

# SITE PLAN DRAWINGS FOR PALMAIRE MULTIFAMILY RESIDENCE

2606 PALMAIRE AIRE DRIVEN N.  
POMPANO BEACH, FLORIDA

## GENERAL NOTES

- ALL ELEVATIONS SHOWN ARE REFERRED TO NORTH AMERICAN VERTICAL DATUM OF 1988 BROWARD COUNTY BENCH MARK #2914. LOCATED @ GATEWAY DRIVE & SW 27 AVENUE; ELEVATION IS 6.52 FEET OF N.A.V.D. OF 1988.
- HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE CONTRACTOR'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
- EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
- REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON THESE DRAWINGS OR NOT.
- BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY CARLOS IBARRA, FLORIDA, DATED NOVEMBER 26, 2020.
- THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA. THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN FLOOD ZONE "X" REVISED DATE: AUGUST 18, 2014. COMMUNITY No. 120055, PANEL 0356, SUFFIX H

## NOTES

THE FOLLOWING ITEMS ARE NOT REVIEWED OR ACCEPTED BY BROWARD COUNTY:

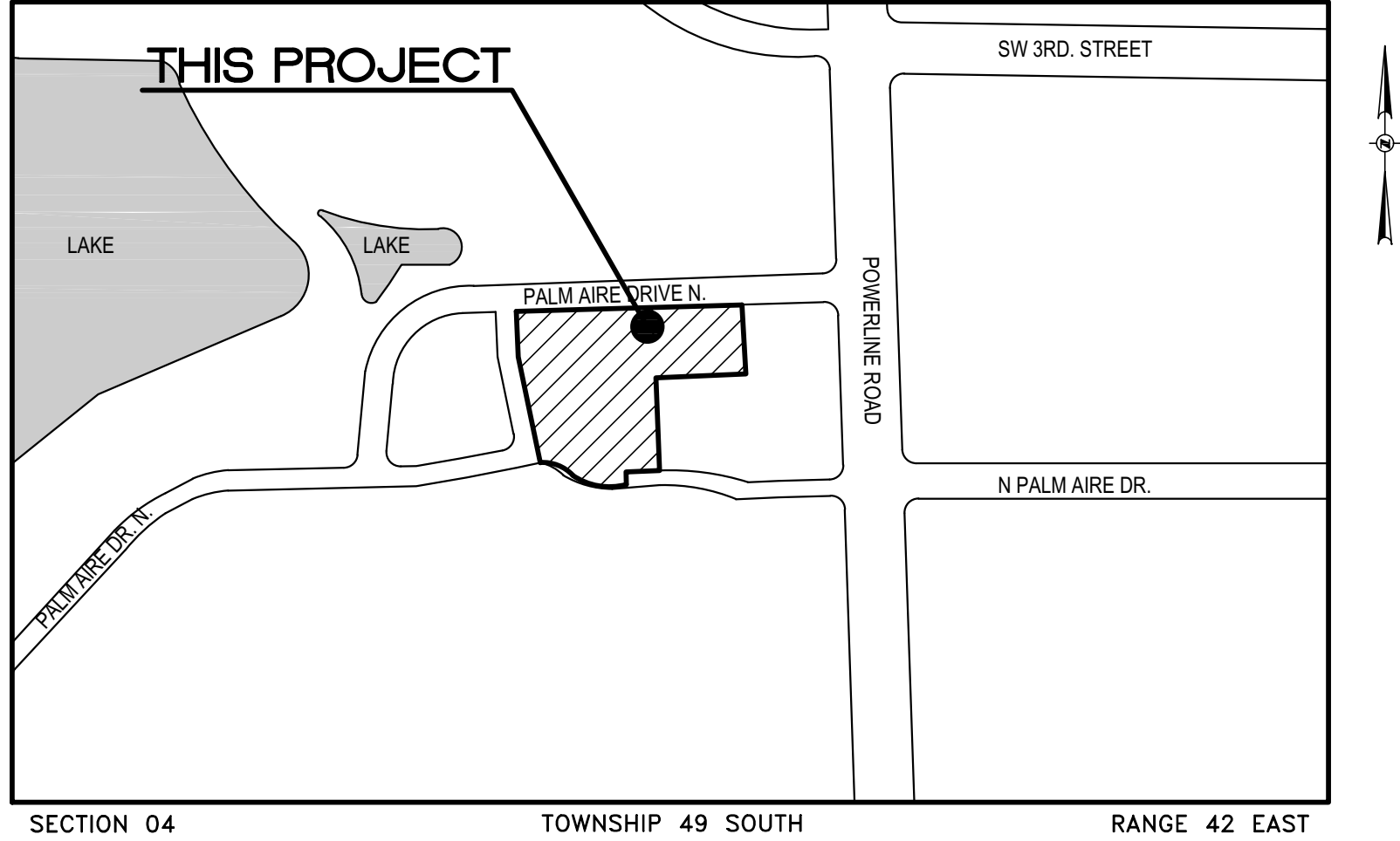
- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION'S REVIEW DOES NOT INCLUDE A REVIEW AND ACCEPTANCE OF THE PROJECT'S DESIGN OR OPERATION. THESE ITEMS ARE TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER.
- BROWARD COUNTY TRAFFIC ENGINEERING DIVISION DOES NOT REVIEW AND APPROVE, OR INSPECT AND ACCEPT THE FOLLOWING ITEMS FOR MAINTENANCE: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVEMENT BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED WARNING PAVEMENT MARKINGS FOR SPEED TABLES, BLINKER SIGNS, RECTANGULAR RAPID FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK OR ASPHALT WORK.
- THE CITY ENGINEER IS RESPONSIBLE FOR THE REVIEW AND APPROVAL OF THE DESIGN AND OPERATION OF THE PROJECT, AND FOR THE INSPECTION AND ACCEPTANCE OF THE FOLLOWING ITEMS THAT WILL BE MAINTAINED BY THE CITY: PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT BRICKS, PAINTED ASPHALT, STAMPED ASPHALT OR PAVEMENT MARKINGS MADE OF PAVEMENT BRICKS, PAVEMENT MARKINGS ON OR ADJACENT TO PAVEMENT BRICKS, RAISED INTERSECTIONS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED MID-BLOCK CROSSWALKS AND RELATED MARKINGS AND SIGNING, UN-WARRANTED CROSSWALKS AND RELATED MARKINGS AND SIGNING, PAINTED/DECORATIVE CROSSWALKS, RAISED CROSSWALKS AND RELATED MARKINGS AND SIGNING, ADVANCED WARNING PAVEMENT MARKINGS FOR SPEED TABLES, BLINKER SIGNS, RECTANGULAR RAPID FLASHER BEACONS AND RELATED MARKINGS AND SIGNING, ON-STREET PARKING AND RELATED MARKINGS AND SIGNING, IN-ROAD LIGHTING AND RELATED MARKINGS AND SIGNING, GREEN BIKE LANES, FLEXIBLE DELINEATORS, DECORATIVE SIGNS AND DECORATIVE SIGN POSTS, PLANTERS, ON-SITE PAVEMENT MARKINGS AND SIGNING, OFF-SITE PAVEMENT MARKINGS AND SIGNING IN RIGHT-OF-WAY THAT IS NOT DEDICATED FOR PUBLIC USE, SIDEWALK WORK AND ASPHALT WORK.
- ALL TRAFFIC CONTROL DEVICES MAINTAINED BY BROWARD COUNTY, THAT ARE REMOVED OR DAMAGED BY CONSTRUCTION, SHALL BE REPLACED BY CONTRACTOR USING CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.

## HEALTH EMERGENCY RESPONSE

- CONTRACTOR TO COMPLY WITH OSHA COVID-19 GUIDANCE FOR THE CONSTRUCTION WORKFORCE, FDOT COVID-19 RELATED GUIDELINES AND FEDERAL, STATE, COUNTY AND LOCAL COVID-19 RELATED ORDERS.

## UTILITY DEMOLITION NOTES

- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
- THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.



## LOCATION SKETCH

N.T.S.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PORTION OF GOVERNMENT LOT 8 IN SECTION 4, TOWNSHIP 49 SOUTH, RANGE 42 EAST TOGETHER WITH A PORTION OF TRACT A, THE WORLD OF PALM AIRE PLAT NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, ON PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 89° 34' 13" EAST ALONG THE SOUTHERLY LINE OF PALM AIRE DRIVE NORTH AS RECORDED IN OFFICIAL RECORDS BOOK 3916, ON PAGE 379 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 368.17 FEET; THENCE SOUTH 00° 45' 58" EAST, 123.62 FEET; THENCE SOUTH 89° 45' 12" WEST, 140.05 FEET; THENCE SOUTH 00° 38' 38" WEST, 198.01 FEET TO THE NORTH LINE OF AN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (CRB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, NORTH 89° 45' 05" WEST, 73.78 FEET; THENCE SOUTH 00° 13' 55" WEST, 14.00 FEET TO THE NORTH LINE OF AN ACCESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK (CRB) 23116, PAGE 473 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 128.41 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 00° 13' 55" WEST); THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48° 28' 44", AN ARC DISTANCE OF 108.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 73.50 FEET; THENCE NORTHWESTERLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 05' 13", AN

ARC DISTANCE OF 75.48 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTH LINE, SAME BEING THE SOUTH LINE OF SAID TRACT A, SOUTH 80° 40' 38" WEST, 37.47 FEET; THENCE NORTH 09° 19' 21" WEST, A DISTANCE OF 80.77 FEET; THENCE SOUTH 80° 40' 38" WEST, A DISTANCE OF 21.40 FEET; THENCE NORTH 09° 19' 21" WEST, A DISTANCE OF 13.84 FEET; THENCE SOUTH 80° 40' 38" WEST, ALONG A SOUTHERLY LINE OF SAID TRACT A AND ITS WESTERLY PROLONGATION, A DISTANCE OF 165.88 FEET; THENCE NORTH 15° 55' 44" WEST, ALONG THE EASTERLY LINE OF AN EXISTING GOLF CART PATHWAY, 38.56 FEET; THENCE NORTH 14° 48' 01" WEST, 16.19 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 31.87 FEET (A RADIAL LINE TO SAID POINT BEARS SOUTH 89° 59' 39" EAST); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID EXISTING GOLF CART PATHWAY THROUGH A CENTRAL ANGLE OF 67° 50' 55", AN ARC DISTANCE OF 37.50 FEET TO THE EASTERLY LINE OF AFORESAID PALM AIRE NORTH DRIVE, SAME BEING THE NORTHERLY LINE OF AFORESAID TRACT A, SAME BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 182.50 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 79° 05' 59" WEST); THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SAME BEING THE EASTERLY AND SOUTHERLY LINE OF SAID PALM AIRE DRIVE, NORTH, SAME BEING THE NORTHERLY LINE OF SAID TRACT A, THROUGH A CENTRAL ANGLE OF 79° 31' 30", AN ARC DISTANCE OF 225.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89° 34' 13" EAST, ALONG SAID NORTHERLY LINE OF SAID TRACT A, SAME BEING THE SOUTH LINE OF SAID PALM AIRE DRIVE NORTH, A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTIONS OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 44154, PAGE 1995 AND LESS PARCELS "A" AND "B" DESCRIBED IN OFFICIAL RECORDS BOOK 45095, PAGE 200.

## STRIPING AND SIGNAGE NOTES

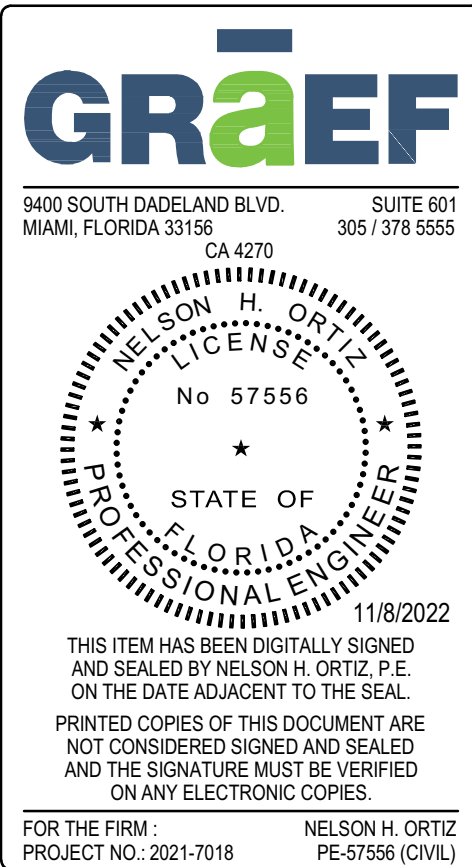
- ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
- ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION, B.C.T.E.D. CURRENT STANDARDS AND ATTACHED DETAILS AND MATCH EXISTING.
- SIGN POSTS SHALL BE B.C.T.E.D. CURRENT STANDARDS AND ATTACHED DETAILS AND CURRENT CITY STANDARD.
- STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
- REFLECTIVE PAVEMENT MARKERS TO BE IN ACCORDANCE WITH FDOT STANDARD INDEX AND SECTION 706 AND SECTION 970 OF THE FDOT STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. CONTRACTOR TO REPLACE ANY BROKEN OR MISSING RPMs IN ALL WORK AREAS, WHETHER SPECIFICALLY SHOWN OR NOT.
- THE PUBLIC ROADWAY(S) INDICATED IN THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS & HIGHWAY - STATE OF FLORIDA".
- INSPECTIONS ARE REQUIRED FOR ALL WORK DONE IN BROWARD COUNTY RIGHT OF WAY AND THAT A 72 HOURS' NOTICE IS REQUIRED.

## ADA COMPLIANCE NOTES

- THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH FBC 7TH EDITION (2020) AND THE 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND PER APPLICABLE FDOT INDEXES 304, 310 & 515. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%). CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%). RAMPS MUST ALSO COMPLY WITH FBC BUILDING 1010 AND FBC ACCESSIBILITY 405.
- PLANTERS, TREE GRATES AND OTHER ELEMENTS MUST BE FLUSH AND ADA COMPLIANT. PAVERS ON PEDESTRIAN PATH MUST BE FLUSH, FIRM, STABLE AND HAVE NO OPEN JOINTS.
- ALL DETECTABLE WARNINGS TO BE IN ACCORDANCE WITH MIAMI-DADE COUNTY ARTICLE 527 TESTED MATERIAL, TYPE & COLOR, LATEST EDITION (7/7/16).

## INDEX OF DRAWINGS

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C-4	SITE SECTIONS
C-5	DRAINAGE DETAILS
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C-8	CITY STANDARD WATER/SEWER DETAILS
C-9	STORMWATER POLLUTION PREVENTION NOTES
C-10	STORMWATER POLLUTION PREVENTION PLAN
C-11	GARBAGE TRUCK PATH PLAN
C-12	CITY OF POMPAHO BEACH FIRE TRUCK PATH PLAN



**PREMIUM**  
Development

## SITE PLAN APPROVAL

PROJECT NAME:

**99 UNIT APART.  
BUILDING**

PROJECT ADDRESS:  
2606 PALM AIRE DRIVE N., POMPAHO  
BEACH FL

OWNER NAME:

PREMIUM DEVELOPMENT

OWNER ADDRESS:

712 SW 1st. STREET MIAMI FL 33130

ARCHITECT

**GS ARCHITECTURE**  
GS STUDIO DESIGN, INC.  
2100 SW 24th STREET  
MIAMI, FL 33145  
PH 786 488 0571  
AR0009525

STRUCTURAL ENGINEER:

**BJ CONSULTING**

**ENGINEERS**

7955 NW 12th ST  
MIAMI FL 33126 SUITE 418  
PH: 786-703-9243  
Nicolas@bjefl.com - https://bjefl.com/

**MEP ENGINEERING**

**MEP DESIGN GROUP LLC.**

1000 W PEMBROKE RD, STE 110  
HALLANDALE, FL 33009  
954 290 8165  
meo@meppdesigngroupllc.com

**CIVIL ENGINEER**

**GRAEF**

9400 SOUTH DADELAND BLVD, SUITE 601  
MIAMI, FLORIDA 33156  
305 / 378 5555  
CA 4270

**LANDSCAPE ARCHITECT**

**EGS2 CORP**

14121 SW 119TH AVE, MIAMI, FL  
(305) 274.2702  
LIC: 00001187

ALBERT POZA, ARCHITECT

NCARB-FL AR0009525

SEAL & SIGNATURE

## REVISION LOG

1	ADDRESS DRC COMMENTS	02/28/22
2	ADDRESS DRC COMMENTS	11/02/22

## COVER SHEET, LOCATION PLAN AND NOTES

Project Number	2021-7018
Date	5/21/2021
Drawn by	Z.H.
Checked by	N.O.

**PZZ2-14000010**  
12/21/2022 AS SHOWN