

Pre-Application review 10-19-21 david.mcgirr@copbfl.com 954-786-5514

Harborside At Hidden Harbor

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: Noted, will comply prior to Building permit submission.**

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: Noted, will comply prior to Building permit submission.**

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: Noted, will comply prior to Building permit submission.**

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

**Response: Noted, will comply prior to Building permit submission.**

5. Submit / upload a copy the (BCEPGMD) Broward County Environmental Protection and Growth Management Division wastewater collection system license/permit or written exemption from this agency for the proposed construction of the Reuse watermain shown on the civil engineering plans.

**Response: Noted, will comply prior to Building permit submission.**

6. 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. Landscape plans needs to have the Utilities overlaid onto the plan sheets.

**Response: Landscape**

7. Upload the 2019 City Engineering standard details for the proposed offsite water and sewer connections. These detail drawing may be obtained in pdf format from the City's website [www.pompanobeachfl.gov](http://www.pompanobeachfl.gov) under departments /engineering.

**Response: Please note that the 2019 Engineering standards are provided on sheets C1.1, C1.2 & C2.1.**

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8. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

**Response: Noted, will comply prior to Building permit submission.**

9. Submit / upload a copy of the (FDOT) Florida Department of Transportation driveway drainage connection permit or exemption for the proposed driveway, roadway curb and gutter and sidewalk to be constructed within the road right-of-way of N. Fed. Hy.

**Response: Noted, will comply prior to Building permit submission.**

10. Submit / upload a copy of the (FDOT) Florida Department of Transportation utility construction permit or exemption for the proposed offsite potable water, reclaimed water and sewer main or lines to be constructed within the road right-of-way of N. Fed. Hy.

**Response: Noted, will comply prior to Building permit submission.**

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

**Response: Noted.**

12. The proposed water services and sanitary sewer connection to service this project must be approved by the City of Pompano Beach Utilities Division.

**Response: Noted, will comply prior to Building permit submission.**

13. Provide a sediment and erosion control plan for the subject project. All site development must be performed by using Best Management Practices.

**Response: ESC plan previously provided as part of the submittal.**

14. Paving and drainage plan Sheet 005 C2 lacks details and grades to show if the existing stormwater system is going to handle future stormwater runoff with all the new paving and street side parking.

100.38 DRAINAGE OF PUBLIC RIGHT-OF-WAY.

(A) If an area of the city has no positive storm drainage system, or if in the opinion of the City Engineer the existing positive storm drainage system is inadequate, no more than 50% of the area between the existing street pavement and the right-of-way line shall be paved, stabilized, or otherwise rendered reduced in permeability unless other methods of storm water removal, subject to the approval of the City Engineer, are provided.

Installation and maintenance of any dry well or other percolation device installed pursuant to this section shall be the sole responsibility of the owner of the property benefitted thereby. Any maintenance or repair of any dry well or other percolation device by city forces shall be done only upon specific request of the property owner, in which case the property owner shall be charged the sum of \$300 per dry well or other percolation device plus \$100 per hour in excess of three hours for the maintenance or repair. Permeable areas shall be graded so as to receive storm water run-off from the public roadway and paved driveways. (B) All grassed areas and other permeable areas within the public

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right-of way shall be graded so that they are lower than the adjacent public street and driveway pavement. Street swales have a minimum depth of six inches below crown grade of the street unless authorized otherwise by the City Engineer. Permeable areas shall be maintained by the adjacent property owner at the grades originally approved for construction unless otherwise authorized by the city.

**Response: Significant City Drainage infrastructure exists in the areas adjacent to the proposed development, all existing flow lines and drainage will be maintained.**

15. Please note on civil plan WS-1 Water & Sewer Connection, that any existing water and/or sewer connection to the subject lots not utilized must be cut and capped at the water main if a water service and cut out and sleeved if a sewer lateral.

How to retire old laterals If the existing main is clay pipe and has a CIPP liner currently installed. (Install a sectional liner in the main over the old lateral thus eliminating the lateral)

If the existing main is clay pipe. (Dig down cut old clay pipe, sleeve back in with PVC and city approved couplings)

If the existing main is clay pipe and you are required to retire multiple laterals for a project (It may be cheaper for the contractor to install a city approved CIPP liner from manhole to manhole and not cut out the laterals that they are retiring)

If the existing main is PVC pipe. (Remove the lateral pipe from the PVC Wye fitting and install a plug into the Wye. Install a green locating marking ball at the lateral locating, no deeper than 4 ft. below grade)

**Response: Please refer to water and sewer notes on sheet C2.0.**

16. 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: Please note that the detail has been added on sheet C1.1.**

\*\*\*\* Please note - additional review comments may be issued by the City Engineering Division throughout the remainder of the permitting process while the civil engineering plans are being finalized for this project. \*\*\*\*

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Fire Department Conditionals for DRC approval:

Provide written response to all comments, insufficient information provided for a complete review. Fire Prevention recommends a separate meeting with design team reference minimum requirements for this project approval.

1 - ( ) Submit site/civil plans showing location of existing or proposed water mains (including size) and fire hydrants in area. Refer to NFPA 1 2018ed Chapter 18 for required fire flow, minimum number of hydrants and spacing.

**Response: Refer to sheet C2.0 where all this information has been provided.**

2 - ( ) Provide a Hydrant Flow Test to determine the available water supply to this project. This test must be performed by a qualified company of the builder's choice. In addition, the static pressure at the water main shall be determined by a recorded method (ie. water wheel) for a minimum twenty four (24) hour period. The actual flow test must be witnessed by, and recorded data sent to City of Pompano Beach Fire Prevention.

**Response: Updated flow test provided.**

3 - Provide required fire flow for each proposed building:

( ) Provide Fire Flow Data: Fire flow calculations are determined from square footage and construction type of structure. Refer to NFPA 1 chapter 18 for required fire flow, number/spacing of fire hydrants. Depending on the hydrant flow test results additional fire protection systems or change in construction type maybe required for project. (NFPA 1 2018ed chapter 18)

**Response: Updated flow calcs provided.**

4 - ( ) Additional fire hydrants required for proper spacing on all sides of structure. refer to NFPA 1 ch 18 for proper spacing. West Side of building along Federal Hwy.

>Any proposed fire hydrant should be located at intersections of two roads for access and at corners of buildings.

**Response: Refer to sheet C2.0 where all this information has been provided.**

6 ( ) location of fire department connections for each building?

**Response: Refer to sheet C2.0 where all this information has been provided.**

>FDC should be located on corners of buildings, near your fire pumps, FDC must connect to fire protection system after fire pump and all control valves.

**Response: Noted**

>Proposed new parking structure, location and size of water supply for fire protection systems and Fire Department Connection.

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**Response: Fire suppression system not required for parking garage structure on north side of NE 16<sup>th</sup> Street. Architect**

7 ( ) Egress/Access: Building along Federal Hwy which elevator has access to all floor levels for both the building and parking structure? Does Elevator #4 meet this requirement? All elevators must meet minimum size for ambulance stretcher. (on some pages this same elevator is labeled as Elevator #5?)

**Response: Architect**

8 ( ) Indoor Radio Propagation Signal Strength Model: This structure may require a Bi-Directional Amplifier system. A qualified BDA designer/installer with local knowledge shall be needed to review this proposed plan. A computer generated “color heat map” showing anticipated unenhanced signal strengths within all areas of the proposed structures shall be required as part of this site plan review. If this computer-generated heat map reveals that there will be insufficient signal strength to support the City’s public safety radio communications network, a Bi-Directional amplifier system will be required. Plans for system will be required at building permit. Structures requiring a BDA system will not be issued a TCO or CO until this system is installed, tested and functional. System must be approved by Broward County: Office of Regional Communications and Technology, 115 S Andrews Av, #325 | Ft Lauderdale, FL 33301, Tel: 954-357-8570 or 954-357-8673 (NFPA 1 chapter 11 section 11.10.1, NFPA 72 chapter 24, Florida Building Code Broward County Amendments Chapter 1, Section 118)

**Response: Architect**

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