



PlanW3st LLC
10152 Indiantown Road
Unit 159
Jupiter, Florida 33478
954-529-9417
pwest@planw3st.com

June 21, 2021

City of Pompano Beach
Development Services, Planning & Zoning Division
100 West Atlantic Boulevard, Dept. 1510
Pompano Beach, Florida 33060

Via Electronic Mail: lauren.gratzer@copbfl.com

RE: PZ# 21-12000020 Ocean 723 Site Plan (723 N Ocean BL)

Dear members of the Development Review Committee (DRC),

Thank you for providing us with DRC comments for the June 16, 2021 DRC meeting. Seeing as the only disciplines requiring resubmittal are Utilities, BSO, and Engineering, we would like to take the opportunity to respond to those comments at this time. If you believe the comments have been satisfied, please indicate so. The owner is eager to move forward with this site plan as the rezoning is already at the City Commission stage of approvals. If you do not believe the comments have been satisfied and another meeting is required prior to reviewing the revised plans for placement on a Planning & Zoning Board agenda, please also indicate so. All responses are italicized for your review.

Thank you and I look forward to your response.

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com
Review Complete Resubmittal Required

1. Broward County EPD Surface Water Management Division permit or exemption for paving and drainage plans.

Copies of all applicable permits shall be submitted at the time of building permit review.

2. Please obtain a FDOT Access Driveway/Connection Permit, FDOT Drainage Connection Permit, FDOT Utility Permit or exemption.

Copies of all applicable permits shall be submitted at the time of building permit review.

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

Understood, thank you.

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

DRC
PZ21-12000020
7/21/2021

PZ21-12000020
9/15/2021

Erosion and Sediment Control Plan has been included (See Sheet-CG-101).

5. Note the sizes of the water services that will service this building.

Estimated water and fire service sizes have been added (See Sheet CU-101).

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

These notes have been added to the Landscape Plan.

7. Prior to the approval of the City Engineering division, the City's Utilities Division must approve these plans.

Understood, thank you.

8. Upload the 2019 City Engineering standard details for the proposed off-site water, sewer connections. These detail drawing may be obtained in pdf format from the City's website www.pompanobeachfl.gov under departments /engineering.

City of Pompano Beach standard details have been included (See Sheets CP-501, CP-502, CU-501, CU-502, CU-503 and CU-504).

9. Place note on Utility plan that the cored city sewer man hole will be Sewper coated.

Note for the cored manhole has been added (See Sheet CU-101).

10. 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.

Detail 318-1 ADA detectable warning mat has been added and located in plan view (See Sheets CP-101 and CP-502).

11. 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 or sewer service and cut out and sleeved if a sewer lateral.

How to retrofit old laterals

If 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 bedding)

2 of 1

PZ21-12000020

7/21/2021

PZ21-12000020

9/15/2021

- 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)

Notes for the existing water and/ or sewer not utilized connection to the subject lot have been included (See Sheet CU-101).

**** 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. ****

BSO

Patrick Noble | Patrick_Noble@sheriff.org
Review Complete Resubmittal Required

Reviewer: BSO Deputy Patrick Noble #9436 for the City of Pompano Beach
Patrick_Noble@sheriff.org M-(954) 709-7006 (Call, Text & Email; No Voicemail); Monday - Thursday; 8 AM - 4 PM

*** ATTENTION IMPORTANT ***

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

DISCLAIMER:

This safety and security 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, threats, breaches, or liabilities that might occur without any review.

Attention: Complete the Conditions Checklist by Initialing as indicated after each Section/ Subsection Complied With, and Include Your Detailed Response Using the Corresponding Section Numbers. Labeled digital image file attachments are acceptable for referencing where it provides improved responses. Sample Response: Section 1a. Trespass Program enrollment affidavit will be completed and required signage posted.

*** ATTENTION IMPORTANT ***

DRC SUBMISSIONS REQUIRE EACH AND ALL OF THE FOLLOWING ISSUES ARE SPECIFICALLY ADDRESSED WITH AN ADEQUATE RESPONSE:

1. CPTED/ Security Strengthening Narrative Plan.

See sheet 020 CPTED Security Plan. The narrative is on the plan itself as well as individually written in the project documents folder.

2. SEPARATE CPTED/ Security Strengthening Drawing Plan which must visually communicate the location & specific details of CPTED/ Security Strengthening features including

• Landscaping type, placement & dimensions

2 of 1

PZ21-12000020

7/21/2021

PZ21-12000020
9/15/2021

- b. Lighting types such as pole, motion-sensor, etc.
- c. Fencing type, placements & dimensions
- d. Signage type & placement
- e. Camera type, location & scope of cameras.
- f. Access control types exterior & interior access controls including doors, windows, hardware, entry systems.
- g. Pedestrian & vehicle circulation patterns.
- h. Dumpster/ enclosure type & design.
- i. Alarm types, locations, etc.
- j. Parking garage & lot types - include all security features & measures.
- k. Any other special considerations relevant to the specific type of development, etc.

Refer to drawing 020 CPTED Security Plan, drawings 004 to 010 (Sheets A-1 to A-7), and drawing 003 (Sheet SP-1). Signage is not applicable to this project at this time. Each unit will be provided with a monitored burglar alarm system. Cameras will capture the building exterior around all building facades and access points. Cameras will be added to also capture garage, lobby, and corridors. Intercom and access control will be provided for access to the garage and the building entrance. There is only one vehicular entry point and it is well-defined. All pedestrian access points from the city sidewalk are also well-defined. The dumpster enclosure consists of a fully-enclosed room within the garage with access for residents only. On pick-up days, the dumpsters will be staged close to the ROW in a secure fenced area until picked up and placed back. The garage is fully enclosed for all vehicles and with a gate for security. As a small project, security is provided by the perimeter walls of the building and the fenced pool and amenity area, with access only for residents. The amenity area as well as the pedestrian areas are well lit with bollards and two light poles at the swimming pool area.

3. All mandatory compliance condition requirements must be thoroughly addressed with a detailed explanation of how the conditions will be achieved. Provide specific detailed correlating references to each listed item on Narrative and Drawing Plans.

Refer to drawing 020 CPTED Security Plan and explanation for comment 2 above.

4. CPTED/ Security Plan Preparer must agree to compliance of all listed conditions and sign responses to comments acknowledging this.

Understood, thank you.

Attention:

Existing or future safety and security development posture may be significantly improved following implementation of the various CPTED and Security Strengthening measures recommended in this review report. Several of the recommendations are also only procedural that can be achieved at little or no cost. Site development planning and preparation for meaningful safety and security defensive posture initiated and completed in advance is paramount to effective determent, resistance and resilience. It must include ability and readiness to help protect persons and property on site, and in nearby areas affected by the development. It cannot create conditions that contribute to crime on site or in the community by being lax in its safety and security development posture. It must be prepared for responses to wide ranging real and present or future threats and emergencies by including preventative modern CPTED and Security Strengthening philosophies, methods and strategies. Many site/ building developers, designers

and planners, be it residential, commercial, governmental, educational or recreational, have little or no knowledge of these intricate and interwoven safety and security disciplines and therefore squander an invaluable opportunity to design, build and maintain a truly safer and more secure place to live, learn, work and enjoy life without a real fear or risk of becoming a victim of crime, including of a violent nature. Working closely together with the Developers, Designers, Architects, Builders, Users, City's Development Services and Planning Departments, highly qualified and experienced CPTED/ Crime Prevention Practitioners undoubtedly play a hugely vital role in building a new or retrofitting an overall far safer and secure site development environment.

A site inspection including BSO and Development Services Staff is strongly recommended. Existing vulnerabilities outlined in the report can be addressed and explained thoroughly on site for complete understanding. A safe and secure development is a priceless and essential benefit to all members and guests of the community.

Understood, thank you.

CPTED & SECURITY STRENGTHENING CONDITIONS FOR APPROVAL:

1. Trespass, Way-Finding, Ground Rules & Other Signage: Territorial Reinforcement and Access Control

As a small project, wayfinding is achieved with legible and visible pedestrian and vehicular access points. Additionally, there is only one vehicular entry point and it is well-defined. All pedestrian access points from the city sidewalk are also well-defined.

- a. Submit a Broward Sheriff's Office No Trespass Program Affidavit simultaneously with the application.

Understood, thank you. Broward Sheriff's Office No Trespass Program Affidavit will be provided prior to Certificate of Occupancy.

- b. Post sufficient "Broward Sheriff's Office No Trespass" signage so that it is readily available at all entrances and all sides of the property: North, South, East and West.

Understood, thank you.

- c. Post BSO Trespass signs prominently with bottom edge of sign at approximately a minimum of 6' foot height from ground level for clear unobstructed viewing throughout property and from the site perimeter lines. Secure robustly using sturdy fasteners at all corners to help prevent vandalism.

Understood, thank you.

- d. Property Rule signage must be clear and prominently posted in appropriate areas listing our policies and regulations regarding authorized legitimate activities and/or authorized prohibited activities on the property.

Pool rules will be posted as needed.

- e. Way-Finding signage must be clear and prominently posted in appropriate areas

5 of 1

PZ21-12000020
7/21/2021

PZ21-12000020
9/15/2021

indicating safe directional travel routes to avoid users from getting confused and wandering into potentially unsafe and dangerous areas.

Not applicable at this time. Due to the limited size of the property and project, wayfinding is achieved with legible and visible pedestrian and vehicular access points. Additionally, there is only one vehicular entry point and it is well-defined. All pedestrian access points from the city sidewalk are also well-defined.

2. 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.

Understood, thank you.

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

There are no places that are unsecured and open to the public to hide.

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

Refer to revised landscape plan, drawing 013 (Sheet LP-101).

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

Refer to revised landscape plan, drawing 013 (Sheet LP-101) for tree heights and clear trunk heights.

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

Understood, thank you.

B. Territorial Reinforcement

- a. If any vulnerable areas exist utilize dense, low-profile and/ or harsh thorny-like non-obstructive (maximum height 2' to 2.5' feet) landscaping. In any vulnerable remote areas such as under windows, around fencing or walls, remote property lines, etc., this acts as a deterrent to loitering, trespassing and also denies any concealed staging and ambush opportunities for potential more serious criminal activity such as burglary, theft, robbery, sexual crimes, etc.

Understood, thank you.

3. Lighting Standards

- a. Must include a comprehensive detailed description in Narrative Plan of how CPTED lighting standards will be addressed at this specific site.

2 of 1

PZ21-12000020

7/21/2021

PZ21-12000020

9/15/2021

Refer to the site Photometric Plan, drawing 021 (Sheet PH-1.0) for the garage, the exterior vehicular and pedestrian areas, as well as the amenity area.

- b. Lighting must comply with the Illuminating Engineering Society of North America "IESNA" G-1- 2016 "Guide for Security Lighting for People, Property, and Critical Infrastructure."

Understood, thank you.

- c. All Structures: Install vandal proof/ resistant motion-sensor security alert lights over all exterior doors and overhangs including main, garage, storage doors, storage sheds (if any), etc.

Understood, thank you.

- d. Security motion sensors are very effective in capturing an intrusion and creating the perception by the intruder of being discovered, therefore these should be utilized in strategically targeted areas after careful consideration, especially any building design feature area that has an overhang that would attract loiters and trespassers who use these areas for concealment, ambush, sleeping, urinating, or more serious crimes such as burglary, robbery, sexual batter, etc.

Understood, thank you.

- e. Security lighting should usually be primarily concentrated at gateways, doorways & windows; it should not over-illuminate or create shadows.

Refer to the site Photometric Plan, drawing 021 (Sheet PH-1.0). The project uses low bollards in most cases and two light poles for illumination to reach the center of the pool provided.

- f. To enhance security, use carefully focused bright soft lights with shielded fixtures to eliminate glare and undesirable light pollution trespass.

The type of light fixtures proposed are 90-degree directional shielded lights.

- g. Adequate soft lighting is preferable to spotlights so as not to 'blind' desirable users and make them prone to surprise hazards such as an ambush. With soft bright lighting the field of vision is greatly extended.

Understood, thank you.

- h. Design out any potential landscaping and lighting conflicts in order to avoid existing or future obstructions to natural or mechanical lighting and surveillance.

Conflicts avoided at two pole lights. The low bollards are no longer obstructed by tree canopies.

- i. Ensure all lighting (and can grass) are strategically placed so they will not be

obstructed by the growth of existing, or installation of future landscaping.

Refer to revised site Photometric Plan, drawing 021 (Sheet PH-1.0).

- j. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

Understood, thank you.

4. Doors, Windows, Overhangs, Fences, Etc. - Security Strengthening, Natural Surveillance and Access Control

- a. Install either reinforced security see through glass hurricane doors, a see-through reinforced security window on a solid door, an audible/ video intercom pager, or at the minimum a 180 degree wide angle door viewer (peephole) on all solid exterior doors including garage, service doors, etc., to provide opportunity to monitor and surveil exterior and also to avoid being ambushed upon exiting. This also provides an opportunity to visually identify and screen visitors such as in the event of an attempted criminal ruse entry, etc.

Understood, thank you.

- b. Any existing or future fencing anywhere on the site should be CPTED oriented such as metal railing bars with 'see-through' spacing to maintain critical Natural Surveillance.

Fencing along the right-of-way is translucent.

- c. Fences should limit or not have easily accessible horizontal bars that could be used for climbing and breaching any security fencing. Use narrow spacing between vertical bars to prevent footholds.

Metal fencing contains vertical picket bars at the ground floor.

- d. Do not block the Natural Surveillance benefit of any 'see-through' fencing by placing high obstructive objects, landscaping hedges or groundcover placed on either side of it. Any landscaping in front of fencing should be low ground cover with a maximum height of 2' to 2.5' feet, preferably use harsh Territorial Reinforcement type landscaping to strengthen the fence perimeter Access Control barrier.

Refer to revised landscape plan, drawing 013 (Sheet LP-101).

- e. All exterior doors must have non-removable door hinge pins, and have the capacity for electronic door position switches in order to signal the security system that a door, which should not have been opened, has been opened and breached. Security will then investigate and/ or address any emergency accordingly.

Understood, thank you.

2 of 1

DRC
PZ21-12000020
7/21/2021

PZ21-12000020
9/15/2021

- f. Include anti-pry robust security bar device on any ground or second level sliding glass doors (if any).

Understood, thank you.

5. Burglar Security Alarms/ Safes - Mechanical Security Strengthening

- a. Burglar Security Alarms must be installed at any property to protect valuables of any kind such as money, jewelry, etc., including potentially sensitive or personal or business identification documents, electronic files or financial information. Residents should be encouraged to activate alarms whenever they leave their residences, even if only for a short while. Robust safes are strongly recommended.

All units will contain a burglar alarm system

6. Dumpster & Enclosure (if any): CPTED, Natural Surveillance and Security Strengthening

Dumpster enclosure is located within the well-lit and secured garage.

- a. To deter loitering by trespassers, illegal dumping and a concealment/ ambush point for criminals, dumpster enclosures that also have a pedestrian access entry passageway in addition to swing gates must include all of the following on both the swing and pedestrian gates:
- b. A robust locking mechanism such as a throw bolt with a robust shielded padlock for example rather than only a vulnerable chain and padlock.
- c. Bottom gate clearances must be 8" above the ground for viewing underneath.
- d. If there is a pedestrian passageway into the dumpster enclosure it must have the lockable gate.
- e. Dumpster area must have a vandal resistant/ proof motion-sensor security light to illuminate the area when in use between sunset and sunrise.
- f. Dumpster areas must be secured with Access Control and video surveillance.

Dumpster area is a dumpster room secured by doors and accessed only by residents.

7. Parking (and Garages if any) Lots, and Adjacent Access Perimeters:

- a. Parking (and garages if any) lots have one of the highest crime rates therefore the following facts must be thoroughly acknowledged and addressed:
- b. Explain how this development will securely design/ address/ operate the parking lot's (and garage if any) Access Control systems to avoid allowing non-legitimate unauthorized users and dangerous trespassers from breaching inside private property to burglarize, steal cars, commit robberies, sexual assault & batteries, etc.

The parking garage is secured by a gate and access for residents and their guests only.

- c. Vehicles must be burglarized in parking lots leading to significant property

PZ21-12000020

7/21/2021

PZ21-12000020

9/15/2021

loss and the theft of personal identification which has resulted in identity theft fraud, therefore no security surveillance camera coverage gaps can exist (see Electronic Surveillance Section).

A security camera system will be added with as much coverage as possible.

- d. Violent Robbery incidents, primarily in parking lots, have resulted in serious personal injuries and death to users, therefore no security surveillance camera coverage gaps can exist.

Understood, thank you.

- e. Ensure comprehensive parking lot area surveillance camera coverage/capture. Show overlapping sight "cones".
- f. (Multi-residential or commercial office only) Parking spaces should be clearly and individually marked and assigned for owners/ authorized guests use only. (In the case of a retail, restaurant or like business this is optional)

Understood, thank you.

- g. (Multi-residential or commercial only) Post signage in parking areas forbidding vehicles other than owner's/ authorized guests to park and loiter in private parking lot.

Understood, thank you.

- h. (Multi-residential or commercial only) Post towing sign and enforce tow away policy consistently concerning illegally parked or abandoned vehicles.

Understood, thank you.

8. Electronic Surveillance - Security Strengthening

- a. Ensure electronic surveillance cameras and monitors are strategically located for maximum active and passive observation. Show sight "cones" indicating comprehensive coverage.
- b. Ensure all cameras are strategically placed so they will not be obstructed by the growth of existing or installation of future landscaping.
- c. Ensure lighting placement will enhance rather than conflict with camera placement. Avoid placing a light that would concentrate light directly into a camera lens thereby causing interference in operational efficiency.

- d. Security cameras must fully view all parking areas, building entrances and pedestrian paths to travel along the building perimeters.

- e. Any potentially vulnerable areas that cannot be observed through Natural Surveillance must be covered by electronic surveillance monitoring.

- f. Ensure video surveillance at all exterior building entrances. Include an audible/ video intercom/call system.

- g. Install motion activated security cameras on the perimeter boundaries, and the parking areas, and activity areas such as exterior amenity areas.
- h. Install video surveillance along the exterior of the property perimeter adjacent to sidewalks and streets that are used by residents to deter criminal activities such as burglary, auto-theft, robbery, sexual assault & battery, etc.

Understood, thank you.

9. Miscellaneous: CPTED & Security Strengthening

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

Understood, thank you.

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

Understood, thank you.

- c. Any blind areas not covered by security cameras, including shared interior hallways (if any), or pathways of the resident housing for example, must have corner security mirrors installed to assist in visibility around blind spot corners to deter/ prevent concealment/ ambush opportunities.

Understood, thank you.

- d. Costly equipment such as ground floor exterior air conditioning units (if any) must be clearly and permanently marked with serial numbers and images of equipment and serial stored for criminal investigation. This information must be readily available in the event of a theft or burglary to help law enforcement investigators to quickly track and recover the stolen items. The equipment must be secured robustly to deter/ prevent theft.

Understood, thank you. All units placed on the roof.

- e. Place bike storage racks (if any) in areas of convenience with maximum Natural and Electronic Security Surveillance.

Bike storage is provided in a secure area within the garage.

- f. Install anti-vehicular impact traffic safety bollards and/ or large heavy planters along front pedestrian entrance and exit areas to prevent serious vehicle intrusion accidents/ incidents.

The pedestrian area is many feet away from any traffic lanes.

DRC
PZ21-12000020
7/21/2021

10. Provide an Emergency Access Method/ System to Law Enforcement as we do not have access to a Fire Rescue Knox Box in the event of a law enforcement/ criminal incident inside the facility. To ensure unimpeded emergency access to a Sheriff's Office Emergency Response, the entry access system must be able to dial 911 for emergency alert and access. Install a telephone/ video intercom paging safety and security access control system at the normal entry/ exit doors/ or security gate. Include an emergency alert/ alarm in the event of any emergency for example a forced entry intruder/ robber/ or a walk- or drive-up medical emergency event just outside the door.

Understood, thank you.

QUICK Summary of several of Our Concerns

1. The services of an independent, and highly experienced, qualified and certified Security Crime Prevention/ CPTED Consultant are highly recommended to achieve and maintain objective credible security review integrity, and to expedite processing.
2. BSO Trespass Signage - strategic placement is essential to be effective versus just convenience placement
3. Security features such as cameras, lights, trespass signs, etc., must be placed keeping that current and future landscaping placement always primarily in mind so that there will not be future critical conflicts causing obstructions of any security features
4. Must include language that clearly addresses and illustrates that lighting will be tamper & vandal proof, and specifically that security lighting will be placed ensuring that any potential concealment or ambush points will be eliminated
5. Details of any burglar alarms or other security devices or alerts must be included
6. Any dumpster security details or items must be included
7. Parking lot must have surveillance to the perimeter lines of the entire facility
8. Any electric power or water service that is publicly accessible must have security features such as a secure internal shut off or robust security locks.

Understood, thank you. These concerns have been responded to in the comments issued in the previous pages of this comment sheet. Please refer to drawing 020 CPTED Security Plan, drawings 004 to 010 (Sheets A-1 to A-7), and drawing 003 (Sheet SP-1).

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com

Review Complete Resubmittal Required

1. Please note that additional comments may be forthcoming contingent upon future submittals to the F&M and/or D&C review process.

...all applicable permits shall be submitted at the time of building permit review.

2. As noted prior, please submit sedimentation and erosion control plan for the proposed private and public right-of-way work.

12 of 14

PZ21-12000020

7/21/2021

PZ21-12000020

9/15/2021

Erosion and Sediment Control Plan has been included (See Sheet-CG-101).

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

Copies of all applicable permits shall be submitted at the time of building permit review.

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

Comment acknowledged. Copies of all applicable permits shall be submitted at the time of building permit review.

5. As noted prior, please indicate the total consumptive use of water demand for the project in (GPD) gallons per-day.

The water and sanitary flow calculations are included (See Sheet CU-101).

6. As noted prior, please indicate the total wastewater discharge for the project in (GPD) gallons per- day.

The water and sanitary flow calculations are included (See Sheet CU-101).

7. As noted prior, civil plan 019 CU-101 Water & Sewer Plan proposes to core drill into terminal sewer manhole. The subject plan must state that manhole shall be sewer coated and the bench reworked to accommodate the new flow. The City utility atlas indicates that an existing sewer lateral is located just before the manhole. Please show the service as utilized or to be abandoned as per City specification.

Note for the cored manhole has been added (See Sheet CU-101).

8. As noted prior, civil plan 019 CU-101 Water & Sewer Plan must state any unutilized water/sewer service must be retired at the main as per City specification.

Notes for the existing water and/ or sewer not utilized connection to the subject lot have been included (See Sheet CU-101).

9. As noted prior, civil plan 019 CU-101 Water & Sewer Plan does not state the size of the proposed domestic water and dedicated fire service. Please correct.

Water and fire service size have been added (See Sheet CU-101).

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

Understood, thank you.

11. As noted prior, please note on #013 LP-101 Landscape Plan that as per City Ordinance(s) 50.02(A) and 50.035(E), street trees shall not be placed on top of or 5' of either side of any City owned or controlled structure. Also, please note that no trees, shrubbery or

12 of 14

DRC
PZ21-12000020
7/21/2021

PZ21-12000020
9/15/2021

obstruction shall be placed within a 3' radius of a City owned sewer lateral cleanout or water &/or reuse meter.

The notes have been added to the Landscape Plans.

12. Please attach the following 2019 City Engineering Standard Details as they apply: 102-1 Valve Box Settings, 103-1 Gate or Valve Plug Settings, 104-1 Filling and Flushing Connection, 106-1 Backflow Preventer, 107-1 Typical 1" Water Service, 107-2 Typical 2" Water Service, 115-1 Underground Valve Identification Marker, 121-1 Min. Horizontal Separation for Potable water, 122-1 Utility Crossing, 122- 2 Potable Water Supply Notes, 122-3 Potable Water Supply Notes, 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 202-1 Adjustable Repair Coupling Notes, 203-1 Trench Backfill, Bedding Class A, B, 203-2 Trench Backfill, Bedding Class C, 203-3 Trench Backfill, Bedding Notes, 203-4 Trench Backfill, Bedding Notes, 206-1 Typical Conflict (Sewer), 207-1 Sewer Pipe Identification, 208-1 Pipe and Marker Balls Location, 210- 1 Sewer Box and Cover Non Traffic, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 211-1 Traffic Related Sewer Frame & Cover, 212-1 Manhole Coupling, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

City of Pompano Beach Standard Details have been included. (See Sheets CP-501, CP-502, CU-501, CU-502, CU-503 and CU-504).

Thank you for your consideration. We respectfully request approval of the Minor Site Plan as justified above.

Please do not hesitate to contact me with any questions.



Paola A. West, ISA-CA, CFM
Land Planner

DRC
PZ21-12000020
7/21/2021

DRC
PZ21-12000020
9/15/2021