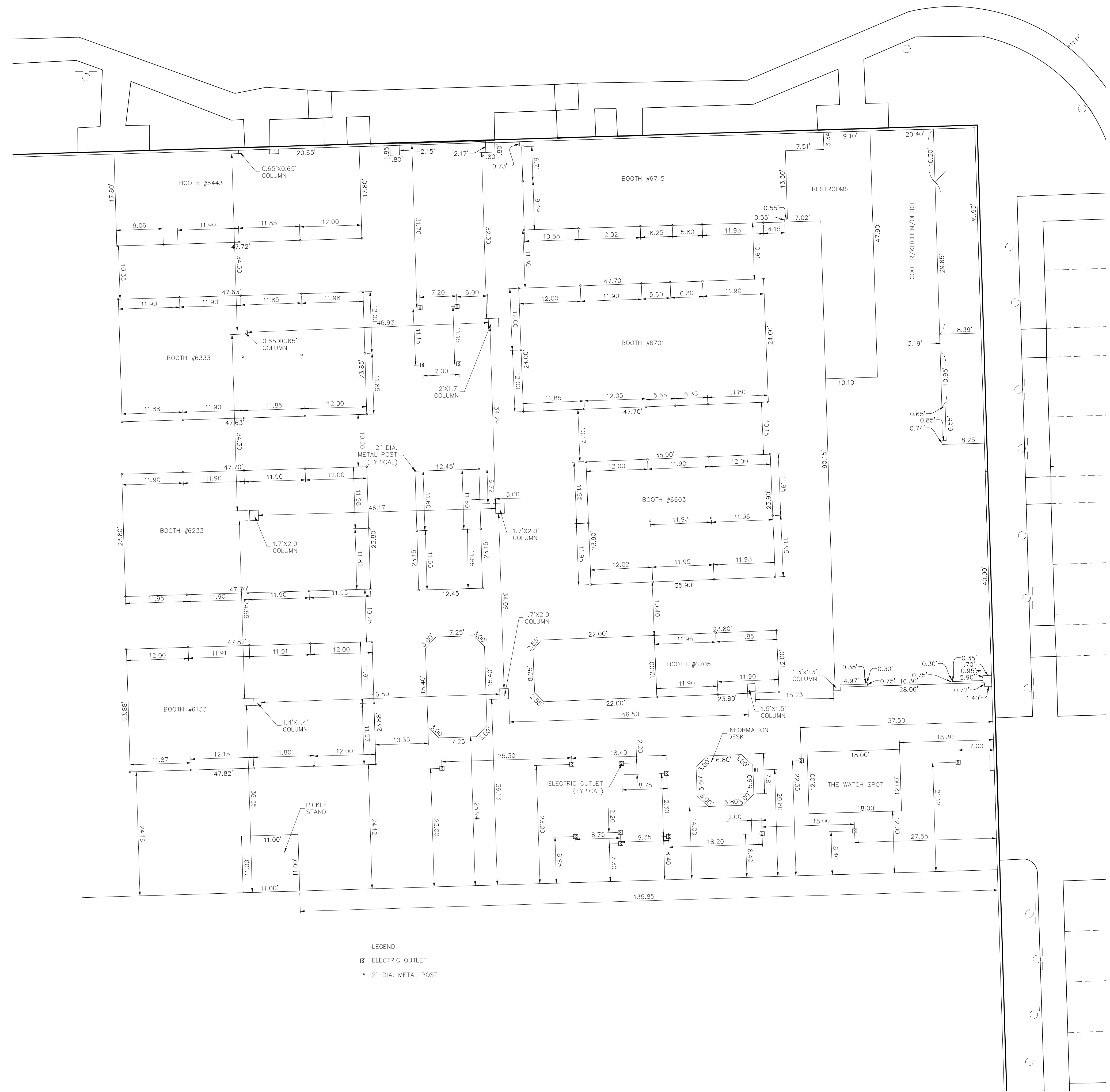
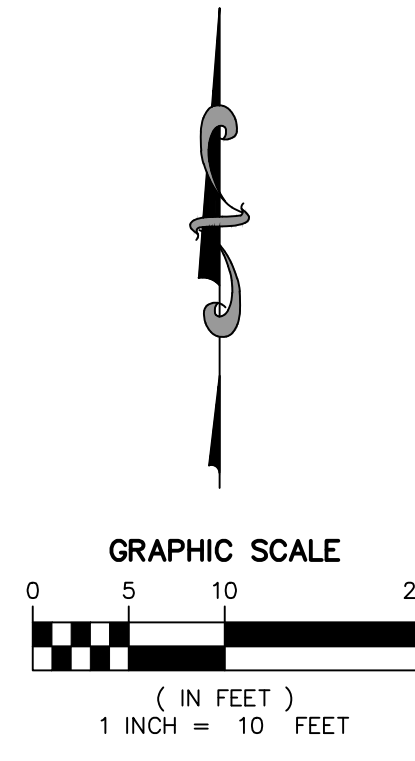
MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2984
954-436-7000 Fax: 954-436-8664
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION			
EB7318 LB6680 LC0337			
DES.	LP	MR	
DWN.	CHK.		
PROJECT / FILE NO.			
18-00051			
DRAWING NO.			
SH-16			
DATE DRAWN			
5/16/19			
BY			
6			
10/22/2019			



KEY SHEET
N.T.S.



Tree_ID	Common_Name	Species	DBH	Multi	Height	Spread	Condition	Condition_1	Condition_2	Condition_3
1	Live Oak	Quercus virginiana	16	No	26	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
2	Mahogany	Swietenia mahagoni	26	Yes	36	44	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
3	Mahogany	Swietenia mahagoni	14	No	30	32	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
4	Mahogany	Swietenia mahagoni	18	No	34	30	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
5	Black Olive	Bucida buceras	21	No	34	40	Poor	Co-Dominant Leaders	Limb Damage - Major	Constricted Roots
6	Mahogany	Swietenia mahagoni	19	No	36	30	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
7	Mahogany	Swietenia mahagoni	26	Yes	36	30	Poor	Co-Dominant Leaders	Adj Power Lines	Limb Damage - Major
8	Mahogany	Swietenia mahagoni	15	No	30	20	Poor	Trunk Damage - Major	Adj Power Lines	Limb Damage - Major
9	Live Oak	Quercus virginiana	18	Yes	18	24	Fair	Co-Dominant Leaders	Bent Leader	Limb Damage - Minor
10	Live Oak	Quercus virginiana	18	No	28	36	Fair	Co-Dominant Leaders	Bent Leader	Limb Damage - Minor
11	Live Oak	Quercus virginiana	24	No	30	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
12	Live Oak	Quercus virginiana	16	No	28	34	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
13	Black Olive	Bucida buceras	12	No	26	20	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
14	Black Olive	Bucida buceras	24	No	50	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
15	Black Olive	Bucida buceras	20	No	46	38	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
16	Black Olive	Bucida buceras	15	No	24	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Constricted Roots
17	Live Oak	Quercus virginiana	17	No	24	38	Poor	Co-Dominant Leaders	Limb Damage - Major	Bent Leader
18	Live Oak	Quercus virginiana	18	No	24	38	Poor	Co-Dominant Leaders	Limb Damage - Major	Included Bark
19	Live Oak	Quercus virginiana	15	No	24	40	Poor	Co-Dominant Leaders	Limb Damage - Major	Included Bark
20	Live Oak	Quercus virginiana	20	No	24	44	Poor	Co-Dominant Leaders	Limb Damage - Major	Constricted Roots
21	Live Oak	Quercus virginiana	16	No	24	38	Poor	Co-Dominant Leaders	Limb Damage - Major	Constricted Roots
22	Loquat	Eriobotrya japonica	10	Yes	12	18	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Minor
23	Loquat	Eriobotrya japonica	14	Yes	18	20	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
24	Loquat	Eriobotrya japonica	14	Yes	22	20	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
25	Loquat	Eriobotrya japonica	18	Yes	24	20	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
26	Loquat	Eriobotrya japonica	12	Yes	20	20	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
27	Live Oak	Quercus virginiana	18	No	22	20	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
28	Live Oak	Quercus virginiana	18	No	26	36	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
29	Black Olive	Bucida buceras	16	No	24	36	Fair	Co-Dominant Leaders	Limb Damage - Minor	Constricted Roots
30	Live Oak	Quercus virginiana	18	No	26	36	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
31	Live Oak	Quercus virginiana	22	No	28	38	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
32	Live Oak	Quercus virginiana	20	Yes	20	30	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
33	Live Oak	Quercus virginiana	14	No	24	30	Poor	Co-Dominant Leaders	Limb Damage - Major	Poor Structure
34	Japanese Privet	Ligustrum japonicum	6	No	16	14	Fair	Co-Dominant Leaders	Leaning - Minor	Lopsided
35	Live Oak	Quercus virginiana	12	No	20	32	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
36	Live Oak	Quercus virginiana	18	No	26	36	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
37	Live Oak	Quercus virginiana	16	No	26	36	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
38	Live Oak	Quercus virginiana	20	No	30	36	Fair	Co-Dominant Leaders	Limb Damage - Minor	Partially Defoliated
39	Live Oak	Quercus virginiana	20	No	30	40	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
40	Live Oak	Quercus virginiana	21	No	30	36	Poor	Co-Dominant Leaders	Limb Damage - Major	Mostly Defoliated
41	Live Oak	Quercus virginiana	14	No	28	36	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
42	Black Olive	Bucida buceras	12	No	24	20	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
43	Live Oak	Quercus virginiana	16	No	30	50	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
44	Live Oak	Quercus virginiana	24	No	36	56	Fair	Co-Dominant Leaders	Limb Damage - Minor	Constricted Roots
45	Live Oak	Quercus virginiana	20	No	34	50	Fair	Co-Dominant Leaders	Limb Damage - Minor	Bent Leader
46	Live Oak	Quercus virginiana	18	No	34	54	Fair	Co-Dominant Leaders	Limb Damage - Major	Lopsided
47	Live Oak	Quercus virginiana	30	No	36	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
48	Live Oak	Quercus virginiana	20	No	36	51	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
49	Live Oak	Quercus virginiana	15	No	24	30	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
50	Live Oak	Quercus virginiana	24	No	30	44	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
51	Black Olive	Bucida buceras	11	No	24	22	Fair	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Minor
52	Live Oak	Quercus virginiana	18	No	30	48	Fair	Co-Dominant Leaders	Limb Damage - Minor	Bent Leader
53	Live Oak	Quercus virginiana	16	No	32	48	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
54	Live Oak	Quercus virginiana	14	No	28	40	Fair	Co-Dominant Leaders	Limb Damage - Major	Lopsided
55	Black Olive	Bucida buceras	22	No	44	60	Fair	Co-Dominant Leaders	Limb Damage - Major	Included Bark
56	Gumbo Limbo	Bursera simaruba	21	No	30	36	Fair	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Minor
57	Gumbo Limbo	Bursera simaruba	10	No	24	18	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
58	Gumbo Limbo	Bursera simaruba	16	No	28	36	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
59	Gumbo Limbo	Bursera simaruba	18	No	26	30	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
60	Gumbo Limbo	Bursera simaruba	12	No	22	20	Poor	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
61	Gumbo Limbo	Bursera simaruba	20	No	30	36	Good	Co-Dominant Leaders	Limb Damage - Minor	Partially Defoliated
62	Green Buttonwood	Conocarpus erectus	40	Yes	24	30	Poor	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
63	Green Buttonwood	Conocarpus erectus	26	Yes	28	28	Poor	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Major
64	Gumbo Limbo	Bursera simaruba	12	No	28	30	Poor	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
65	Gumbo Limbo	Bursera simaruba	12	No	26	20	Poor	Co-Dominant Leaders	Limb Damage - Minor	Mostly Defoliated
66	Gumbo Limbo	Bursera simaruba	22	No	32	30	Poor	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
67	Black Olive	Bucida buceras	16	No	24	22	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
68	Black Olive	Bucida buceras	36	Yes	50	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
69	Live Oak	Quercus virginiana	12	No	24	27	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
70	Live Oak	Quercus virginiana	18	No	30	36	Fair	Limb Damage - Minor	Included Bark	Bent Leader
71	Live Oak	Quercus virginiana	10	No	20	30	Fair	Limb Damage - Minor	Bent Leader	
72	Live Oak	Quercus virginiana	18	No	30	40	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
73	Live Oak	Quercus virginiana	13	No	28	34	Fair	Co-Dominant Leaders	Included Bark	Leaning - Minor
74	Black Olive	Bucida buceras	30	No	32	42	Fair	Co-Dominant Leaders	Included Bark	Constricted Roots
75	Live Oak	Quercus virginiana	14	No	32	40	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
76	Earleaf Acacia	Acacia auriculiformis	26	Yes	32	30	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Major
77	Live Oak	Quercus virginiana	20	No	30	50	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Major
78	Live Oak	Quercus virginiana	14	No	24	28	Poor	Trunk Damage - Major	Lopsided	Limb Damage - Major
79	Live Oak	Quercus virginiana	20	No	32	45	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
80	Earleaf Acacia	Acacia auriculiformis	26	No	26	30	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
81	Live Oak	Quercus virginiana	16	No	22	30	Fair	Co-Dominant Leaders	Included Bark	Bent Leader
82	Earleaf Acacia	Acacia auriculiformis	20	No	20	28	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Major
83	Silver Buttonwood	Conocarpus erectus var. sericeus	30	Yes	14	26	Fair	Co-Dominant Leaders	Trunk Damage - Minor	Limb Damage - Minor
84	Silver Buttonwood	Conocarpus erectus var. sericeus	20	Yes	14	16	Fair	Co-Dominant Leaders	Trunk Damage - Minor	Limb Damage - Minor
85	Earleaf Acacia	Acacia auriculiformis	14	No	30	36	Poor	Lopsided	Leaning - Major	Adj Power Lines
86	Earleaf Acacia	Acacia auriculiformis	26	No	36	30	Poor	Lopsided	Limb Damage - Major	Leaning - Major
87	Earleaf Acacia	Acacia auriculiformis	12	No	22	20	Poor	Bent Leader	Trunk Damage - Major	Trunk Damage - Major
88	Earleaf Acacia	Acacia auriculiformis	28	Yes	36	34	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
89	Earleaf Acacia	Acacia auriculiformis	36	Yes	32	36	Poor	Co-Dominant Leaders	Included Bark	Trunk Damage - Major
90	Earleaf Acacia	Acacia auriculiformis	14	No	20	30	Poor	Lopsided	Trunk Damage - Major	Limb Damage - Major
91	Black Olive	Bucida buceras	16	No	34	50	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
92	Live Oak	Quercus virginiana	18	No	34	48	Fair	Co-Dominant Leaders	Limb Damage - Minor	
93	Live Oak	Quercus virginiana	17	No	36	48	Fair	Co-Dominant Leaders	Limb Damage - Minor	
94	Live Oak	Quercus virginiana	10	No	32	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	
95	Live Oak	Quercus virginiana	9	No	32	36	Fair	Co-Dominant Leaders	Limb Damage - Major	Lopsided
96	Live Oak	Quercus virginiana	13	No	34	44	Poor	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Major
97	Live Oak	Quercus virginiana	18	No	36	46	Fair	Co-Dominant Leaders	Limb Damage - Minor	
98	Live Oak	Quercus virginiana	16	No	34	40	Poor	Co-Dominant Leaders	Poor Structure	Limb Damage - Major
99	Live Oak	Quercus virginiana	13	No	34	38	Fair	Co-Dominant Leaders	Limb Damage - Minor	
100	Mahogany	Swietenia mahagoni	20	No	28	45	Poor	Co-Dominant Leaders	Limb Damage - Major	Hat Racked
101	Mahogany	Swietenia mahagoni	38	Yes	42	48	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
102	Live Oak	Quercus virginiana	19	No	40	42	Fair	Co-Dominant Leaders	Limb Damage - Major	
103	Mahogany	Swietenia mahagoni	24	No	42	42	Fair	Co-Dominant Leaders	Limb Damage - Major	Lopsided
104	Mahogany	Swietenia mahagoni	22	No	40	36	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
105	Live Oak	Quercus virginiana	17	No	44	54	Fair	Co-Dominant Leaders	Limb Damage - Minor	
106	Live Oak	Quercus virginiana	20	No	38	52	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
107	Live Oak	Quercus virginiana	13	No	36	32	Poor	Co-Dominant Leaders	Limb Damage - Major	Lopsided
108	Live Oak	Quercus virginiana	14	No	36	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Minor
109	Black Olive	Bucida buceras	25	No	40	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Minor
110	Mahogany	Swietenia mahagoni	24	No	30	55	Poor	Co-Dominant Leaders	Trunk Damage - Major	Trunk Damage - Major
111	Mahogany	Swietenia mahagoni	25	No	42	66	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
112	Mahogany	Swietenia mahagoni	16	No	38	44	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
113	Black Olive	Bucida buceras	14	No	38	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	
114	Black Olive	Bucida buceras	23	Yes	42	42	Fair	Co-Dominant Leaders	Limb Damage - Minor	
115	Mahogany	Swietenia mahagoni	25	Yes	42	48	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
116	Gumbo Limbo	Bursera simaruba	16	No	36	46	Fair	Co-Dominant Leaders	Limb Damage - Minor	
117	Gumbo Limbo	Bursera simaruba	15	No	35	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Minor
118	Gumbo Limbo	Bursera simaruba	15	No	34	38	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
119	Gumbo Limbo	Bursera simaruba	14	No	36	32	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
120	Gumbo Limbo	Bursera simaruba	12	No	34	38	Fair	Co-Dominant Leaders	Limb Damage - Minor	

Tree_ID	Common_Name	Species	DBH	Multi	Height	Spread	Condition	Condition_1	Condition_2	Condition_3
121	Gumbo Limbo	Bursera simaruba	17	No	36	46	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
122	Bald Cypress	Taxodium distichum	16	No	36	38	Fair	Limb Damage - Minor	Trunk Damage - Minor	
123	Mahogany	Swietenia mahagoni	25	No	34	40	Poor	Limb Damage - Major	Trunk Damage - Major	
124	Live Oak	Quercus virginiana	18	No	36	48	Fair	Limb Damage - Minor	Co-Dominant Leaders	Poor Structure
125	Live Oak	Quercus virginiana	24	No	42	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	
126	Live Oak	Quercus virginiana	19	No	42	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	
127	Live Oak	Quercus virginiana	20	No	40	52	Fair	Co-Dominant Leaders	Limb Damage - Major	Poor Structure
128	Black Olive	Bucida buceras	19	No	40	56	Fair	Co-Dominant Leaders	Limb Damage - Minor	
129	Black Olive	Bucida buceras	18	No	42	54	Fair	Co-Dominant Leaders	Limb Damage - Minor	
130	Live Oak	Quercus virginiana	19	No	40	56	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
131	Live Oak	Quercus virginiana	26	Yes	42	44	Poor	Co-Dominant Leaders	Limb Damage - Major	
132	Live Oak	Quercus virginiana	20	No	38	52	Fair	Co-Dominant Leaders	Limb Damage - Minor	
133	Live Oak	Quercus virginiana	24	No	38	48	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
134	Live Oak	Quercus virginiana	24	No	34	52	Fair	Co-Dominant Leaders	Limb Damage - Minor	
135	Live Oak	Quercus virginiana	23	No	46	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	
136	Live Oak	Quercus virginiana	20	No	42	58	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
137	Live Oak	Quercus virginiana	20	No	38	50	Fair	Co-Dominant Leaders	Limb Damage - Minor	
138	Live Oak	Quercus virginiana	7	No	18	30	Fair	Co-Dominant Leaders	Limb Damage - Minor	
139	Live Oak	Quercus virginiana	21	No	36	58	Fair	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Minor
140	Live Oak	Quercus virginiana	22	No	36	52	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
141	Live Oak	Quercus virginiana	16	No	40	46	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
142	Live Oak	Quercus virginiana	15	No	36	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
143	Live Oak	Quercus virginiana	9	No	18	22	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
144	Live Oak	Quercus virginiana	16	No	28	42	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
145	Live Oak	Quercus virginiana	19	No	28	44	Fair	Co-Dominant Leaders	Limb Damage - Minor	
146	Black Olive	Bucida buceras	17	No	46	58	Poor	Co-Dominant Leaders	Trunk Damage - Major	
147	Black Olive	Bucida buceras	36	No	38	58	Fair	Co-Dominant Leaders	Limb Damage - Major	Poor Structure
148	Mahogany	Swietenia mahagoni	32	No	46	40	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
149	Mahogany	Swietenia mahagoni	18	No	36	32	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
150	Bottlebrush	Callistemon rigidus	10	No	22	20	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
151	Gumbo Limbo	Bursera simaruba	14	No	26	30	Fair	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Major
152	Gumbo Limbo	Bursera simaruba	8	No	20	24	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
153	Gumbo Limbo	Bursera simaruba	20	No	40	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	Trunk Damage - Major
154	Gumbo Limbo	Bursera simaruba	11	No	28	24	Poor	Co-Dominant Leaders	Limb Damage - Major	
155	Black Olive	Bucida buceras	34	No	52	86	Fair	Co-Dominant Leaders	Limb Damage - Minor	
156	Live Oak	Quercus virginiana	21	No	42	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
157	Live Oak	Quercus virginiana	17	No	38	52	Poor	Co-Dominant Leaders	Bent Leader	
158	Live Oak	Quercus virginiana	15	No	34	48	Poor	Co-Dominant Leaders	Bent Leader	
159	Black Olive	Bucida buceras	23	No	40	62	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
160	Live Oak	Quercus virginiana	25	No	40	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	
161	Live Oak	Quercus virginiana	18	No	38	52	Fair	Co-Dominant Leaders	Limb Damage - Minor	
162	Live Oak	Quercus virginiana	18	No	38	52	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
163	Live Oak	Quercus virginiana	18	No	38	50	Fair	Co-Dominant Leaders	Limb Damage - Minor	
164	Live Oak	Quercus virginiana	16	No	36	48	Fair	Co-Dominant Leaders	Limb Damage - Minor	
165	Live Oak	Quercus virginiana	16	No	32	40	Fair	Co-Dominant Leaders	Limb Damage - Minor	Partially Defoliated
166	Live Oak	Quercus virginiana	9	No	24	24	Poor	Co-Dominant Leaders	Limb Damage - Major	
167	Live Oak	Quercus virginiana	20	No	36	50	Poor	Co-Dominant Leaders	Limb Damage - Major	
168	Black Olive	Bucida buceras	21	No	36	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
169	Black Olive	Bucida buceras	22	No	38	58	Poor	Co-Dominant Leaders	Limb Damage - Major	
170	Live Oak	Quercus virginiana	14	No	36	42	Poor	Co-Dominant Leaders	Limb Damage - Major	
171	Live Oak	Quercus virginiana	10	No	28	32	Poor	Co-Dominant Leaders	Limb Damage - Major	Poor Structure
172	Live Oak	Quercus virginiana	24	No	34	54	Fair	Co-Dominant Leaders	Limb Damage - Minor	Poor Structure
173	Live Oak	Quercus virginiana	13	No	30	30	Fair	Co-Dominant Leaders	Limb Damage - Minor	
174	Live Oak	Quercus virginiana	18	No	34	46	Poor	Co-Dominant Leaders	Leaning - Major	
175	Live Oak	Quercus virginiana	15	No	36	50	Fair	Co-Dominant Leaders	Limb Damage - Minor	
176	Cabbage Palm	Sabal palmetto	No	12	12	Fair		Tapered Trunk		
177	Cabbage Palm	Sabal palmetto	No	16	12	Fair		Trunk Damage		
178	Cabbage Palm	Sabal palmetto	No	10	18	Fair	Yellow Fronds			
179	Cabbage Palm	Sabal palmetto	No	16	16	Fair	Yellow Fronds			
180	Cabbage Palm	Sabal palmetto	No	16	16	Fair	Yellow Fronds		Tapered Trunk	
181	Cabbage Palm	Sabal palmetto	No	16	16	Fair	Yellow Fronds		Tapered Trunk	Leaning
182	Cabbage Palm	Sabal palmetto	No	24	16	Fair	Yellow Fronds		Trunk Cracking	
183	Cabbage Palm	Sabal palmetto	No	24	16	Fair	Yellow Fronds		Trunk Cracking	
184	Queen Palm	Syagrus romanzoffiana	No	10	16	Fair	Yellow Fronds			
185	Queen Palm	Syagrus romanzoffiana	No	14	16	Fair	Yellow Fronds			
186	Queen Palm	Syagrus romanzoffiana	No	14	16	Fair	Yellow Fronds			
187	Queen Palm	Syagrus romanzoffiana	No	14	16	Fair	Yellow Fronds			
188	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
189	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
190	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
191	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
192	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
193	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
194	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
195	Montgomery Palm	Veitchia montgomeryana	No	16	20	Fair	Yellow Fronds			
196	Queen Palm	Syagrus romanzoffiana	No	10	16	Fair	Yellow Fronds			
197	Queen Palm	Syagrus romanzoffiana	No	12	16	Fair	Yellow Fronds			
198	Queen Palm	Syagrus romanzoffiana	No	12	16	Fair	Yellow Fronds			
199	Queen Palm	Syagrus romanzoffiana	No	12	16	Fair	Yellow Fronds			
200	Queen Palm	Syagrus romanzoffiana	No	12	16	Fair	Yellow Fronds			
201	Queen Palm	Syagrus romanzoffiana	No	16	16	Poor	Yellow Fronds		Trunk Cracking	
202	Queen Palm	Syagrus romanzoffiana	No	16	16	Fair	Yellow Fronds		Leaning	
203	Cabbage Palm	Sabal palmetto	No	16	16	Fair	Yellow Fronds		Leaning	
204	Queen Palm	Syagrus romanzoffiana	No	18	9	Poor	Tapered Trunk		Some Fronds Missing	Trunk Damage
205	Cabbage Palm	Sabal palmetto	No	12	14	Good				
206	Queen Palm	Syagrus romanzoffiana	No	18	16	Good				
207	Cabbage Palm	Sabal palmetto	No	20	10	Good				
208	Cabbage Palm	Sabal palmetto	No	12	12	Good				
209	Queen Palm	Syagrus romanzoffiana	No	24	14	Good	Some Fronds Missing			
210	Cabbage Palm	Sabal palmetto	No	12	10	Good	Some Fronds Missing			
211	Cabbage Palm	Sabal palmetto	No	16	12	Good				
212	Queen Palm	Syagrus romanzoffiana	No	18	18	Good				
213	Queen Palm	Syagrus romanzoffiana	No	16	18	Good				
214	Queen Palm	Syagrus romanzoffiana	No	26	14	Good				
215	Queen Palm	Syagrus romanzoffiana	No	16	10	Good				
216	Paurotis Palm	Acoelorrhaphe Wrightii	Yes	14	12	Good		Trunk Damage		
217	Paurotis Palm	Acoelorrhaphe Wrightii	Yes	14	14	Good		Trunk Damage		
218	Queen Palm	Syagrus romanzoffiana	No	14	16	Good				
219	Cabbage Palm	Sabal palmetto	No	8	16	Good	Leaning			
220	Queen Palm	Syagrus romanzoffiana	No	22	14	Fair	Bent Trunk			
221	Queen Palm	Syagrus romanzoffiana	No	18	14	Fair	Bent Trunk			
222	Cabbage Palm	Sabal palmetto	No	12	8	Fair	Bent Trunk		Tapered Trunk	
223	Cabbage Palm	Sabal palmetto	No	20	8	Fair	Bent Trunk		Tapered Trunk	
224	Queen Palm	Syagrus romanzoffiana	No	16	20	Good				
225	Pigmy Date Palm	Phoenix roebelenii	Yes	8	12	Good	Bent Trunk			
226	Montgomery Palm	Veitchia montgomeryana	No	16	18	Good	Tapered Trunk			
227	Montgomery Palm	Veitchia montgomeryana	No	16	18	Good	Tapered Trunk			
228	Montgomery Palm	Veitchia montgomeryana	No	16	18	Good	Tapered Trunk			
229	Christmas Palm	Veitchia merrillii	Yes	14	12	Good				
230	Cabbage Palm	Sabal palmetto	No	24	12	Fair	Bent Trunk			
231	Cabbage Palm	Sabal palmetto	No	25	12	Fair	Bent Trunk			
232	Christmas Palm	Veitchia merrillii	Yes	14	16	Good				
233	Christmas Palm	Veitchia merrillii	Yes	14	16	Good				
234	Cabbage Palm	Sabal palmetto	No	22	12	Good	Tapered Trunk		Bent Trunk	
235	Cabbage Palm	Sabal palmetto	No	23	12	Good	Tapered Trunk		Bent Trunk	
236	Cabbage Palm	Sabal palmetto	No	26	12	Fair	Leaning		Bent Trunk	
237	Chinese Fan Palm	Livistona chinensis	No	16	16	Good	Leaning			
238	Chinese Fan Palm	Livistona chinensis	No	6	12	Good	Bent Trunk			
239	Queen Palm	Syagrus romanzoffiana	No	24	12	Fair	Bent Trunk		Some Fronds Missing	
240	Queen Palm	Syagrus romanzoffiana	No	14	18	Good				

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Tree_ID	Common_Name	Species	DBH	Multi	Height	Spread	Condition	Condition_1	Condition_2	Condition_3
241	Cabbage Palm	<i>Sabal palmetto</i>		No	8	12	Good			
242	Queen Palm	<i>Syagrus romanzoffiana</i>		No	16	14	Good	Tapered Trunk		
243	Queen Palm	<i>Syagrus romanzoffiana</i>		No	20	14	Good	Tapered Trunk		
244	Queen Palm	<i>Syagrus romanzoffiana</i>		No	16	14	Good	Tapered Trunk	Bent Trunk	
245	Pigmy Date Palm	<i>Phoenix roebelenii</i>		Yes	6	8	Good	Bent Trunk		
246	Queen Palm	<i>Syagrus romanzoffiana</i>		No	14	8	Good	Some Fronds Missing		
247	Queen Palm	<i>Syagrus romanzoffiana</i>		No	14	8	Good	Some Fronds Missing		
248	Queen Palm	<i>Syagrus romanzoffiana</i>		No	10	8	Good			
249	Queen Palm	<i>Syagrus romanzoffiana</i>		No	12	8	Good			
250	Queen Palm	<i>Syagrus romanzoffiana</i>		No	16	12	Good			
251	Queen Palm	<i>Syagrus romanzoffiana</i>		No	20	12	Good			
252	Cabbage Palm	<i>Sabal palmetto</i>		No	20	12	Good			
253	Cabbage Palm	<i>Sabal palmetto</i>		No	22	12	Good			
254	Cabbage Palm	<i>Sabal palmetto</i>		No	16	12	Good			
255	Cabbage Palm	<i>Sabal palmetto</i>		No	14	12	Good	Bent Trunk		
256	Cabbage Palm	<i>Sabal palmetto</i>		No	16	12	Good	Bent Trunk		
257	Chinese Fan Palm	<i>Livistona chinensis</i>		No	14	10	Good	Bent Trunk		
258	Cabbage Palm	<i>Sabal palmetto</i>		No	14	12	Good			
259	Chinese Fan Palm	<i>Livistona chinensis</i>		No	14	10	Good	Bent Trunk		
260	Queen Palm	<i>Syagrus romanzoffiana</i>		No	14	18	Good			
261	Pigmy Date Palm	<i>Phoenix roebelenii</i>		Yes	6	12	Good			
262	Cabbage Palm	<i>Sabal palmetto</i>		No	8	12	Good			
263	Chinese Fan Palm	<i>Livistona chinensis</i>		No	10	14	Good	Leaning		
264	Chinese Fan Palm	<i>Livistona chinensis</i>		No	12	14	Good	Leaning		
265	Chinese Fan Palm	<i>Livistona chinensis</i>		No	8	14	Good	Leaning		
266	Chinese Fan Palm	<i>Livistona chinensis</i>		No	6	12	Good	Tapered Trunk		
267	Chinese Fan Palm	<i>Livistona chinensis</i>		No	8	10	Good	Bent Trunk		
268	Chinese Fan Palm	<i>Livistona chinensis</i>		No	8	10	Good	Bent Trunk		
269	Chinese Fan Palm	<i>Livistona chinensis</i>		No	8	10	Good	Leaning		
270	Chinese Fan Palm	<i>Livistona chinensis</i>		No	8	10	Fair	Leaning	Bent Trunk	Tapered Trunk
271	Foxtail Palm	<i>Wodyetia bifurcata</i>		No	14	8	Fair	Tapered Trunk		
272	Foxtail Palm	<i>Wodyetia bifurcata</i>		No	14	14	Good	Tapered Trunk		
273	Foxtail Palm	<i>Wodyetia bifurcata</i>		No	12	14	Good	Tapered Trunk		
274	Chinese Fan Palm	<i>Livistona chinensis</i>		No	12	10	Good	Bent Trunk		
275	Chinese Fan Palm	<i>Livistona chinensis</i>		No	14	10	Good	Bent Trunk	Leaning	
276	Chinese Fan Palm	<i>Livistona chinensis</i>		No	16	12	Good			
277	Chinese Fan Palm	<i>Livistona chinensis</i>		No	12	12	Good	Bent Trunk		
278	Chinese Fan Palm	<i>Livistona chinensis</i>		No	12	10	Good	Trunk Cracking		
279	Chinese Fan Palm	<i>Livistona chinensis</i>		No	10	12	Good			
280	Chinese Fan Palm	<i>Livistona chinensis</i>		No	10	12	Good			
281	Royal Palm	<i>Roystonea elata</i>		No	24	20	Good			
282	Gumbo Limbo	<i>Bursera simaruba</i>	21	No	28	30	Poor	Mostly Defoliated	Limb Damage - Major	Leaning - Minor
283	Australian Pine	<i>Casuarina equisetifolia</i> L.	21	Yes	42	36	Poor	Co-Dominant Leaders	Limb Damage - Major	Leaning - Minor
284	Hong Kong Orchid	<i>Bauhinia blakeana</i>	8	Yes	14	12	Poor	Co-Dominant Leaders	Mostly Defoliated	Leaning - Major
285	Hong Kong Orchid	<i>Bauhinia blakeana</i>	7	No	18	12	Poor	Leaning - Major	Brown Foliage	Trunk Damage - Major
286	Hong Kong Orchid	<i>Bauhinia blakeana</i>	20	Yes	18	14	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
287	Hong Kong Orchid	<i>Bauhinia blakeana</i>	9	No	16	10	Dead	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
288	Live Oak	<i>Quercus virginiana</i>	9	No	16	18	Good	Co-Dominant Leaders		
289	Live Oak	<i>Quercus virginiana</i>	13	No	24	24	Good	Co-Dominant Leaders		
290	Hong Kong Orchid	<i>Bauhinia blakeana</i>	6	No	18	16	Poor	Leaning - Minor	Mostly Defoliated	Limb Damage - Major
291	Hong Kong Orchid	<i>Bauhinia blakeana</i>	24	Yes	20	16	Poor	Co-Dominant Leaders	Bent Leader	Limb Damage - Major
292	Hong Kong Orchid	<i>Bauhinia blakeana</i>	12	Yes	14	12	Poor	Co-Dominant Leaders	Bent Leader	Limb Damage - Major
293	Live Oak	<i>Quercus virginiana</i>	18	Yes	20	18	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
294	Mexican fan palm	<i>Washingtonia robusta</i>		No	6	12	Good	Yellow Fronds		
295	Earleaf Acacia	<i>Acacia auriculiformis</i>	6	No	20	12	Fair	Co-Dominant Leaders	Limb Damage - Minor	
296	Earleaf Acacia	<i>Acacia auriculiformis</i>	6	No	24	16	Fair	Bent Leader	Limb Damage - Minor	
297	Mexican fan palm	<i>Washingtonia robusta</i>		No	12	16	Good	Yellow Fronds		
298	Live Oak	<i>Quercus virginiana</i>	17	Yes	22	30	Fair	Co-Dominant Leaders	Lopsided	Included Bark
299	Live Oak	<i>Quercus virginiana</i>	20	Yes	20	22	Fair	Co-Dominant Leaders	Lopsided	Included Bark
300	Cabbage Palm	<i>Sabal palmetto</i>		No	6	12	Good			
301	Live Oak	<i>Quercus virginiana</i>	9	No	22	16	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
302	Live Oak	<i>Quercus virginiana</i>	10	No	20	20	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
303	Live Oak	<i>Quercus virginiana</i>	10	Yes	14	16	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
304	Live Oak	<i>Quercus virginiana</i>	9	No	18	18	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
305	Hong Kong Orchid	<i>Bauhinia blakeana</i>	16	Yes	14	12	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Minor
306	Hong Kong Orchid	<i>Bauhinia blakeana</i>	12	Yes	10	14	Poor	Co-Dominant Leaders	Poor Structure	Partially Defoliated
307	Hong Kong Orchid	<i>Bauhinia blakeana</i>	10	Yes	12	14	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Major
308	Live Oak	<i>Quercus virginiana</i>	6	Yes	12	14	Poor	Co-Dominant Leaders	Mostly Defoliated	Limb Damage - Minor
309	Silver Buttonwood	<i>Conocarpus erectus</i> var. <i>sericeus</i>	14	Yes	16	20	Poor	Co-Dominant Leaders	Trunk Damage - Minor	Poor Structure
310	Silver Buttonwood	<i>Conocarpus erectus</i> var. <i>sericeus</i>	24	Yes	18	22	Poor	Co-Dominant Leaders	Trunk Damage - Minor	Bent Leader
311	Hong Kong Orchid	<i>Bauhinia blakeana</i>	22	Yes	18	20	Poor	Co-Dominant Leaders	Lopsided	Limb Damage - Minor
312	Hong Kong Orchid	<i>Bauhinia blakeana</i>	24	Yes	22	28	Poor	Co-Dominant Leaders	Limb Damage - Minor	Bent Leader
313	Cabbage Palm	<i>Sabal palmetto</i>		No	10	16	Good			
314	Live Oak	<i>Quercus virginiana</i>	10	No	22	24	Good	Limb Damage - Minor		
315	Live Oak	<i>Quercus virginiana</i>	14	No	24	20	Fair	Co-Dominant Leaders	Limb Damage - Minor	
316	Cabbage Palm	<i>Sabal palmetto</i>		No	18	8	Good	Trunk Damage		
317	Hong Kong Orchid	<i>Bauhinia blakeana</i>	16	Yes	20	28	Fair	Co-Dominant Leaders	Poor Structure	
318	Cabbage Palm	<i>Sabal palmetto</i>		No	12	10	Good	Leaning		
319	Hong Kong Orchid	<i>Bauhinia blakeana</i>	16	Yes	14	20	Poor	Co-Dominant Leaders	Trunk Damage - Major	Partially Defoliated
320	Cabbage Palm	<i>Sabal palmetto</i>		No	18	12	Good	Tapered Trunk		
321	Cabbage Palm	<i>Sabal palmetto</i>		No	24	12	Good			
322	Cabbage Palm	<i>Sabal palmetto</i>		No	18	12	Good			
323	Cabbage Palm	<i>Sabal palmetto</i>		No	24	10	Good	Tapered Trunk		
324	Cabbage Palm	<i>Sabal palmetto</i>		No	26	12	Good	Tapered Trunk		
325	Cabbage Palm	<i>Sabal palmetto</i>		No	18	10	Fair	Tapered Trunk		
326	Cabbage Palm	<i>Sabal palmetto</i>		No	20	10	Good	Tapered Trunk		
327	Silver Buttonwood	<i>Conocarpus erectus</i> var. <i>sericeus</i>	14	Yes	14	12	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Major
328	Silver Buttonwood	<i>Conocarpus erectus</i> var. <i>sericeus</i>	12	Yes	12	14	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Major
329	Cabbage Palm	<i>Sabal palmetto</i>		No	26	12	Good			
330	Cabbage Palm	<i>Sabal palmetto</i>		No	14	12	Fair	Tapered Trunk	Bent Trunk	
331	Live Oak	<i>Quercus virginiana</i>	13	No	22	30	Fair	Bent Leader	Trunk Damage - Minor	Lopsided
332	Cabbage Palm	<i>Sabal palmetto</i>		No	26	10	Good	Trunk Damage		
333	Live Oak	<i>Quercus virginiana</i>	16	Yes	26	34	Fair	Co-Dominant Leaders	Limb Damage - Minor	Lopsided
334	Cabbage Palm	<i>Sabal palmetto</i>		No	12	12	Good			
335	Cabbage Palm	<i>Sabal palmetto</i>		No	20	12	Good	Tapered Trunk		
336	Cabbage Palm	<i>Sabal palmetto</i>		No	16	12	Good	Bent Trunk		
337	Cabbage Palm	<i>Sabal palmetto</i>		No	18	12	Good	Tapered Trunk		
338	Cabbage Palm	<i>Sabal palmetto</i>		No	4	12	Good			
339	Live Oak	<i>Quercus virginiana</i>	25	Yes	32	40	Fair	Co-Dominant Leaders	Included Bark	
340	Live Oak	<i>Quercus virginiana</i>	18	No	30	36	Fair	Co-Dominant Leaders	Included Bark	Limb Damage - Minor
341	Cabbage Palm	<i>Sabal palmetto</i>		No	34	10	Good	Leaning		
342	Cabbage Palm	<i>Sabal palmetto</i>		No	14	12	Good			
343	Cabbage Palm	<i>Sabal palmetto</i>		No	14	12	Good		Bent Trunk	
344	Cabbage Palm	<i>Sabal palmetto</i>		No	24	12	Good	Bent Trunk	Tapered Trunk	
345	Silver Buttonwood	<i>Conocarpus erectus</i> var. <i>sericeus</i>	12	No	14	16	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Major
346	Silver Buttonwood	<i>Conocarpus erectus</i> var. <i>sericeus</i>	12	Yes	10	16	Poor	Co-Dominant Leaders	Trunk Damage - Major	Limb Damage - Major
347	Ficus Spp.	<i>Ficus spp.</i>	34	No	32	60	Fair	Co-Dominant Leaders	Limb Damage - Minor	
348	Cabbage Palm	<i>Sabal palmetto</i>		No	22	10	Good	Tapered Trunk		
349	Cabbage Palm	<i>Sabal palmetto</i>		No	14	12	Fair	Tapered Trunk	Bent Trunk	
350	Black Olive	<i>Bucida buceras</i>	46	Yes	30	56	Fair	Co-Dominant Leaders	Poor Structure	Limb Damage - Minor
351	Black Olive	<i>Bucida buceras</i>	17	No	28	50	Fair	Co-Dominant Leaders	Poor Structure	Limb Damage - Minor
352	Cabbage Palm	<i>Sabal palmetto</i>		No	28	10	Fair	Tapered Trunk	Trunk Damage	
353	Cabbage Palm	<i>Sabal palmetto</i>		No	14	12	Good	Tapered Trunk		
354	Live Oak	<i>Quercus virginiana</i>	14	No	20	30	Fair	Co-Dominant Leaders	Bent Leader	Limb Damage - Minor
355	Weeping Fig	<i>Ficus benjamina</i>	42	Yes	36	60	Fair	Co-Dominant Leaders	Poor Structure	Limb Damage - Minor
356	Black Olive	<i>Bucida buceras</i>	24	Yes	22	30	Fair	Co-Dominant Leaders	Poor Structure	Limb Damage - Minor
357	Gumbo Limbo	<i>Bursera simaruba</i>	7	No	12	4	Poor	Trunk Damage - Major	Poor Structure	Limb Damage - Major
358	Cabbage Palm	<i>Sabal palmetto</i>		No	18	14	Good	Leaning		
359	Cabbage Palm	<i>Sabal palmetto</i>		No	20	12	Good	Leaning		
360	Cabbage Palm	<i>Sabal palmetto</i>		No	16	14	Good	Tapered Trunk		
361	Cabbage Palm	<i>Sabal palmetto</i>		No	4	10	Good			

Tree_ID	Common_Name	Species	DBH	Multi	Height	Spread	Condition	Condition_1	Condition_2	Condition_3
362	Cabbage Palm	<i>Sabal palmetto</i>		No	18	12	Good	Leaning		
363	Cabbage Palm	<i>Sabal palmetto</i>		No	18	12	Good	Leaning		
364	Live Oak	<i>Quercus virginiana</i>	14	Yes	16	21	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
365	Hong Kong Orchid	<i>Bauhinia blakeana</i>	24	Yes	24	30	Poor	Co-Dominant Leaders	Limb Damage - Major	Trunk Damage - Major
366	Live Oak	<i>Quercus virginiana</i>	18	No	26	30	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
367	Cabbage Palm	<i>Sabal palmetto</i>		No	8	12	Good	Tapered Trunk		
368	Cabbage Palm	<i>Sabal palmetto</i>		No	16	10	Fair	Tapered Trunk		
369	Hong Kong Orchid	<i>Bauhinia blakeana</i>	10	No	18	20	Poor	Leaning - Major	Trunk Damage - Major	Brown Foliage
370	Hong Kong Orchid	<i>Bauhinia blakeana</i>	8	No	20	16	Poor	Mostly Defoliated	Co-Dominant Leaders	Brown Foliage
371	Hong Kong Orchid	<i>Bauhinia blakeana</i>	26	Yes	24	26	Poor	Mostly Defoliated	Co-Dominant Leaders	Brown Foliage
372	Crepe Myrtle	<i>Lagerstroemia indica</i>	28	Yes	16	24	Fair	Co-Dominant Leaders	Limb Damage - Minor	
373	Crepe Myrtle	<i>Lagerstroemia indica</i>	22	Yes	16	24	Fair	Co-Dominant Leaders	Limb Damage - Minor	
374	Live Oak	<i>Quercus virginiana</i>	10	No	22	30	Fair	Co-Dominant Leaders	Limb Damage - Minor	Leaning - Minor
375	Live Oak	<i>Quercus virginiana</i>	8	No	18	24	Fair	Bent Leader	Lopsided	Leaning - Minor
376	Live Oak	<i>Quercus virginiana</i>	11	No	22	28	Fair	Co-Dominant Leaders	Bent Leader	Limb Damage - Minor
377	Live Oak	<i>Quercus virginiana</i>	10	No	18	16	Fair	Bent Leader	Limb Damage - Minor	
378	Live Oak	<i>Quercus virginiana</i>	10	No	18	18	Fair	Co-Dominant Leaders	Limb Damage - Minor	
379	Live Oak	<i>Quercus virginiana</i>	8	No	14	14	Fair	Co-Dominant Leaders	Limb Damage - Minor	
380	Live Oak	<i>Quercus virginiana</i>	10	No	16	18	Fair	Co-Dominant Leaders	Limb Damage - Minor	Included Bark
381	Hong Kong Orchid	<i>Bauhinia blakeana</i>	8	Yes	12	12	Poor	Co-Dominant Leaders	Limb Damage - Minor	Brown Foliage
382	Live Oak	<i>Quercus virginiana</i>	20	Yes	24	32	Fair	Co-Dominant Leaders	Limb Damage - Minor	B

REPORT OF
STANDARD PENETRATION BORING TEST
STANDARD OPEN-HOLE PERCOLATION TEST
&
DEEP FOUNDATION RECOMMENDATION

SITE AT

Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

CERTIFIED TO

IMC Equity Group
@ 696 NE 125th Street
North Miami, FL

U.S. SOUTH
ENGINEERING & TESTING LAB, INC.

14400 NW 77th COURT, SUITE #201,
MIAMI LAKES, FLORIDA 33016
TELEPHONE: (305) 556-6540
FAX: (305) 362-4669

June 2019

USSE PROJECT #19-0119

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019



US South
Engineering & Testing Laboratory, Inc.
14400 NW 77 CT, Miami Lakes, FL 33016. Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

PZ22- 12000027
12/03/2025

June 18th, 2019

IMC Equity Group
@ 696 NE 125th Street
North Miami, FL

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

USSE Project Number: 19-0119

Dear Sir/Madam:

Representatives of **U.S. South Engineering and Testing Lab., Inc.** have performed geotechnical explorations for the above reference site. The purpose of these explorations is to obtain subsurface conditions to provide site preparations and foundation design recommendations to support the proposed restaurant and commercial structures. This report presents our findings and recommendations.

Project Information

To explore the subsurface soil strata within proposed improvement sites, our personnel performed four (4) standard open-hole percolation tests and four (4) standard penetration boring tests to the depth of twenty feet (20'). Representatives of U.S. South Engineering and Testing Lab., Inc. observed present site conditions at the time during our field exploration. The existing ground surface elevations at the boring/test locations were not determined and we consider being at the elevation zero.

Subsurface Exploration/General Subsurface Conditions

SUBSURFACE SOIL EXPLORATION

The sub-surface conditions at the site were explored with four (4) standard penetration boring tests which the testing services took place on June 07th, 2019. The result of the classification and stratification are shown on pages entitled Soil Standard Penetration Test Results in this report. It should be noted that soil conditions may vary between soil boring and the stratum interfaces which are shown. The soil standard penetration data reflects information from the specific test location only.

Our personnel using paced and taped measurement from the boundary lines established the field test locations. The boring locations, as shown on the field exploration plan, were taken in the areas that were accessible and should be considered approximate.

GROUNDWATER

The groundwater level measured at the standard penetration test locations at the time of drilling was approximately five feet and five inches (5'-5") below the existing ground surface. Fluctuation in the observed groundwater levels should be expected due to seasonal climatic changes.

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019



Analysis and Recommendations

GEOTECHNICAL SITE SUITABILITY

Based on a review of subsoil profiles developed from the engineering standard penetration test boring's we recommend that the subsoil condition is **suitable** for the proposed restaurant and commercial structures with some additional improvements.

Before undergoing development, preparations need to be made including removal & clearing of any unwanted organic material (If any), topsoils, or construction debris. After removal, follow the ground works procedure under the section entitled as site preparations requires to achieve the designed bearing capacity. Sub-grade preparation fill placement and foundation construction should be completed in accordance with the recommendations presented in this report.

FOUNDATION DESIGN

After the proposed areas have been prepared in accordance with the foundation preparation recommendations noted at the end of the report, the site should be suitable for supporting the proposed restaurant & commercial pads on a conventional shallow foundation. The shallow foundation must bear on compacted surface area (elevation) with bearing capacity value of not less than 20 blow counts per foot where the bottom of footers (foundation system) is rested. We recommend that the footings be designed using an allowable bearing stress of **2,500 pounds per square foot**, or less based on total loads.

Note: (See the following site improvement section of this report for the foundation and site preparation)

To provide an adequate safety factor against shearing failure in the sub soils, the bottoms of conventional spread footings should be based not less than twelve (12") inches below final grades. We recommend a minimum width of **sixteen (16) inches** for continuous footings and **thirty-six (36") inches** for individual footings, even though the soil bearing pressure may not be fully developed in all cases. (Foundation to be designed by a **professional structural engineer** and the size shall be recommended by the same engineer.)

FOUNDATION SETTLEMENT

Shallow foundations designed and constructed in accordance with the recommendations of this report are estimated to sustain a maximum total settlement in the approximate range of **0.25 to 0.50 inches**, which correspond to the lightest and heaviest column loading, respectively. Settlement of the foundations will occur as an elastic response of the soil to the building loads applied. In this case, nearly all the settlement of the foundations due to dead loads is expected to take place during construction. The portion of the settlement due to the live load of the structure will generally take place soon after the first application of this load. Differential settlement between adjacent foundations should be approximately one-half of the total settlement. Distortions that occur along the wall footings due to differential settlement should not to be more than 1 in 500.

FLOOR SLAB

It is our opinion that the floor slab system may be constructed as a slab on grades. We recommend that a vapor barrier be placed between the soil and the concrete. We also recommend that the bottom reinforcing steel be placed for tensile support in the ground floor slab.



US South

Engineering & Testing Laboratory, Inc.

14400 NW 77 CT, Miami Lakes, FL 33016. Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

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12/03/2025

SITE PREPARATION

Our observations, explorations, and evaluation supplemented by a review of subsoil profiles developed from the soil engineering standard penetration tests boring indicated that the subsoil conditions at the site **can provide** support of shallow spread footing with following foundation preparation which is required to reduce excessive settlements to acceptable engineering standards for the proposed structure using an allowable bearing stress of **2,500 pounds per square foot**, or less based on total loads.

- 1) Locate each individual building area plus five (5') feet outside the foot print of the new building site and remove all organic materials, grass, roots, weeds, **construction debris** and all other obstructions (if any) resting on/and protruding under the building area.

NOTE: Sometimes the depth of the existing materials, which should be removed, will vary to some degree. Some localized areas may require more than other section of stripping to remove the significant organic and/or top soils materials, whereas other areas may require less.

- 2) Proof rolls the existing cleared site from all the organic materials and then verifies all the densification of the soil materials using the following procedure. Bring the site one foot above the water table and compact the entire perimeter of the building area plus five (5) beyond the footprint of the structure using a heavy vibratory roller to a **minimum of 95%** of the dry density value obtained from the Modified Proctor testing -- ASTM D-1557 unless noted.
- 3) Fill material shall consist of the mixture of lime rock and lime sand (with the largest dimension not greater than three (3") inches) and/or any other acceptable fill materials which must comply with the following section entitle as "FILL PLACEMENT & BACKFILL REQUIREMENT" and placed in lifts not greater than twelve (12") inches of loose thickness. The material, in general, shall be compacted by heavy vibratory roller to a **minimum of 95%** of the dry density value obtained from the Modified Proctor testing - - ASTM D-1557 unless noted.

NOTE: Prior to commencing compaction, the moisture content of the fill material shall be adjusted to within plus/minus two (2%) percent of the optimum moisture determined by ASTM D-1557; by so wetting or drying the fill material, the amount of compactive energy required to attain compaction is minimized. Attempted compaction of fill material which is more than 5 percent below or three (3%) percent above optimum moisture will generally yield unsatisfactory results. (NOTE: adding moisture after compaction has no effect upon the compaction test results.)

- 4) Verify all densification procedures by taking one (1) field density test probing twelve (12") inches into the underlying soils for every 2000 square feet but shall not be less than three (3) tests per lift of fill material, one (1) field test for every fifty (50) LF for the trench area and one (1) test for every column pad (if any).

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC



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12/03/2025

FILL PLACEMENT & BACKFILL REQUIREMENT

All fill material will be free of organic matter, debris, or clay balls, with a maximum size not exceeding 3 inches. Structural fill will also have a Plastic Index of less than 10, a Liquid Limit of less than 10, and a maximum fine content (passing the 200 sieve) of 5 percent. Granular, uniformly graded material with a maximum aggregate size of 0.5 inch may be used for pipe bedding. Structural fill will be compacted to at least 95 percent of the maximum dry density as determined by American Society for Testing and Materials (ASTM) D-1557 when used for raising the grade in lifts not greater than twelve (12") inches thick throughout the site, below footings or for rough grading. Fill placed behind retaining structures may be compacted to 90 percent of the maximum dry density as determined by ASTM D-1557. Initially, structural fill will be placed in lifts not exceeding 12-inches loose thickness. Thicker lifts may be used pursuant to approval based on results of field compaction performance. The moisture content of all compacted fill will fall within 2 percentage points of the optimum moisture content measured by ASTM D-1557.

Verify all densification procedures by taking one (1) field density test probing twelve (12") inches into the underlying soils for every 2000 square feet of compacted surface but will not be less than three (3) tests per lift of fill material, one (1) field test for every fifty (50) LF for the trench area and one (1) tests for every column pad (if any).

FOUNDATION CONSTRUCTION

Following proposed construction as discussed above, the foundation area should be excavated, and the footings formed. As mentioned previously, the foundations should be based on stabilized lime sand and lime rock back fill material formation. The excavation bottom should be inspected by a Geotechnical engineer from this office to verify the integrity of the lime rock and lime sand. If pockets of loose or soft soils or solution features in the form of slots or chimneys are found in the carbonate rock formation, they should be excavated to a depth of three (3) times the feature width or diameter and backfilled with lean concrete.

GROUNDWATER CONDITIONS

We do not anticipate groundwater control for foundation construction excavations less than three (3) feet at this site. If required due to heavy rainfall conditions or temporarily perched water, pumping from sumps located in ditches or pits can probably control groundwater.

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC



US South

Engineering & Testing Laboratory, Inc.
14400 NW 77 CT, Miami Lakes, FL 33016. Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

PZ22- 12000027
12/03/2025

LIMITATIONS

The findings and recommendations provided in this report are based on our soil boring data and information collected from the test boring locations. Uniformity of soil strata in the immediate vicinity may be assumed, however, it is not guaranteed, and this office assumes no responsibility of areas other than those where the subsoil investigation was made and reported herein. Experienced geotechnical personnel should observe and document the construction procedures used and the conditions encountered. Unanticipated conditions and inadequate procedures should be reported to the design team along with timely recommendation to solve the problem. We recommend that the owner retain **U.S. South Engineering and Testing Lab., Inc.** to provide these services based on our familiarity with the project, the subsurface conditions, and the intent of recommendations and design.

The information presented in this report is intended for the exclusive use of **IMC Equity Group** and/or their assign, **U.S. South Engineering and Testing Laboratory, Inc.** will not be responsible for conclusions, opinions, or recommendations made by others based on data presented herein. If deviations from the noted conditions are encountered during remedial application, they should be brought to **U.S. South Engineering and Testing Laboratory, Inc.'s** attention.

General Information

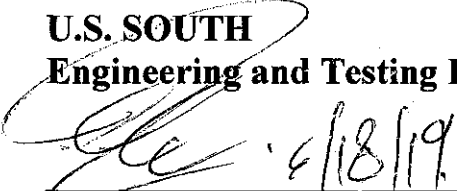
The contractor should exercise CAUTION while clearing and excavating the site. If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office will be notified immediately so that the condition or change can be evaluated, and appropriate action taken.

Attached is a copy of our full report for your review.

U.S. South Engineering and Testing Laboratory, Inc. appreciate the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

U.S. SOUTH
Engineering and Testing Lab., Inc.


Eduardo Rodriguez Jr., P.E. # 56197
Project Manager

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Client No.: 19-0119; IMC Equity Group
Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

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SOIL STANDARD PENETRATION TEST RESULTS

The penetration testing and soil sampling are accomplished simultaneously using procedures in general accordance with ASTM D-1586, the Standard Penetration Test (SPT). A 2-inch O.D. by 1.4-inch I.D. split-spoon samplers is driven with a 140 pounds' hammer falling 30 inches. The number of hammer blows required to drive the sampler is recorded on the borehole logs, which are shown as Soil Standard Penetration Test Results. Where possible, the sampler is driven 24 inches, with the hammer blows being recorded for each of four 6-inch intervals. The "Penetration Resistance" or "N" value is the sum of the blows recorded for the second and third six-inch intervals. This value is widely accepted by geotechnical engineer as an indication of the relative density and strength of the soil being sampled.

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019



US South
Engineering & Testing Laboratory, Inc.
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PZ22- 12000027
12/03/2025

June 18th, 2019

IMC Equity Group
@ 696 NE 125th Street
North Miami, FL

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

USSE Project Number: 19-0119

Dear Sir/Madam:

Representatives of **U.S. South Engineering and Testing Lab., Inc.** have performed geotechnical explorations for the above reference site. The purpose of these explorations is to obtain subsurface conditions to provide site preparations and foundation design recommendations to support the proposed restaurant and commercial structures. This report presents our findings and recommendations.

Project Information

To explore the subsurface soil strata within proposed improvement sites, our personnel performed four (4) standard open-hole percolation tests and four (4) standard penetration boring tests to the depth of twenty feet (20'). Representatives of U.S. South Engineering and Testing Lab., Inc. observed present site conditions at the time during our field exploration. The existing ground surface elevations at the boring/test locations were not determined and we consider being at the elevation zero.

Subsurface Exploration/General Subsurface Conditions

SUBSURFACE SOIL EXPLORATION

The sub-surface conditions at the site were explored with four (4) standard penetration boring tests which the testing services took place on June 07th, 2019. The result of the classification and stratification are shown on pages entitled Soil Standard Penetration Test Results in this report. It should be noted that soil conditions may vary between soil boring and the stratum interfaces which are shown. The soil standard penetration data reflects information from the specific test location only.

Our personnel using paced and taped measurement from the boundary lines established the field test locations. The boring locations, as shown on the field exploration plan, were taken in the areas that were accessible and should be considered approximate.

GROUNDWATER

The groundwater level measured at the standard penetration test locations at the time of drilling was approximately five feet and five inches (5'-5") below the existing ground surface. Fluctuation in the observed groundwater levels should be expected due to seasonal climatic changes.

Approved
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Georgi Celusnek
10/22/2019



Analysis and Recommendations

GEOTECHNICAL SITE SUITABILITY

Based on a review of subsoil profiles developed from the engineering standard penetration test boring's we recommend that the subsoil condition is **suitable** for the proposed restaurant and commercial structures with some additional improvements.

Before undergoing development, preparations need to be made including removal & clearing of any unwanted organic material (If any), topsoils, or construction debris. After removal, follow the ground works procedure under the section entitled as site preparations requires to achieve the designed bearing capacity. Sub-grade preparation fill placement and foundation construction should be completed in accordance with the recommendations presented in this report.

FOUNDATION DESIGN

After the proposed areas have been prepared in accordance with the foundation preparation recommendations noted at the end of the report, the site should be suitable for supporting the proposed restaurant & commercial pads on a conventional shallow foundation. The shallow foundation must bear on compacted surface area (elevation) with bearing capacity value of not less than 20 blow counts per foot where the bottom of footers (foundation system) is rested. We recommend that the footings be designed using an allowable bearing stress of **2,500 pounds per square foot**, or less based on total loads.

Note: (See the following site improvement section of this report for the foundation and site preparation)

To provide an adequate safety factor against shearing failure in the sub soils, the bottoms of conventional spread footings should be based not less than twelve (12") inches below final grades. We recommend a minimum width of **sixteen (16) inches** for continuous footings and **thirty-six (36") inches** for individual footings, even though the soil bearing pressure may not be fully developed in all cases. (Foundation to be designed by a **professional structural engineer** and the size shall be recommended by the same engineer.)

FOUNDATION SETTLEMENT

Shallow foundations designed and constructed in accordance with the recommendations of this report are estimated to sustain a maximum total settlement in the approximate range of **0.25 to 0.50 inches**, which correspond to the lightest and heaviest column loading, respectively. Settlement of the foundations will occur as an elastic response of the soil to the building loads applied. In this case, nearly all the settlement of the foundations due to dead loads is expected to take place during construction. The portion of the settlement due to the live load of the structure will generally take place soon after the first application of this load. Differential settlement between adjacent foundations should be approximately one-half of the total settlement. Distortions that occur along the wall footings due to differential settlement should not to be more than 1 in 500.

FLOOR SLAB

It is our opinion that the floor slab system may be constructed as a slab on grades. We recommend that a vapor barrier be placed between the soil and the concrete. We also recommend that the bottom reinforcing steel be placed for tensile support in the ground floor slab.



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12/03/2025

SITE PREPARATION

Our observations, explorations, and evaluation supplemented by a review of subsoil profiles developed from the soil engineering standard penetration tests boring indicated that the subsoil conditions at the site **can provide** support of shallow spread footing with following foundation preparation which is required to reduce excessive settlements to acceptable engineering standards for the proposed structure using an allowable bearing stress of **2,500 pounds per square foot**, or less based on total loads.

- 1) Locate each individual building area plus five (5') feet outside the foot print of the new building site and remove all organic materials, grass, roots, weeds, **construction debris** and all other obstructions (if any) resting on/and protruding under the building area.

NOTE: Sometimes the depth of the existing materials, which should be removed, will vary to some degree. Some localized areas may require more than other section of stripping to remove the significant organic and/or top soils materials, whereas other areas may require less.

- 2) Proof rolls the existing cleared site from all the organic materials and then verifies all the densification of the soil materials using the following procedure. Bring the site one foot above the water table and compact the entire perimeter of the building area plus five (5) beyond the footprint of the structure using a heavy vibratory roller to a **minimum of 95%** of the dry density value obtained from the Modified Proctor testing -- ASTM D-1557 unless noted.
- 3) Fill material shall consist of the mixture of lime rock and lime sand (with the largest dimension not greater than three (3") inches) and/or any other acceptable fill materials which must comply with the following section entitle as "FILL PLACEMENT & BACKFILL REQUIREMENT" and placed in lifts not greater than twelve (12") inches of loose thickness. The material, in general, shall be compacted by heavy vibratory roller to a **minimum of 95%** of the dry density value obtained from the Modified Proctor testing - - ASTM D-1557 unless noted.

NOTE: Prior to commencing compaction, the moisture content of the fill material shall be adjusted to within plus/minus two (2%) percent of the optimum moisture determined by ASTM D-1557; by so wetting or drying the fill material, the amount of compactive energy required to attain compaction is minimized. Attempted compaction of fill material which is more than 5 percent below or three (3%) percent above optimum moisture will generally yield unsatisfactory results. (NOTE: adding moisture after compaction has no effect upon the compaction test results.)

- 4) Verify all densification procedures by taking one (1) field density test probing twelve (12") inches into the underlying soils for every 2000 square feet but shall not be less than three (3) tests per lift of fill material, one (1) field test for every fifty (50) LF for the trench area and one (1) test for every column pad (if any).

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

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Approved
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10/22/2019

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LIMITATIONS

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General Information

The contractor should exercise CAUTION while clearing and excavating the site. If conditions are encountered which are not consistent with the findings presented in this report, or if proposed construction is moved from the location investigated, this office will be notified immediately so that the condition or change can be evaluated, and appropriate action taken.

Attached is a copy of our full report for your review.

U.S. South Engineering and Testing Laboratory, Inc. appreciate the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,

U.S. SOUTH
Engineering and Testing Lab., Inc.

Eduardo Rodriguez Jr., P.E. # 56197
Project Manager

Re: Subsurface Investigation and Soil Bearing Capacity Verification

Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Client No.: 19-0119; IMC Equity Group
Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC

PZ22-12000027

10/01/2025



US South
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14400 NW 77 CT, Miami Lakes, FL 33016. Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

PZ22- 12000027
12/03/2025

SOIL STANDARD PENETRATION TEST RESULTS

The penetration testing and soil sampling are accomplished simultaneously using procedures in general accordance with ASTM D-1586, the Standard Penetration Test (SPT). A 2-inch O.D. by 1.4-inch I.D. split-spoon samplers is driven with a 140 pounds' hammer falling 30 inches. The number of hammer blows required to drive the sampler is recorded on the borehole logs, which are shown as Soil Standard Penetration Test Results. Where possible, the sampler is driven 24 inches, with the hammer blows being recorded for each of four 6-inch intervals. The "Penetration Resistance" or "N" value is the sum of the blows recorded for the second and third six-inch intervals. This value is widely accepted by geotechnical engineer as an indication of the relative density and strength of the soil being sampled.

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

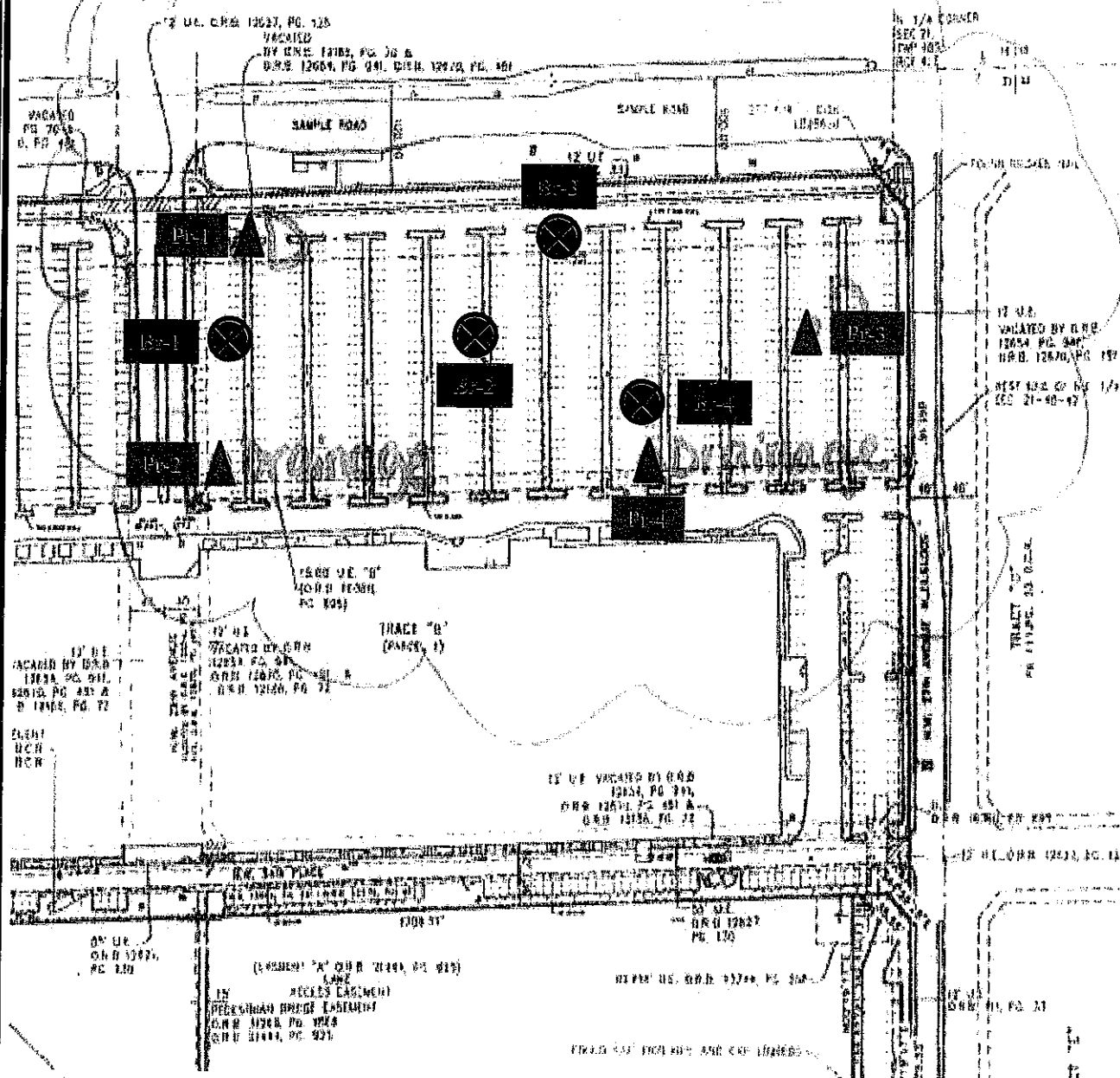
Client No.: 19-0119; IMC Equity Group
Commercial Property @ 2900 W. Sample Road, Pompano Beach, FL 33069

PZ22-12000027

10/01/2025

DRC

2011-12-12



US South
Engineering & Testing Laboratory, Inc.
14400 NW 77th, Miami Lakes, FL 33016, Suite #201
Phone: 305.558.2585 / Fax: 305.562.4069

Client No.; 19-0119
IMC Equity Group
 Commercial Property
 @ 2900 W. Sample Road
 Pompano Beach, FL 33069

Legend:



**-Approximate Boring
Test Location**



-Approximate Percolation
Test Location

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

U.S. SOUTH
ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#1	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#1	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Dark tan medium sand with some rock	S - 1	5	6	12	0 - 2
02	From 1'-0" to 3'-0" Brown medium sand		6	4		
03	From 3'-0" to 8'-0" Tan medium sand	S - 2	4	4	10	2 - 4
04			6	8		
05		S - 3	5	10	16	4 - 6
06			6	9		Water Table @ 5'-4"
07		S - 4	7	7	14	6 - 8
08			7	7		
09	From 3'-0" to 11'-0" Light brown medium sand	S - 5	6	6	12	8 - 10
10	6		4			
11	From 11'-0" to 18'-0" Tan lime sand with lime rock	S - 6	4	4	14	10 - 12
12			10	18		
13		S - 7	21	20	31	12 - 14
14			11	10		
15		S - 8	10	10	19	14 - 16
16			9	10		
17		S - 9	12	14	28	16-18
18			14	18		
19		From 18'-0" to 20'-0" Light tan lime rock with lime sand	S - 10	17	18	39
20	Boring Terminated @ 20'-0"	21		20		

As further protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

U.S. SOUTH
ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#2	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#2	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 2'-0" Dark tan medium sand with lime rock	S - 1	4	4	11	0 - 2
02			7	5		
03	From 2'-0" to 5'-0" Brown medium sand	S - 2	6	6	10	2 - 4
04			4	6		
05	From 5'-0" to 12'-0" Light brown medium sand	S - 3	7	6	14	4 - 6
06			8	8		Water Table @ 5'-4"
07		S - 4	6	6	14	6 - 8
08			8	6		
09		S - 5	5	4	7	8 - 10
10			3	3		
11	S - 6	3	4	9	10 - 12	
12		5	5			
13	From 12'-0" to 17'-0" Dark tan medium sand with some rock	S - 7	11	18	33	12 - 14
14			15	14		
15		S - 8	14	9	18	14 - 16
16			9	9		
17		S - 9	10	12	26	16-18
18	14		14			
19	From 17'-0" to 20'-0" Light tan lime rock with lime sand	S - 10	16	18	37	18-20
20			19	23		
	Boring Terminated @ 20'-0"					

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Approved
 2019-D-491-00049
 Georgi Celushek
 10/22/2019

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ENGINEERING & TESTING LAB., INC.
 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016
 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#3	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#3	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Tan lime rock with lime sand	S - 1	4	4	7	0 - 2
02	From 1'-0" to 4'-0" Brown medium sand		3	4		
03		S - 2	6	6	14	2 - 4
04			8	6		
05	From 4'-0" to 9'-0" Tan medium sand	S - 3	8	10	20	4 - 6
06			10	11		Water Table @ 5'-5"
07		S - 4	11	10	18	6 - 8
08			8	6		
09		S - 5	6	6	12	8 - 10
10			6	8		
11		S - 6	5	4	10	10 - 12
12			6	11		
13		S - 7	12	16	32	12 - 14
14			16	18		
15		S - 8	21	20	35	14 - 16
16			15	11		
17		S - 9	11	10	23	16-18
18			13	15		
19	From 18'-0" to 20'-0" Light tan lime rock with lime sand	S-10	16	21	41	18-20
20	Boring Terminated @ 20'-0"		20	18		

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U.S. SOUTH ENGINEERING & TESTING LAB., INC. 14400 NW 77th Court, Suite #201, Miami-Lakes, FL 33016 TEL : (305) 558-2588 FAX : (305) 362-4669

TEST BORING REPORT						
Client:	IMC Equity Group			Order No.	19-0119	
Project:	1002 - Commercial Property			Report No.	Br#4	
Site Address	@ 2900 W. Sample Road, Pompano Beach, FL 33069			Hole No.	Br#4	
Test Location	see site plan			Start date	06-07-19	
Driller:	Alex & Omar			Finish date	06-07-19	
DEPTH	DESCRIPTION	SAMPLE NO.	HAMMER BLOW ON SAMPLE		"N"	REMARK Test Depth (ft)
01	From 0'-0" to 1'-0" Tan lime rock with lime sand	S - 1	3	8	16	0 - 2
02	From 1'-0" to 3'-0" Light brown medium sand		8	6		
03	From 3'-0" to 9'-0" Tan medium sand	S - 2	4	4	9	2 - 4
04			5	4		
05		S - 3	6	6	14	4 - 6
06			8	6		Water Table @ 5'-3"
07		S - 4	10	9	17	6 - 8
08			8	7		
09		S - 5	7	6	12	8 - 10
10	From 9'-0" to 12'-0" Light brown medium sand		6	5		
11		S - 6	6	8	20	10 - 12
12			12	11		
13	From 12'-0" to 17'-0" Tan medium sand with lime rock	S - 7	11	10	28	12 - 14
14			18	18		
15		S - 8	19	21	36	14 - 16
16			15	14		
17	From 17'-0" to 20'-0" Tan lime rock with lime sand	S - 9	11	11	29	16-18
18			18	21		
19		S - 10	24	20	45	18-20
20	Boring Terminated @ 20'-0"		25	21		

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GENERAL NOTES

DRILLING & SAMPLING SYMBOLS:

SS: Split Spoon - 1-3/8" I.D., 2" O.D., unless otherwise noted
 ST: Thin-Walled Tube - 2" O.D., unless otherwise noted
 RS: Ring Sampler - 2.42" I.D., 3" O.D., unless otherwise noted
 DB: Diamond Bit Coring - 4", N, B
 BS: Bulk Sample or Auger Sample

HS: Hollow Stem Auger
 PA: Power Auger
 HA: Hand Auger
 RB: Rock Bit
 WB: Wash Boring or Mud Rotary

The number of blows required to advance a standard 2-inch O.D. split-spoon sampler (SS) the last 12 inches of the total 18-inch penetration with a 140-pound hammer falling 30 inches is considered the "Standard Penetration" or "N-value".

WATER LEVEL MEASUREMENT SYMBOLS:

WL: Water Level WS: While Sampling N/E: Not Encountered
 WCI: Wet Cave in WD: While Drilling ESH: Estimated Seasonal High Groundwater
 DCI: Dry Cave in BCR: Before Casing Removal ESL: Estimated Seasonal Low Groundwater
 AB: After Boring ACR: After Casing Removal

Water levels indicated on the boring logs are the levels measured in the borings at the times indicated. Groundwater levels at other times and other locations across the site could vary. In pervious soils, the indicated levels may reflect the location of groundwater. In low permeability soils, the accurate determination of groundwater levels may not be possible with only short-term observations.

DESCRIPTIVE SOIL CLASSIFICATION: Soil classification is based on the Unified Classification System. Coarse Grained Soils have more than 50% of their dry weight retained on a #200 sieve; their principal descriptors are: boulders, cobbles, gravel or sand. Fine Grained Soils have less than 50% of their dry weight retained on a #200 sieve; they are principally described as clays if they are plastic, and silts if they are slightly plastic or non-plastic. Major constituents may be added as modifiers and minor constituents may be added according to the relative proportions based on grain size. In addition to gradation, coarse-grained soils are defined on the basis of their in-place relative density and fine-grained soils on the basis of their consistency.

CONSISTENCY OF FINE-GRAINED SOILS

<u>Unconfined Compressive Strength, Qu, psf</u>	<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Consistency</u>
< 500	0 - 1	Very Soft
500 - 1,000	2 - 4	Soft
1,001 - 2,000	4 - 8	Medium Stiff
2,001 - 4,000	8 - 15	Stiff
4,001 - 8,000	15 - 30	Very Stiff
8,000+	> 30	Hard

RELATIVE DENSITY OF COARSE-GRAINED SOILS

<u>Standard Penetration or N-value (SS) Blows/Ft.</u>	<u>Relative Density</u>
0 - 3	Very Loose
4 - 9	Loose
10 - 29	Medium Dense
30 - 49	Dense
> 50	Very Dense

RELATIVE PROPORTIONS OF SAND AND GRAVEL

<u>Descriptive Term(s) of other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 15
With	15 - 29
Modifier	> 30

GRAIN SIZE TERMINOLOGY

<u>Major Component of Sample</u>	<u>Particle Size</u>
Boulders	Over 12 in. (300mm)
Cobbles	12 in. to 3 in. (300mm to 75 mm)
Gravel	3 in. to #4 sieve (75mm to 4.75 mm)
Sand	#4 to #200 sieve (4.75mm to 0.075mm)
Silt or Clay	Passing #200 Sieve (0.075mm)

RELATIVE PROPORTIONS OF FINES

<u>Descriptive Term(s) of other Constituents</u>	<u>Percent of Dry Weight</u>
Trace	< 5
With	5 - 12
Modifiers	> 12

PLASTICITY DESCRIPTION

<u>Term</u>	<u>Plasticity Index</u>
Non-plastic	0
Low	1 - 10
Medium	11 - 30
High	> 30

Approved
 2019-03-491-00049
 Georgi Celusnek
 10/22/2019

GENERAL NOTES**Description of Rock Properties****WEATHERING**

Fresh	Rock fresh, crystals bright, few joints may show slight staining. Rock rings under hammer if crystalline.
Very slight	Rock generally fresh, joints stained, some joints may show thin clay coatings, crystals in broken face show bright. Rock rings under hammer if crystalline.
Slight	Rock generally fresh, joints stained, and discoloration extends into rock up to 1 in. Joints may contain clay. In granitoid rocks some occasional feldspar crystals are dull and discolored. Crystalline rocks ring under hammer.
Moderate	Significant portions of rock show discoloration and weathering effects. In granitoid rocks, most feldspars are dull and discolored; some show clayey. Rock has dull sound under hammer and shows significant loss of strength as compared with fresh rock.
Moderately severe	All rock except quartz discolored or stained. In granitoid rocks, all feldspars dull and discolored and majority show kaolinization. Rock shows severe loss of strength and can be excavated with geologist's pick.
Severe	All rock except quartz discolored or stained. Rock "fabric" clear and evident, but reduced in strength to strong soil. In granitoid rocks, all feldspars kaolinized to some extent. Some fragments of strong rock usually left.
Very severe	All rock except quartz discolored or stained. Rock "fabric" discernible, but mass effectively reduced to "soil" with only fragments of strong rock remaining.
Complete	Rock reduced to "soil". Rock "fabric" not discernible or discernible only in small, scattered locations. Quartz may be present as dikes or stringers.

HARDNESS (for engineering description of rock – not to be confused with Moh's scale for minerals)

Very hard	Cannot be scratched with knife or sharp pick. Breaking of hand specimens requires several hard blows of geologist's pick.
Hard	Can be scratched with knife or pick only with difficulty. Hard blow of hammer required to detach hand specimen.
Moderately hard	Can be scratched with knife or pick. Gouges or grooves to ¼ in. deep can be excavated by hard blow of point of a geologist's pick. Hand specimens can be detached by moderate blow.
Medium	Can be grooved or gouged 1/16 in. deep by firm pressure on knife or pick point. Can be excavated in small chips to pieces about 1-in. maximum size by hard blows of the point of a geologist's pick.
Soft	Can be gouged or grooved readily with knife or pick point. Can be excavated in chips to pieces several inches in size by moderate blows of a pick point. Small thin pieces can be broken by finger pressure.
Very soft	Can be carved with knife. Can be excavated readily with point of pick. Pieces 1-in. or more in thickness can be broken with finger pressure. Can be scratched readily by fingernail.

Joint, Bedding and Foliation Spacing in Rock^a

Spacing	Joints	Bedding/Foliation
Less than 2 in.	Very close	Very thin
2 in. – 1 ft.	Close	Thin
1 ft. – 3 ft.	Moderately close	Medium
3 ft. – 10 ft.	Wide	Thick
More than 10 ft.	Very wide	Very thick

Rock Quality Designator (RQD) ^b		Joint Openness Descriptors	
RQD, as a percentage	Diagnostic description	Openness	Descriptor
Exceeding 90	Excellent	No Visible Separation	Tight
90 – 75	Good	Less than 1/32 in.	Slightly Open
75 – 50	Fair	1/32 to 1/8 in.	Moderately Open
50 – 25	Poor	1/8 to 3/8 in.	Open
Less than 25	Very poor	3/8 in. to 0.1 ft.	Moderately Wide
		Greater than 0.1 ft.	Wide

- a. Spacing refers to the distance normal to the planes, of the described feature, which are parallel to each other or nearly so.
b. RQD (given as a percentage) = length of core in pieces 4 in. and longer/length of run.

References: American Society of Civil Engineers. Manuals and Reports on Engineering Practice - No. 56. Subsurface Investigation for Design and Construction of Foundations of Buildings. New York: American Society of Civil Engineers, 1976.

U.S. Department of the Interior, Bureau of Reclamation, Engineering Geology Field Manual.

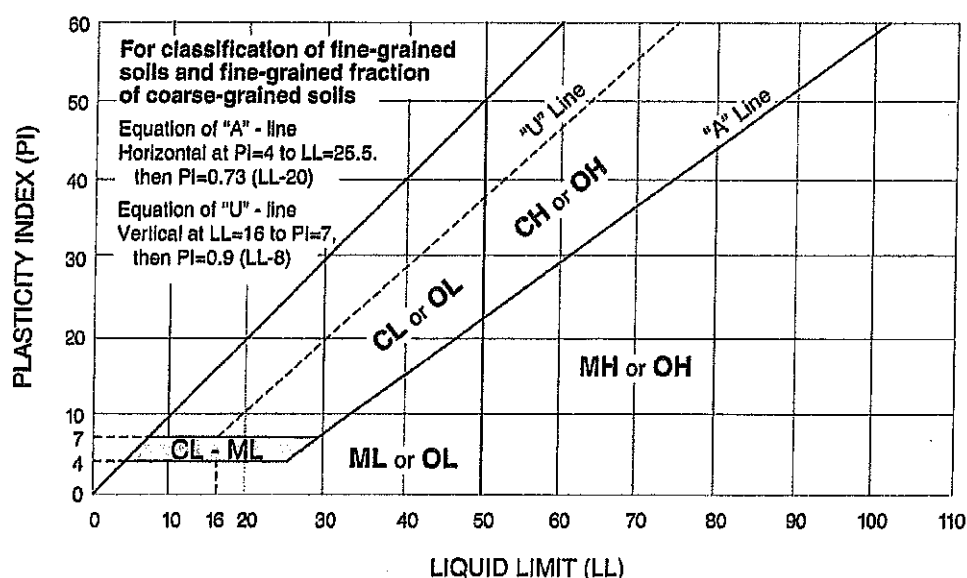
Approved
2019-D-491-00049
Exhibit C-2
Georgi Celusnek
10/22/2019

UNIFIED SOIL CLASSIFICATION SYSTEM

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests ^A				Soil Classification		
				Group Symbol	Group Name ^B	
Coarse Grained Soils: More than 50% retained on No. 200 sieve	Gravels: More than 50% of coarse fraction retained on No. 4 sieve	Clean Gravels:	$Cu \geq 4$ and $1 \leq Cc \leq 3^E$	GW	Well-graded gravel ^F	
			$Cu < 4$ and/or $1 > Cc > 3^E$	GP	Poorly graded gravel ^F	
		Gravels with Fines:	Fines classify as ML or MH	GM	Silty gravel ^{F,G,H}	
			Fines classify as CL or CH	GC	Clayey gravel ^{F,G,H}	
	Sands: 50% or more of coarse fraction passes No. 4 sieve	Clean Sands:	$Cu \geq 6$ and $1 \leq Cc \leq 3^E$	SW	Well-graded sand ^I	
			$Cu < 6$ and/or $1 > Cc > 3^E$	SP	Poorly graded sand ^I	
		Sands with Fines:	Fines classify as ML or MH	SM	Silty sand ^{G,H,I}	
			Fines classify as CL or CH	SC	Clayey sand ^{G,H,I}	
Fine-Grained Soils: 50% or more passes the No. 200 sieve	Sils and Clays: Liquid limit less than 50	Inorganic:	$PI > 7$ and plots on or above "A" line ^J	CL	Lean clay ^{K,L,M}	
			$PI < 4$ or plots below "A" line ^J	ML	Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OL	Organic clay ^{K,L,M,N}
			Liquid limit - not dried		Organic silt ^{K,L,M,O}	
	Sils and Clays: Liquid limit 50 or more	Inorganic:	PI plots on or above "A" line	CH	Fat clay ^{K,L,M}	
			PI plots below "A" line	MH	Elastic Silt ^{K,L,M}	
		Organic:	Liquid limit - oven dried	< 0.75	OH	Organic clay ^{K,L,M,P}
			Liquid limit - not dried		Organic silt ^{K,L,M,Q}	
Highly organic soils:		Primarily organic matter, dark in color, and organic odor		PT	Peat	

^A Based on the material passing the 3-in. (75-mm) sieve^B If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.^C Gravels with 5 to 12% fines require dual symbols: GW-GM well-graded gravel with silt, GW-GC well-graded gravel with clay, GP-GM poorly graded gravel with silt, GP-GC poorly graded gravel with clay.^D Sands with 5 to 12% fines require dual symbols: SW-SM well-graded sand with silt, SW-SC well-graded sand with clay, SP-SM poorly graded sand with silt, SP-SC poorly graded sand with clay

$$^E Cu = D_{60}/D_{10} \quad Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$$

^F If soil contains $\geq 15\%$ sand, add "with sand" to group name.^G If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.^H If fines are organic, add "with organic fines" to group name.^I If soil contains $\geq 15\%$ gravel, add "with gravel" to group name.^J If Atterberg limits plot in shaded area, soil is a CL-ML, silty clay.^K If soil contains 15 to 29% plus No. 200, add "with sand" or "with gravel," whichever is predominant.^L If soil contains $\geq 30\%$ plus No. 200 predominantly sand, add "sandy" to group name.^M If soil contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name.^N $PI \geq 4$ and plots on or above "A" line.^O $PI < 4$ or plots below "A" line.^P PI plots on or above "A" line.^Q PI plots below "A" line.

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

Standard Open-Hole Percolation Test Results



US South

Engineering & Testing Laboratory, Inc.
14400 NW 77 CT, Miami Lakes, FL 33016, Suite #201
Phone: 305.558.2588 | Fax: 305.362.4669

DRC

PZ22- 12000027
12/03/2025

June 18th, 2019

IMC Equity Group
@ 696 NE 125th Street
North Miami, FL 33161

Re: 1002 – Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Dear Sirs:

As per your request and authorization, representatives of **U.S. South Engineering and Testing Lab., Inc.**, have performed four (4) standard open-hole percolation tests per South Florida Water Management District (SFWMD), Usual Open-Hole at the above referenced project. The testing services took place on June 07th, 2019.

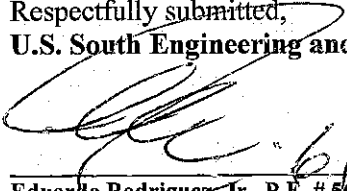
The location of percolation tests (Pr-1) through (Pr-4) were selected as per designated point in your location map. Our personnel using paced and taped measurement from the existing landmark established the field test locations.

The percolation tests were performed in an 8-0-inch diameter borehole, drilled to depths of zero to fifteen (0'-0" to 15'-0") feet below the existing ground surface.

A slotted 6-inch diameter PVC pipe was placed in percolation test hole and water was pumped out as an attempt to clean the borehole before each test begins. The test hole was filled and risen to the ground level and then the test begins. Once the inflow stabilized with the outflow rate, the average pumping rate and the maximum level of the water obtained in the borehole was recoded at stabilized flow rate. The reported hydraulic conductivity values in units of cubic feet per second, per square foot, per foot head (cfs/ft²-ft. of head) and the test results are shown in following pages.

U.S. South Engineering and Testing Laboratory, Inc. appreciates the opportunity of assisting you in this project. If you have any questions or comments, please do not hesitate to contact the undersigned.

Respectfully submitted,
U.S. South Engineering and Testing Lab., Inc.


Eduardo Rodriguez, Jr., P.E. # 56197
Project Manager

Re: 1002 – Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

USSE Project Number: 19-0119

Cc: File copy

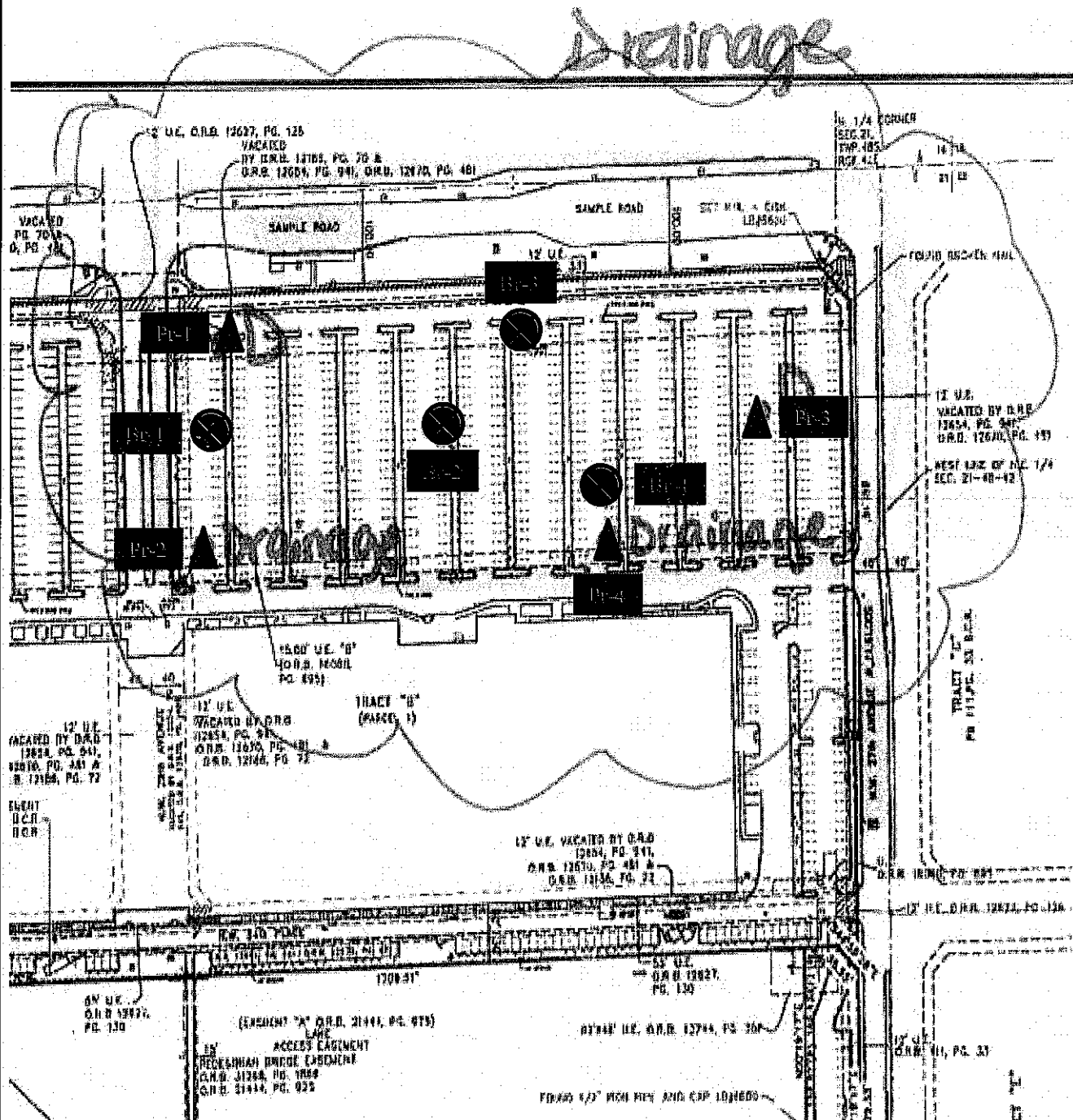
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2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC

PZ22-12000027

10/01/2025

SITE PLAN



US South
Engineering & Testing Laboratory, Inc.
14400 NW 77 CT, Miami Lakes, FL 33016, Suite 200
Phone: 305.583.2580 | Fax: 305.582.4599

Client No.; 19-0119
IMC Equity Group
Commercial Property
@ 2900 W. Sample Road
Pompano Beach, FL 33069

Legend:

- Approximate Boring Test Location
- Approximate Percolation Test Location

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

REPORT OF EXFILTRATION TEST

Client: IMC Equity Group
Address: @ 696 NE 125th Street, North Miami, FL 33161

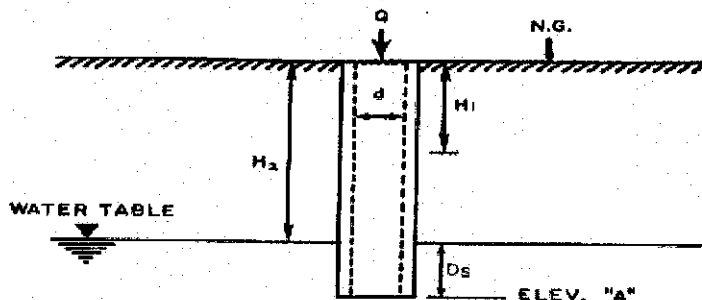
Report Date: 6/18/2019
Order #: 19-0119
Lab #: Pr-4

Project: 1002 - Commercial Property
Location: @ 2900 W. Sample Road. Pompano Beach, FL 33069
Method: Refer to Site Plan
Crew: Alex A. & Omar
Test Date: 06/07/19
REMARKS:

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-4	5.62E-04	5.75E-02	0.5	9.8	5.2
Soil Profile	0'-0" to 2'-0" Tan lime rock with lime sand 2'-0" to 8'-0" Brown medium sand 8'-0" to 15'-0" Tan medium sand				

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2 D_s + H_2 d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.²-FT. HEAD)
 Q = "STABILIZED" FLOW RATE (CFS)
 d = DIAMETER OF TEST HOLE (FEET)
 H₂ = DEPTH TO WATER TABLE (FEET)
 D_s = SATURATED HOLE DEPTH (FEET)
 ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
 H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
 U.S. SOUTH ENGINEERING &
 TESTING LAB., INC.

[Signature] 6/18/19

Eduardo Rodriguez Jr., P.E. # 56197
 Project Manager

Approved
 2019-D-491-00049
 Georgi Celusnek
 10/22/2019

REPORT OF EXFILTRATION TEST

Client:	IMC Equity Group
Address:	@ 696 NE 125th Street, North Miami, FL 33161

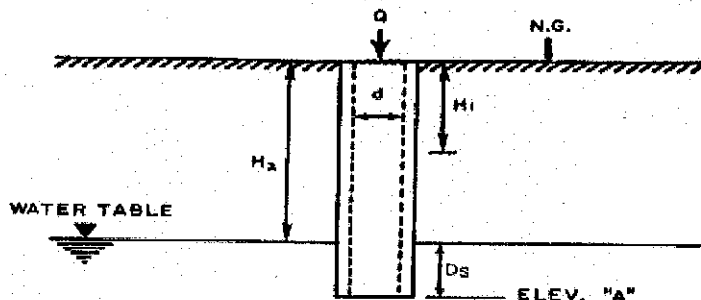
Report Date:	6/18/2019
Order #:	19-0119
Lab #:	Pr-3

Project:	1002 - Commercial Property
Location:	@ 2900 W. Sample Road. Pompano Beach, FL 33069
Method:	Refer to Site Plan
Crew:	Alex A. & Omar
Test Date:	06/07/19
REMARKS:	

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-3	5.58E-04	5.79E-02	0.5	9.7	5.3
Soil Profile	0'-0" to 2'-0" Tan medium sand with lime rock 2'-0" to 9'-0" Light brown medium sand 9'-0" to 15'-0" Dark tan medium sand				

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2 D_s + H_2 d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.²-FT. HEAD)
 Q = "STABILIZED" FLOW RATE (CFS)
 d = DIAMETER OF TEST HOLE (FEET)
 H₂ = DEPTH TO WATER TABLE (FEET)
 D_s = SATURATED HOLE DEPTH (FEET)
 ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
 H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
 U.S. SOUTH ENGINEERING &
 TESTING LAB., INC.

[Signature] 6/18/19

Eduardo Rodriguez Jr., P.E. # 56197
 Project Manager

Approved
 2019-D-491-00049
 Georgi Celusnek
 10/22/2019

REPORT OF EXFILTRATION TEST

Client:	IMC Equity Group
Address:	@ 696 NE 125th Street, North Miami, FL 33161

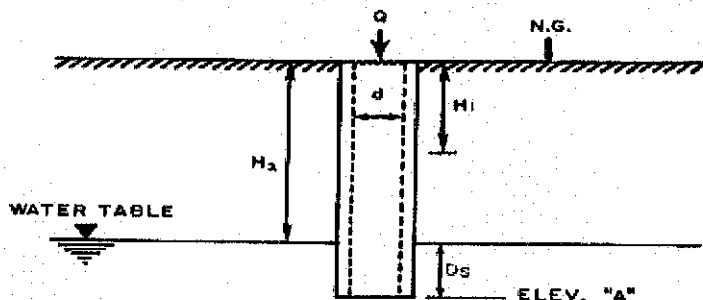
Report Date:	6/18/2019
Order #:	19-0119
Lab #:	Pr-2

Project:	1002 - Commercial Property
Location:	@ 2900 W. Sample Road. Pompano Beach, FL 33069
Method:	Refer to Site Plan
Crew:	Alex A. & Omar
Test Date:	06/07/19
REMARKS:	

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-2	5.71E-04	6.02E-02	0.5	9.6	5.4
Soil Profile	0'-0" to 1'-0" Tan medium sand with rock 1'-0" to 8'-0" Light brown medium sand 8'-0" to 15'-0" Brown medium sand				

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2 D_5 + H_2 d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT. HEAD)
 Q = "STABILIZED" FLOW RATE (CFS)
 d = DIAMETER OF TEST HOLE (FEET)
 H₂ = DEPTH TO WATER TABLE (FEET)
 D₅ = SATURATED HOLE DEPTH (FEET)
 ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
 H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
 U.S. SOUTH ENGINEERING &
 TESTING LAB., INC.

[Signature] 6/18/19

Eduardo Rodriguez Jr., P.E. # 56197
 Project Manager

Approved
 2019-D-491-00049
 Georgi Celusnek
 10/22/2019

REPORT OF EXFILTRATION TEST

Client:	IMC Equity Group
Address:	@ 696 NE 125th Street, North Miami, FL 33161

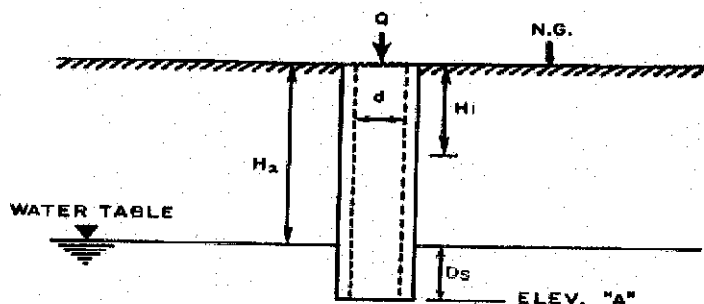
Report Date:	6/18/2019
Order #:	19-0119
Lab #:	Pr-1

Project:	1002 - Commercial Property
Location:	@ 2900 W. Sample Road. Pompano Beach, FL 33069
Method:	Refer to Site Plan
Crew:	Alex A. & Omar
Test Date:	06/07/19
REMARKS:	

CALCULATIONS:

Test No.	K Value Hydraulic Conductivity	Q Value Flow Rate	d	D ₂	H ₂
Pr-1	5.73E-04	6.13E-02	0.5	9.5	5.5
Soil Profile	0'-0" to 2'-0" Dark tan medium sand with lime rock				
	2'-0" to 8'-0" Light brown medium sand				
	8'-0" to 15'-0" Brown medium sand with trace of rock				

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_1D_2 + H_2d)}$$

K = HYDRAULIC CONDUCTIVITY (CFS/FT.²-FT. HEAD)
 Q = "STABILIZED" FLOW RATE (CFS)
 d = DIAMETER OF TEST HOLE (FEET)
 H₂ = DEPTH TO WATER TABLE (FEET)
 D₂ = SATURATED HOLE DEPTH (FEET)
 ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.
 H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT. HEAD)

RESPECTFULLY SUBMITTED
 U.S. SOUTH ENGINEERING &
 TESTING LAB., INC

[Signature] 6/18/19

Eduardo Rodriguez Jr., P.E. # 56197
 Project Manager

Approved
 2019-D-491-00049
 Georgi Celusnek
 10/22/2019

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**DRC**
850-940-06
ROADWAY DESIGN
PZ22- 12000027
10/08
Page 4 of 8
12/03/2025**PART 2 – Certification by a Licensed Professional**

In accordance with Rule 14-86, Florida Administrative Code (F.A.C.), I hereby certify that the following requirements are and/or will be met.

This project has been designed in compliance with all applicable water quality design standards as required by state governmental agencies.

14-86.004(3)(f) (F.A.C.): Certification by a Licensed Professional that the complete set of plans and computations complies with one of the following Rules Sections:

☒ 14-86.003(2)(a) (F.A.C.), or ☐ 14-86.003(2)(b) (F.A.C). (check one)

I further certify that a National Pollutant Discharge Elimination System (NPDES) permit for stormwater discharges associated with industrial activity from construction sites

☐ is required ☒ is not required. (check one)

I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment.

This certification shall remain valid for any subsequent revision or submittal of plans, computation or other project documents by me.

Name of Licensed Professional: Christopher Collins

Florida License Number: 73819

Company Name (if applicable): URBN Design

Certificate of Authorization Number (if applicable): _____

Address: 696 NE 125th Street

City: North Miami State: Florida Zip: 33161

Telephone: (321) 217-6247 ext. _____ Fax: _____ Email: ccollins@urbndesigngroup.com

Signature of Licensed Professional

Date

(Affix Seal)

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
DRAINAGE CONNECTION PERMIT**PART 3 – Certification by Applicant**

I hereby certify that the information in this submittal is complete and accurate to the best of my knowledge.

Applicant's Signature: [Signature] Date: 10/15/19Name (Printed): CHRISTOPHER COLLINSTitle and Company: President, 1983Address: 696 NE 125th Street, North Miami, Florida 33161Phone Number: (321) 217-6247 ext. _____ E-mail address: ccollins@urbandesigngroup.com**PART 4 – Owner's Authorization of a Representative**

I (we), the owner, _____, do hereby authorize the following person, or entity, as my representative:

Name (Printed): CHRISTOPHER COLLINSTitle and Company: President, 1983Address: 696 NE 125th Street, North Miami, Florida 33161Phone Number: (321) 217-6247 ext. _____ E-mail address: ccollins@urbandesigngroup.com**Part 5 – Affidavit of Property Ownership or Control and Statement of Contiguous Interest**I, Yoram Izhak, certify that I own or lawfully control the following described property:

Property is located at 2900 W Sample Road, Pompano Beach, FL.

Does the property owner own or have any interests in any adjacent property?

☐ No ☒ Yes If yes, please describe. _____

Property owner owns parcel located to the south of the private pond.

Owner's Signature required for Parts 4 and/or 5

We will not begin on the drainage connection until I receive the Permit and I understand all the conditions of the Permit. When work begins on the connection, I am accepting all conditions listed in the Permit.

Name (Printed): Yoram IzhakAddress: 696 NE 125th Street, North Miami, Florida 33161Phone Number: (321) 217-6247 ext. _____Signature: [Signature] Date: 10/15/19Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

DRC

PZ22- 12000027
12/03/2025

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.

DRC

MIA_ACTIVE 4692853.2

PZ22-12000027

10/01/2025

Approved
2019-D-491-00049
Georgi Celusnek
10/22/2019

(5)



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]

DRC

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DRC

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12/03/2025


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.

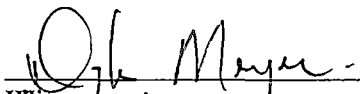
R/S ASSOCIATES OF FLORIDA, a Pennsylvania limited partnership

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

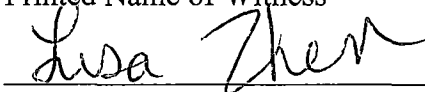
By: Hostabiddable Associates, L.P., a
Delaware limited partnership, its General
Partner

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

By: 
Daniel H. Shooster, President


Witness

Douglas Meyer
Printed Name of Witness


Witness

Lisa Zhen
Printed Name of Witness

[ACKNOWLEDGMENT APPEARS ON THE FOLLOWING PAGE]

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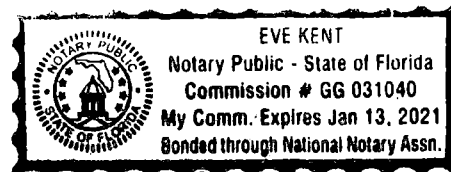
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DRCPZ22- 12000027
12/03/2025STATE OF FloridaCOUNTY OF Broward

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 (X) is personally known to me, or () produced _____ as identification.



Signature of Notary PublicEve Kent

Printed Name of Notary Public**DRC**

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12/03/2025**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.

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Detail by Entity Name

Florida Limited Liability Company
FESTIVAL REAL ESTATE, LLC

Filing Information

Document Number L18000078957
FEI/EIN Number 82-4740306
Date Filed 03/28/2018
Effective Date 03/27/2018
State FL
Status ACTIVE

Principal Address

696 NE 125TH STREET
NORTH MIAMI, FL 33161

Mailing Address

696 NE 125TH STREET
NORTH MIAMI, FL 33161

Registered Agent Name & Address

REYES, DAISY
696 NE 125TH STREET
NORTH MIAMI, FL 33161

Authorized Person(s) Detail

Name & Address

Title MGR

IZHAK, YORAM
696 NE 125TH STREET
NORTH MIAMI, FL 33161

Title MGR

SHUB, SENDER
517 CARR#5, SUITE 5
CATANO, PR 00962 PR

Title MGR

LIPTON, ALAN

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Georgi Celusnek
10/22/2019

696 NE 125TH STREET
NORTH MIAMI, FL 33161

Annual Reports

Report Year	Filed Date
2019	06/13/2019

Document Images

06/13/2019 -- ANNUAL REPORT	View image in PDF format
03/28/2018 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations