

March 25, 2022

City of Pompano Beach
Zoning Department
100 W Atlantic Blvd
Pompano Beach, FL 33060
RE: Application #: PZ21-12000030
KEITH Project No. 10230.09 (Roadways Phase 1B)

Dear City of Pompano Beach:

Based on your Site Plan Review comments dated June 16, 2021, KEITH and the project team offer the following responses to your comments/questions:

PLANNING: DANIEL KEESTER

daniel.keester@copbfl.com

1. Land use for this parcel is currently RAC, amended September 24, 2019. The property was included in the platted subdivision "Arvida Pompano Park Plat," which was amended to restrict the property to 300,000 square feet of commercial use, 600,000 square feet of commercial recreation use, 450,000 square feet of office use, 500 mid-rise units and 350 room hotel. Based on the amended RAC, the Plat may need to be updated; however, it is not required for this proposal.

RESPONSE: Comment Acknowledged

2. The city has sufficient capacity to accommodate the proposal

RESPONSE: Comment Acknowledged

ZONING: MAX WEMYSS

Max.Wemyss@copbfl.com

1. Submittal Requirement - provide a tree survey to be reviewed by the Landscape Division prior to Development Order Issuance.

RESPONSE: Please refer to the Specific Purpose Survey, sheets 1 thru 6 for existing tree locations.

2. Pending Minor Deviation to PD Plan - Exhibit F1, others as necessary. Submit to staff the amendment request, letter/narrative, amended exhibits to request the changes.

- a) The South Access Drive / Arrival Street is identified as Section T5 on the PCD Street Design Exhibit. What is the rationale/justification for the removal of the median as demonstrated in the street diagram and illustrative street section for this roadway?

RESPONSE: The PCD exhibits have been revised and approved. Main Street where it connects to Powerline Road is a T3 with no median.

- b) Main Street is identified as Section T3. Section T3 does not include a wide median inclusive of developable parcels. What is the intent for this space? How is it intended to be maintained in the meantime? Sidewalks and street trees are required between all roadways and development.

RESPONSE The 21-foot wide portions of the medians located at the north end of Main Street are being developed with application number PZ21-12000038 LIVE Venue. Sidewalks and street trees are being proposed within the limits of the roadway per this application.

3. How does the proposed align with exiting roadway (Powerline) and site features (parking lots and entrances)? Provide a demolition plan and show existing site features on plans. How will this proposal change the drive aisles of those adjacent parking areas? Will any existing perimeter buffers, landscape strips/islands be maintained or altered? Will new nonconformities be created?

RESPONSE: Please see uploaded Demolition Plans Sheets CD-101 to CD-105.

4. What is the phasing for alignment with Powerline? How soon can this be demonstrated on plans for review considerations?

RESPONSE: Please see revised Plans uploaded to eplan. Alignment with powerline has been coordinated with offsite plans being processed by others.

5. Is development intended to form new connections to these roadways or only be accessed from proposed access points?

RESPONSE: At this time, development is intended to utilize the provided access points.

6. PD Regulation - Exhibit M3 - "bicycle paths, pedestrian walkways, and roadways in all phases of development shall provide a cohesive network connected to powerline road and sw 3rd street and do not result in dead-end conditions." The bike lane appears to end when the roadway turns to main street. The narrative identifies the sidewalk here as a multi-use path however this is only 7 feet wide and not designed to accommodate both bike and pedestrian activity. Please identify how this connects to existing or proposed roadways to ensure no elements of the roadway results in a dead-end condition.

RESPONSE: A completed bicycle network is provided via use of bicycle lanes through main street connection to phase 1a roadways and Powerline Road.



LANDSCAPE REVIEW: WADE COLLUM

wade.collum@copbfl.com

1. Submitted tree survey prepared, signed, and sealed by a Florida Registered Surveyor showing appears to be missing trees immediately adjacent to proposed work. Expand survey and include all these trees and appraise.

RESPONSE: Additional trees were added to the Tree Disposition Plans. Refer to sheet LD-101. A tree survey has been dropped off to City staff to upload to Eplan. All trees will be appraised and mitigated as required.

2. Provide a Value for tree #7 per Rule 14-40.030 of the Florida Administrative Code as amended.

RESPONSE: We will meet with Urban Forestry to determine the appraised value due to the atypical nature of the ficus tree.

3. How does existing parking align with what is proposed? What is future use and will old parking be utilized and provided access?

RESPONSE: Existing parking will remain until future phases are developed. The overall master plan of the site was discussed during the meeting with staff on 8/30/21.

4. Explain area on LD.5 that states Area not included in this submittal, clarify. This does not match Exhibit F of the PCD.

RESPONSE: This area was discussed with staff in the meeting on 8/30/21, the center of the median will be a future plaza space. The PCD is in the process of being amended.

5. Provide a note that a Notarized Certificate of Variety for the Medjool species for this site, this will be required at time of inspection.

RESPONSE: A notarized certificate for the variety of Medjools is required. A note has been added to the plant list in the remarks section. Refer to sheets LP-101-LP-105.

6. Provide soil specifications for the planting areas and specifically for the proposed Medjool palms.

RESPONSE: Refer to detail #10 on sheet LP-501 for Medjool Palm soil specifications. Also refer to section H and M on the Landscape Notes for site soil and backfill soil specifications.

7. The width of the proposed planting areas may not be adequate to support the trees/palms proposed verify and discuss with staff.

RESPONSE: The size of the proposed planting areas was discussed during a meeting with staff on 8/30/21. Per discussions, soil cells were added to areas where large canopy trees are lacking adequate soil volume. A hatch has been added to the plan showing the areas with proposed soil cells. Refer to sheets LP-101-LP-105.

DRC



8. Provide evidence of soil volume solution working somewhere else. Seven feet under approximately 1' of hardscape 7' wide does not seem manageable for roots to travel. What is outside of the sidewalk? Irrigated landscape areas? May become a moot point if comment #2 is fully addressed and there is +/- 11' of available soil space.

RESPONSE: Per discussions during meeting with staff on 8/30/21, soil cells were added where large canopy trees are lacking adequate soil volume. The areas beyond the sidewalk are not included in soil volume calculations. A hatch has been added to the plan showing the areas with proposed soil cells. Refer to sheets LP-101-LP-105.

9. Provide root barriers and note type on the plans.

RESPONSE: A root barrier detail has been added to sheet LP-501. Refer to detail #9.

10. Clarify Ptychosperma's. Provide the Ptychosperma's triples at staggered heights to match other phase. Provide the OA height of the palms in addition to the CT measurement.

RESPONSE: Ptychosperma triples have been added to the plant list to match the specifications on phase 1A. Refer to the plant list on sheets LP-101-LP-105.

11. Provide specific variety for the proposed Lagerstroemias, Watermelon Red is only found by one distributor and has historically not fared well and often look stunted and dwarfed after installation. Provide an alternate variety

RESPONSE: The alternate variety 'Natchez' has been proposed for Lagerstroemias. Refer to the updated plant list on sheet LP-101-LP-105.

12. As per 155.5203.D.4.d. Driveways within vehicular use areas may include a center landscaped median provided the median: Is at least eight feet wide; Is maintained in grass, groundcover, shrubs, ornamental trees, or understory trees; and Is protected from vehicular encroachment by curbing.

RESPONSE: Comment acknowledged. Medians will be provided for the driveways when future development is established.

13. The City does not recommend the use of large canopy, self-cleaning palms in and around high target areas such as pedestrian access and vehicular use areas.

RESPONSE: We understand the City's concerns and will take them under consideration.

14. Provide soil specifications for the planting areas

RESPONSE: Refer to section H and M on the Landscape Notes for site soil and backfill soil specifications.

15. Provide soil specifications for specifically for the proposed Medjool palms. Spec proposed on sheet LP.501 does not correlate with industry standards for this palm species. Correct.

RESPONSE: Refer to detail #10 on sheet LP-501 for Medjool Palm soil specifications.



16. Provide radii of light poles proposed in median as there appear to be conflicts. As per 155.5401.C. remove light poles from required VUA areas.

RESPONSE: The light pole radius have been added to the landscape plans. Refer to sheet LP-101-LP-105.

17. Sow sod on the plans

RESPONSE: Sod call outs have been added to the landscape plans. Refer to sheet LP-101-LP-105.

18. All tree work will require permitting by a registered Broward County Tree Trimmer.

RESPONSE: This note is included in the notes section (#8) on sheet LP-101.

19. Additional comments may be rendered at time of resubmittal.

RESPONSE: Comment acknowledged.

20. Please provide a detailed comment response sheet to comments.

RESPONSE: A comment response sheet has been provided for coordination.

FIRE DEPARTMENT: JIM GALLOWAY

jim.galloway@copbfl.com

1. Access lanes are shown as 12.5 ft wide. Provide Auto Turn plans showing fire apparatus access throughout proposed routes and turns, including round about turn. Must be designed for PBFR largest fire apparatus an aerial ladder truck. See attached for specs.

RESPONSE: Access lanes have been modified to provide a clear one-way route of 20'. See uploaded fire access plans for detail.

2. These main roads: are they the proposed main access roads to future structures or will additional access roads be installed for delivery vehicles and emergency vehicles.

() Fire apparatus access roads; Minimum 20ft wide, edge of roadway no closer than 10ft off and no further than 30 feet to buildings. All turns must meet minimum clear turning radius of 30ft inside and 50ft outside. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons. All Fire hydrants and exterior fire protection devices need to be accessible from this fire lane. (Florida Fire Prevention Code 7th ed, NFPA 1 2018ed Chapter 18)

RESPONSE: Please refer to revised fire access plans uploaded to eplan. 20' Clear route includes 6' bicycle lane, 11.5' travel lane, and 2.5' concrete clearance zone within medians.

() Multi story buildings are going to require the ability for aerial trucks to operate. Minimum jack spread for ladder truck is 28 to 32 ft.

RESPONSE: Please refer to revised fire access plans uploaded to eplan.

BSO: SCOTT LONGO

scott_longo@sheriff.org



DRC

PZ21-12000030
5/04/2022
Engineering Inspired Design.

1. Disclaimer:

The services of an independent, experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended for objective and credible security review integrity.

This review does not guarantee a crime will never occur; it is an effort to mitigate opportunities for crime and to help avoid any present and future security deficiencies, conflicts, or liabilities that might occur without any review.

CPTED Landscaping Standards

A: Natural Surveillance

a. Ensure to design out all landscaping and lighting conflicts to avoid existing or future obstructions to Natural or Electronic Surveillance.

RESPONSE: Landscaping/ Lighting Dynamics- Landscape and lighting conflicts have been resolved to avoid existing and future obstructions to Natural or Electronic Surveillance.

b. Ensure to design out existing or potential concealment/ ambush points to deter/ prevent criminal activity.

RESPONSE:

c. Maintain 2' to 2.5' foot maximum height for all hedges, bushes, low plants and ground cover.

RESPONSE: Landscaping All hedges, bushes, low plants, and ground cover will be maintained at 2' to 2.5' maximum in areas where security clearance is a concern.

d. Maintain an 8" foot clear trunk without any obstructive limbs or foliage hanging down for canopy trees and tall plants that obstruct Natural &/ or Electronic Surveillance.

RESPONSE: Trees proposed for the site are young immature trees with less than 6" diameter.

e. Note that young immature trees with 6" inch or less diameter trunks are excluded from this condition per code.

RESPONSE: Landscaping Comment noted.

B: Territorial Reinforcement

a. Design in dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping in any vulnerable areas such as under windows, around fencing or walls, remote property lines, etc., as a deterrent to loitering, trespassing and to deny any concealed staging and ambush opportunity for potential more serious criminal activity such as burglary, robbery, sexual crimes, etc.



RESPONSE: Landscaping Dense, low-profile and harsh thorny-like non-obstructive landscaping has been incorporated into the design of vulnerable areas and to deny any concealed staging and ambush opportunities.

Miscellaneous CPTED & Security Strengthening

a. Ensure all exterior electrical power outlets have a lock or power secure internal cutoff switch to deny unauthorized use by vagrants, etc. who loiter and trespass to charge their mobile phones, etc.

RESPONSE: Landscaping/ Lighting Dynamics All exterior electrical power outlets will have a lock or power secure internal cutoff switch.

b. Ensure all exterior water outlet spigots have a secure locking cap to deny unauthorized use by vagrants, etc. who loiter and trespass to wash themselves and their clothes, and who leave soiled clothing and lots of litter behind.

RESPONSE: Landscaping All exterior water outlet spigots will have a secure locking cap.

UTILITIES: NATHANIEL WATSON

nathaniel.watson@copbfl.com

1. Please note that additional comments may be forth-coming contingent upon future submittals to the PAM and/or DRC review process.

RESPONSE: Comment acknowledged.

2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site and off-site work. Required during official Bldg. E-plan submittal.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

3. Please procure an approved Broward County Wastewater Collection permit for the proposed sanitary sewer system. Required during official Bldg. E-plan submittal.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

4. Please procure an approved FDEP permit for the proposed water main infrastructure. Required during official Bldg. E-plan submittal.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

5. Please note that the City shall only accept ownership of utility assets newly installed as discussed and verified prior. Older existing utility assets within a dedicated right-of-way shall remain private until upgraded to City standards.



RESPONSE: Comment acknowledged.

6. Please note that utilities intended to be converted to City public assets via a dedicated public right-of-way shall be designed as point of service connections to adjacent private lots with water metered services, boxed City accessible sewer lateral cleanouts and/or manholes or stormwater system appurtenances shown just at or behind the recorded property line as determined by the City. Utility assets on private property shall be private after the point of service. Utility connections shall be shown out of driveway approaches for maintenance and access purposes.

RESPONSE: Comment acknowledged.

7. 421 -CU-105 Water & Sewer Plan proposes a new system connection along North Cypress Bend Drive. Please indicate that the any and all existing main line connections proposed to be within dedicated public right-of-way as accepted utility water main assets shall have such connections retired at the main as per City specification.

RESPONSE: Comment acknowledged. A note has been added to sheet CU-110 specifying the removal of the existing water main at the main.

8. 420-CU-104 & 421-CU-105 Water & Sewer Plan proposes a wastewater gravity system with manholes and coring into existing infrastructure. Please note that all proposed sewer manholes destined to be City infrastructure shall be sewer coated.

RESPONSE: The note has been added to the water and sewer sheets CU-101 through CU-110.

9. Please note that meters 3" and larger are not stock items and are subject to an order lead-time of 60 to 75 days after the items are paid. Please order accordingly.

RESPONSE: Comment acknowledged.

10. Please attach all pertinent 2019 City Engineering Standard Details as they apply.

RESPONSE: Comment acknowledged. Details are included in the plans. Please see sheets CU-501 through CU-506.

11. Please note that the proposed right-of-way drainage shall utilize ADS-HP HDPE pipe.

RESPONSE: Comment acknowledge. All drainage pipes within the right-of-way are labeled as ADS-PPE per previous coordination with the City.

12. Please note that this overall design for the site shall be subject to the pending water and wastewater study.

RESPONSE: Comment acknowledged.

ENGINEERING DEPARTMENT DAVID MCGIRR

david.mcgirr@copbfl.com

1. Submit/ upload the (BCEPMGD) Broward County Environmental Protection and Growth Management Division Surface Water Management permit or exemption for the proposed paving and drainage shown on the civil engineering drawings.



RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

2. Submit / upload the (FDEP) Florida Department of Environmental Protection NPDES General Permit for the proposed storm water discharge from the proposed site construction activities.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

3. Submit / upload the (FDEP) Florida Department of Environmental Protection (NOI) Notice of Intent for the proposed storm water discharge from the proposed site construction activities.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

4. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

5. Submit / upload a copy the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed construction of the gravity sanitary sewer service lines shown on the civil engineering plans.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

6. Submit / upload a copy of the (FDEP) Florida Department of Environmental Protection permit or written exemption from this agency for the proposed potable water service line connections shown on the civil engineering drawing

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

7. Submit / upload a copy of the (FDOT) Florida Department of Transportation Utility construction permit for the proposed off-site potable water and sewer main or lines to be constructed within the road right-of-way of S. Powerline Rd.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

8. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S. Powerline Rd.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.



9. Submit / upload a copy of the (FDOT) Florida Department of Transportation Driveway drainage connection permit for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of S. Powerline Rd.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

10. The proposed watermain and services, sanitary sewer connection to service this project and proposed drainage must be approved by the City of Pompano Beach Utilities Division.

RESPONSE: Comment acknowledged.

11. Prior to the approval of the City Engineering division, the City's Planning and Zoning Division must approve these plans.

RESPONSE: Comment acknowledged.

12. Submit / Upload Broward County Traffic Engineering Division approval for the proposed off-site pavement marking and traffic signage plan.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

13. Submit / Upload Broward County Highway Construction and Engineering Division for the proposed street roadway improvements (County roads). Submit copy of the approved permit or exemption. For the work to be constructed within the road right-of-way SW 3 St.

RESPONSE: Copies of all required site Civil permits shall be submitted prior to issuance of the Building Permit.

14. Place note on landscape plans as per City Ordinance(s) §50.02(A) (4) and §100.35(E), that landscaping materials other than sod are not allowed within (5") five feet of any portion of City owned utilities within the public street right-of-way including meters, hydrants, service lines etc. Also, please note that no trees, shrubbery or obstruction shall be placed within a 3' radius of a City-owned sewer lateral cleanout or water &/or reuse meter. Show the location of all existing City owned and maintained potable water mains and services, sanitary sewer mains or laterals and storm drainage lines on the proposed landscape plans. Contact the Engineering Div. for Utility information. Engineering Standard street tree detail 316-1.

RESPONSE: This note is included in the notes section (#11 & #12) on sheet LP-101.

15. Show truncated warning dome mats on the proposed off-site sidewalk where it intersects with driveways and public roadways. Place proposed COPB sidewalk warning dome mat construction detail drawing on the plans. Detail 318-1 ADA detectable warning mats.

RESPONSE: The truncated dome detail can be found on sheet CP-502.



16. Please upload the 2019 City Engineering standard details for the proposed water, sewer connections and the proposed sidewalk. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

RESPONSE: The City's 2019 standard details can be found on the paving, grading, and drainage and water and sewer detail sheets.

17. PD Regulations - Exhibit F1 - Palm Aire Drive and Lucky Lane are to be designed consistent with Street Section T6. This is a 100-foot wide section where "10-20 foot wide area along roadways will accommodate landscape and pedestrian walkways and will be developed concurrent with the roadway." Demonstrate that all sections of the roadway are compliant with this Street Section and Exhibit Requirement.

RESPONSE: The proposed roadways will be consistent with Exhibit F1. A PCD revision has been submitted to the zoning department for review.

SOLID WASTE AND RECYCLING: BETH DUBOW

beth.dubow@copbfl.com

1. NOTE: Owners of commercial properties are responsible for securing garbage collection service directly from Waste Management, Inc.

RESPONSE:

2. NOTE: Recycling collection is not required, but it is suggested. Recycling collection service may be obtained from a recovered materials hauler.

RESPONSE:

3. NOTE: As stated in the Pompano Beach Code of Ordinances, Chapter 96, including Section 96.12(D)(1), all construction and demolition debris removal is the responsibility of the owner. All solid waste generated within the geographic boundaries of Pompano Beach shall be collected by the franchise collector (Waste Management at the time of this writing) and disposed of as directed by the city disposal agreement. All materials shall be generated from the property on which the materials are placed for removal. Information regarding container size and hauling costs may be found in Chapter 96, Section 96.13.

RESPONSE: Acknowledged

4. PD NOTE: Additional comments may be necessary based upon revisions, additional plans and/or documents. Contact Beth Dubow at 954-545-7047 or beth.dubow@copbfl.com should you have any questions or concerns regarding this review.

RESPONSE Acknowledged

CRA : NGUYEN TRAN

Nguyen.tran@copbfl.com

BUILDING DIVISION : JAMES DEMARS

james.demars@copbfl.com

Advisory Comments – **Comments Acknowledged.**

A preliminary examination of the documents has been performed; additional comments may apply when completed plans and/or specifications have been submitted for permitting to the



building department.

Buildings shall comply with all local, state and federal codes in effect at time of application, including FEMA Floodplain, NPDES and HVHZ regulations.

FBC_BCA 105.2.3 Public service agencies/other approvals. The building official shall require that the laws, rules and regulations of any other regulatory AHJ, and where such laws, rules and regulations are applicable and are known to the building official, shall be satisfied before a permit shall be issued. The building official shall require such evidence, as in his or her opinion is reasonable, to show such other approvals.

City Ordinance 53.16(A)(1) Construction sites and construction activities. construction sites and operations shall be required to maintain during and after all construction, development excavation or alteration operations, structural and non-structural best management practices with the intent to reduce pollutants and sediment in stormwater runoff.

City Ordinance 152.06(A): If applicable, contractor shall provide temporary screened fence complying with City Ordinance 152.06(B) through 152.06(G).

FBC 3306.1 Pedestrians shall be protected during construction, remodeling and demolition activities as required by this Chapter and Table 3306.1. Signs shall be provided to direct pedestrian traffic

FBC A201.0. This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with 2017 FBC Accessibility.

FBC A206.2.1 Site arrival points. At least one accessible route shall be provided within the site from accessible parking spaces complying with FBC A502 and accessible passenger loading zones complying with FBC A209; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

FBC_BCA 107.3.4.0.6 Compliance with the specific minimum requirements of this code shall not be in itself deemed sufficient to assure that a building or structure complies with all of the requirements of this code. it is the responsibility of the architect and/or engineer of record for the building, structure or facility to determine through rational analysis what design requirements are necessary to comply with 2017 FBC.

1. FBC_BCA 107.1 As per the building official, separate building applications will be required for erosion control, site work, temporary fences, monumental signage and miscellaneous site structures.
2. FBC A208.2 Minimum number. Parking spaces complying with 502 shall be provided in accordance with table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on



the site shall be calculated according to the number of spaces required for each parking facility.

3. FBC A208.2.3.3 Parking for guests, employees, and other non-residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with table 208.2.
4. FBC A502.6 The enforcing agency will require parking space identification comply with the following code: signs shall include the international symbol of accessibility complying with FBC A703.7.2.1. Signs identifying van parking spaces when required By FBC A502.2 shall contain the designation "Van Accessible." Reference Engineering Standard 300-5.
5. 1804.4 Site Grading. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than one unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2 percent where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building.
6. FBC_BCA 110.13.2.1 It shall be the joint responsibility of any owner of real property upon which construction is occurring, and any contractor responsible for said construction, to ensure that all road rights-of- way remain free at all times of all construction waste and trash resulting from such construction, and that all waste and trash resulting from the construction are contained on the real property upon which the construction occurs.
7. FBC_BCA 109.3 Building Permit Valuations. The applicant for a permit shall provide an estimated permit value at a time of application. Permit valuations, shall include total value of work, including materials and labor, for which the permit is being issued, such as electrical, gas, mechanical, plumbing equipment and permanent systems

PLEASE NOTE: Applications that require resubmission to the DRC have 45 days from the time of original DRC meeting in which to resubmit. Applications that fail to be resubmitted before the completion of these 45 days, or fail to receive a time extension from the Development Services Director, shall be considered withdrawn (§155.2304.B).

