

Date: 8/15/2021

CITY OF POMPANO BEACH

ADDRESS: 504 S OCEAN BLVD ADDITION TO RESIDENTIAL UNIT # 4

Project: MINOR SITE PLAN

P& Z # : 21-12000018

ENGINEERING DEPARTMENT

David McGirr | david.mcgirr@copbfl.com Review Complete Pending Development Order

The following comments must be addressed prior to the submission of these plans to the Building Division for formal plan review and permitting:

1. 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

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

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

**** 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. ****

Response: Comment acknowledged and will be addressed during the permitting process.

FIRE DEPARTMENT

Jim Galloway | jim.galloway@copbfl.com

Review Complete Resubmittal Required

1. Fire hydrant flow test required for all new structures; Minimum required fire hydrant flow is 1000 GPM at 20psi. (NFPA 1, 2018ed chapter 18).

Response: Fire flow test has been scheduled and results will be provided upon receipt under separate transmittal.

2. 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.

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Response: See revised Civil plans for location of existing water mains, fire hydrants etc.

3. 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: Comment acknowledged and will be addressed based on fire flow test results.

4. Must follow NFPA 101-2018 ed chapter 43 Building Rehabilitation. Building may required fire sprinklers.
Response: Comment acknowledged.

5. Additional egress stairs will be required to meet proposed travel distances for upper floors and roof deck access.
Response: Addressed by project Architect.

UTILITIES

Nathaniel Watson | nathaniel.watson@copbfl.com Review Complete Pending Development Order

1. Please note that additional comments may be forth coming contingent upon future submittals to the PAM and/or DRC review process.
2. Please procure an approved Broward County EPD Surface Water Management permit or exemption for the proposed site work. Applicable during official Bldg. permit submittal. Please exercise best management practices with regard to protection of existing and proposed storm water systems.
3. Please submit a sedimentation and erosion control plan.
4. Civil plans 002 CP Civil must show the proposed City accessible sewer lateral boxed just behind the recorded property line.
5. Please note on Civil plans 002 CP Civil that any existing unutilized water and/or sewer connection to the lot shall be terminated at the respective main as per City specification.
6. Please note on Landscape Plan 010 LA Landscape that as per City Ordinance(s) §50.02(A) (4) and §100.35(E), street trees or proposed trees or landscaping located within utility easements shall not be placed on top of or 5' of either side of any City owned utility infrastructure. 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.
7. Please attach the following 2019 City Engineering Standard details as they apply: 200-1 Service Laterals with Risers, 200-2 Shallow Service Laterals, 201-1 Gravity Sewer Laterals, 201-2 WYE Gravity Sewer Saddle, 210-2 Sewer Box and Cover Traffic, 210-3 Sewer Box and Cover Heavy Traffic, 315-1 Typical Screen For Utilities, 316-1 Required Tree Locations.

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Response: Comment acknowledged and will be addressed during the permitting process.

Thanks



Clifford R. Loutan, P.E.

Principal

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