

# PROPOSED IMPROVEMENTS FOR: PEMBROKE PINES MEDICAL CENTER

8100 JOHNSON STREET  
PEMBROKE PINES, FL 33024

PARCEL ID NUMBER: 5141 16 24 0020

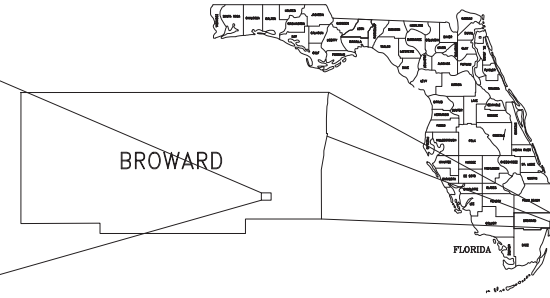
## LEGAL DESCRIPTION:

PARCEL B, UNIVERSITY-JOHNSON PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, PAGES(a) 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## GENERAL STATEMENT:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A #8,213 SQFT MEDICAL FACILITY WITH ALL ASSOCIATED PARKING AND INFRASTRUCTURE, ON VACANT LAND.

SECTION 16, TOWNSHIP 51 SOUTH, RANGE 41 EAST



**SITE LOCATION MAP**  
NOT TO SCALE

## DIRECTIONS TO PROJECT SITE:

FROM I-75 TAKE EXIT 9 FOR STATE ROAD 820 (PINES BLVD) EAST TOWARDS PEMBROKE PINES FOR A DISTANCE OF 1.76 MILES. TURN LEFT ONTO STATE ROAD 823 (S FLAMINGO ROAD) AND FOLLOW FOR A DISTANCE OF 0.5 MILES. TURN RIGHT ONTO JOHNSON STREET AND FOLLOW FOR A DISTANCE OF 4.0 MILES. THE SITE WILL BE ON THE SOUTH SIDE OF THE ROAD.

## OWNER:

JOHNUNI, LLC  
2501 E COMMERCIAL BOULEVARD  
SUITE 205  
FORT LAUDERDALE, FL 33308

## DEVELOPER:

ADI DEVELOPMENT  
1491 CAPE SABLE DR.  
MELBOURNE, FL 32940  
(321) 527-9725

## CONTACTS:

**WATER & WASTEWATER**  
CITY OF PEMBROKE PINES  
8300 S PALM DRIVE  
PEMBROKE PINES, FL - 33025  
PHONE: (954) 918-9040

**STORM WATER**  
SOUTH BROWARD DRAINAGE DISTRICT  
6591 SW 160TH AVENUE  
SOUTHWEST RANCHES, FL 33331  
PHONE: (954) 680-3337

SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD)  
3301 GUN CLUB ROAD  
WEST PALM BEACH, FL - 33406  
PHONE: (561) 686-8800

**ELECTRIC**  
FLORIDA POWER & LIGHT  
USIC DISPATCH  
PHONE: (800) 778-9140

**PHOTOMETRIC:**  
CHEHA YEB & ASSOCIATES, INC  
3702 AZEELE STREET  
TAMPA, FL 33609  
PHONE: (813) 876-1415

**ARCHITECT:**  
DOUGLAS C MCNAB  
8148 OLD FEDERAL ROAD  
MONTGOMERY, AL 35117  
PHONE: (334) 271-3015

**LAND SURVEYOR:**  
BOWMAN CONSULTING  
DEREK ZEMAN  
4450 W. EAU GALLIE BLVD.  
SUITE 232  
MELBOURNE, FL 32934  
PHONE: (321) 255-5434

**CIVIL ENGINEER:**  
BOWMAN CONSULTING  
ENGINEER OF RECORD:  
ANDREW J. PETERSEN  
4450 W. EAU GALLIE BLVD.  
SUITE 232  
MELBOURNE, FL 32934  
PHONE: (321) 255-5434

**LANDSCAPE ARCHITECT:**  
JEFFREY W. SMITH, RLA  
900 EAST OCEAN BOULEVARD  
SUITE 130D  
STUART, FL 34994

Sheet List Table	
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## BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND ARE BASED UPON THE FOLLOWING BROWARD COUNTY BENCHMARK:

\*1512\*, SQUARE OUT IN CONCRETE SIDEWALK; ELEVATION = 7.39' (NGVD 29)

## FLOOD NOTE:

THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (0.2% ANNUAL CHANCE FLOOD HAZARD) AND "AE" (1% ANNUAL CHANCE FLOOD HAZARD) BY THE FEDERAL MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBERS 12011C0563A AND 12011C0545H, DATED AUGUST 18, 2014, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

**Bowman**  
CONSULTING

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COVER SHEET  
PEMBROKE PINES MEDICAL CENTER  
8100 JOHNSON ST  
PEMBROKE PINES, FL 33024  
CITY OF PEMBROKE PINES  
BROWARD COUNTY



ANDREW J. PETERSEN  
LICENSE NO. 75493  
10/25/2017

PLAN STATUS

DATE	DESCRIPTION
ALW	ALW AUP
DESIGN	DESIGN DRAWN CHKD
SCALE	NONE
JOB NO.	008916-01-002
DATE	10/25/2017
FILE	10-25-2017-002

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ALW	ALW AUP
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SCALE	NONE
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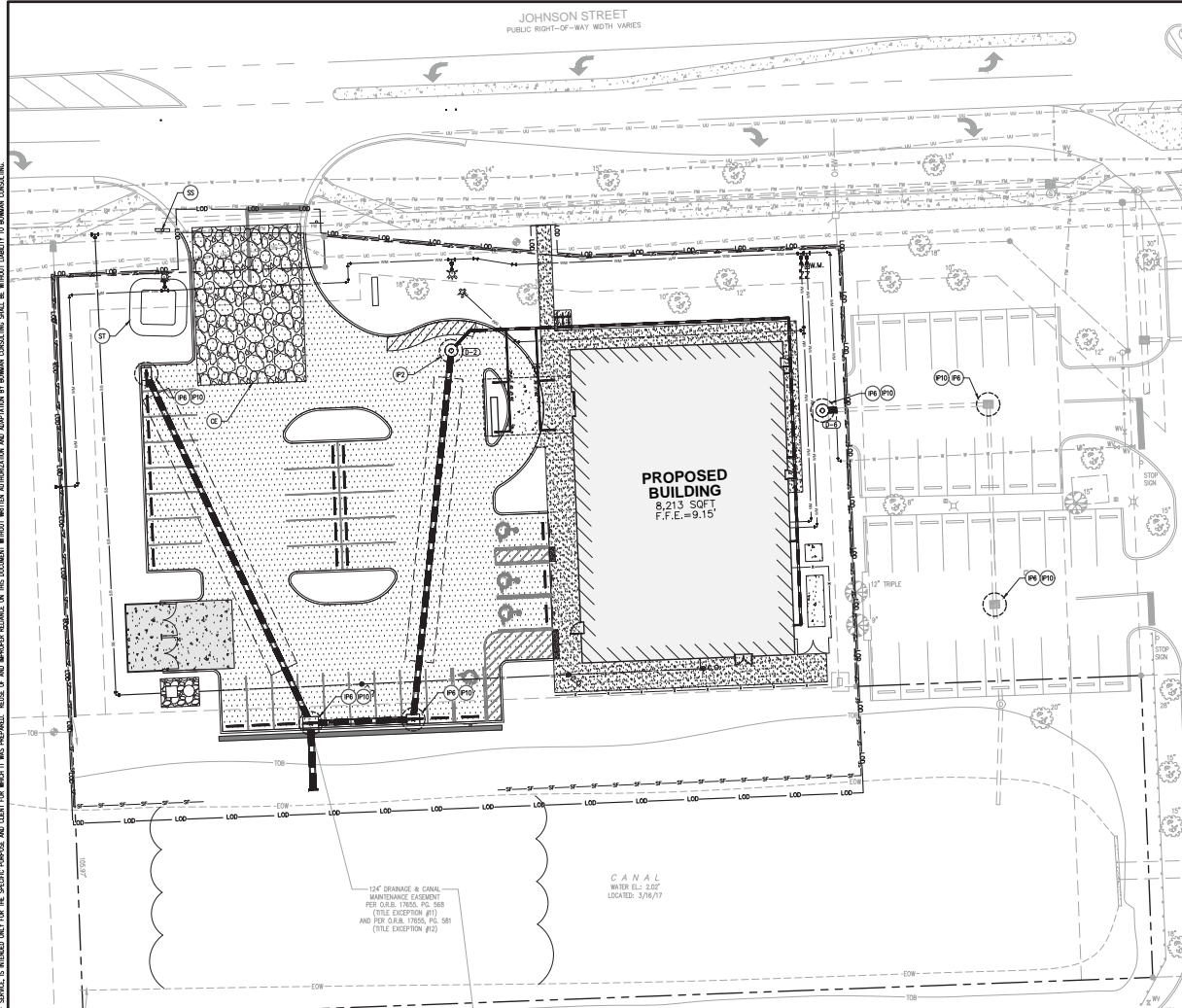
SHEET C0



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### EXISTING LEGEND

A	ARC LENGTH OF CURVE
B	BATCH NUMBER
(C)	CALCULATED DATA
CH	CHORD OF CURVE
CM	CONCRETE MONUMENT
CO	CLEAN CUT
CS	CONCRETE BLOCK STRUCTURE
CP	CONCRETE CURB POLE
CHH	COMMUNICATIONS HAND HOLE
CHN	CHUNK RETENTION NUMBER
CLF	CHAIN LINK FENCE
CLP	CONCRETE LIGHT POLE
CP	CONCRETE POWER POLE
CSB	COMMUNICATIONS REBAR BOX
CONC	CONCRETE
(D)	DEED DATA
DS	DORSER
DAL	DIAMETER
DNE	DO NOT ENTER
EL	ELEVATION
EM	ELECTRICAL METER
ET	ELECTRICAL TRANSFORMER
ESP	ELECTRICAL CONTROL PANEL
EMH	ELECTRICAL HAND HOLE
EMW	EDGE OF WALK
FM	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
EM	ENCLOSURE
FEC	FRENCH DRAIN COLLECTION
FR	FOUND RISK ROD
FP	FOUND RISK PIPE
FRD	FLORIDA DEPARTMENT OF TRANSPORTATION
GA	GAS METER
GM	GAS METER
HCS	HANDICAP SIGN
HEPE	HIGH DENSITY POLYETHYLENE PIPE
IC	IDENTIFICATION
ICV	IRRIGATION CONTROL VALVE
IN	INVERT
MON	MONITOR WELL
MS	METAL SIGN SECTION
MLP	METAL LIGHT POLE
(M)	MEASURED DATA
MS	MANHOLE & DISK
NPS	NO PARKING SIGN
NNO	NATIONAL GEODETIC VERTICAL DATUM
ORA	OFFICIAL RECORDS BOOK
(P)	PLAT DATA
PL	PLAT BOOK
PA	PAGE
PC	PAVE
PED	PEDESTRIAN
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS OF CURVE
R	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SR	STATE ROAD
SV	SEWER VALVE
OS	SET IRON ROD WITH CAP
TB	TOP OF BANK
TR	TRIPLE
TM	TYPICAL
WM	WATER METER
WV	WATER VALVE
WP	WOOD POWER POLE
WOP	WATER OPTIC MARKER
SMW	SMARTWAY MARKER
SI	STORM INLET
SM	STORM MANHOLE
SN	SIGN
TMH	TELEPHONE MANHOLE
SMH	STORM SIGNAL HAND HOLE
---	BOUNDARY LINE
---	PROPOSED STORM PIPE
---	HEAVY-DUTY CONCRETE PAVEMENT
---	STANDARD DUTY CONCRETE PAVEMENT
---	COLORS BLACK
---	6" THICK CONCRETE SIDEWALK
---	STANDARD DUTY ASPHALT
---	CONSTRUCTION ENTRANCE
---	SPOT ELEVATION

- ### EROSION AND SEDIMENT CONTROL NOTES
- THE STORMWATER POLLUTION PREVENTION PLAN IS COMPRISED OF DRAWING ESI AND ESI2 (STANDARD DETAILS), PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
  - ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (GENERIC PERMIT (NPDES PERMIT)) AND BECOME FAMILIAR WITH THEIR CONTENTS.
  - CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
  - BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
  - PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLAND SHALL BE MAINTAINED ON SITE AT ALL TIMES.
  - CONTRACTOR SHALL MAINTAIN CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
  - GENERAL CONTRACTOR SHALL DEMONSTRATE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
  - ALL WASH WATER, CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC. SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
  - SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION ROOMS SHALL BE MAINTAINED ON SITE AND READILY AVAILABLE TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
  - DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
  - RUBBISH, TRASH, CARBAGE, LITTER OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
  - ALL STORMWATER POLLUTION PREVENTION MEASURES PRESENTED ON THESE DRAWINGS, AND/OR IN THE STORMWATER POLLUTION PREVENTION PLAN SHALL BE INSTALLED AS SOON AS PRACTICABLE.
  - ALL DENIZED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE, MUST BE STABILIZED TEMPORARILY WITH THE USE OF FAST-GERMINATING ANNUAL GRASS/GRASS MIXTURES, STRAW/MY MULCH, WOOD CELLULOSE FIBERS, TACKPAPER, NETTING OR BLANKETS AS SHOWN ON THESE DRAWINGS.
  - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEED, SOILED, AND/OR VEGETATED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND LANDSCAPE PLAN.
  - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND THAT THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE INGRESS/EGRESS LOCATIONS AS PROVIDED.
  - ALL MATERIALS SPILLED, CHIPPED, MASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAIN MUST BE REMOVED IMMEDIATELY.
  - CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM WETLAND DRAINAGE SYSTEM IN CONNECTION WITH THE STABILIZATION OF THE SITE. CONTRACTOR SHALL ALLOW SUFFICIENT TIME FOR STABILIZATION PRIOR TO CERTIFICATION.
  - ON-SITE A OFF-SITE SOIL STOPPAGES AND BARRIERS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOPPAGES AND BARRIERS AREA LOCATIONS SHALL BE NOTED ON THESE DRAWINGS. STOPPAGES AND BARRIERS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND THROUGHOUT THE LIFE OF THE PROJECT. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
  - DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
  - SEE SITE PLAN FOR PERMANENT AND TEMPORARY SIGNAGE.
  - GENERAL CONTRACTOR IS TO DESIGNATE IDENTIFY AREAS ON THESE DRAWINGS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WHITE DISPOSAL AND DELIVERY MATERIAL STORAGE.
  - CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SCHEDULING SHOWN ON THESE PLANS. NO UNNECESSARY OR IMPROPERLY SCHEDULED CLEARING AND/OR GRADING SHALL BE PERMITTED.
  - CONTRACTOR SHALL APPLY EROSION CONTROL BLANKETS TO ALL SLOPES 3:1 OR STEEPER.
  - ALL STORM WATER POLLUTION PREVENTIVE MEASURES SHALL BE CONSISTENT WITH FOOT EROSION AND SEDIMENT CONTROL MANUAL.

- ### CONSTRUCTION SEQUENCE
- CONDUCT PRE-CONSTRUCTION MEETING WITH THE CITY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
  - INSTALL STABILIZED CONSTRUCTION DIRT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
  - INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
  - PREPARE TEMPORARY PARKING AND STORAGE AREAS.
  - INSTALL INLET PROTECTION, SILT DIKES, AND SILT FENCE ON THE SITE AS SHOWN WITH THE CONSTRUCTION LIMITS AND AS REQUIRED FOR THE WORK BEING PERFORMED.
  - DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
  - BEGIN GRADING THE SITE.
  - BEGIN CONSTRUCTION OF UTILITIES.
  - BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
  - BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
  - COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
  - COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
  - OBTAIN CONCURRENCE FROM THE OWNER AND THE CITY THAT THE SITE HAS BEEN FULLY STABILIZED.
  - REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
  - STABILIZE ALL AREAS DISTURBED BY BMP INSTALLATION.
- CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.
- THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PROGRESS AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

- ### BMP MAINTENANCE NOTES
- ALL MEASURES STATED ON THESE DRAWINGS, AND/OR IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETRIORATION.
  - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEED AS NEEDED.
  - SILT FENCES AND DIVERSION DICES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITION IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
  - THE CONSTRUCTION SITES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING ON THE FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
  - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
  - OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
- PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. ANY DEBRIS AND/OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE REMOVED IMMEDIATELY BY A METHOD OTHER THAN FLOWING.
- DISTURBED AREA**  
75,615.5 SF  
(1.74 AC)



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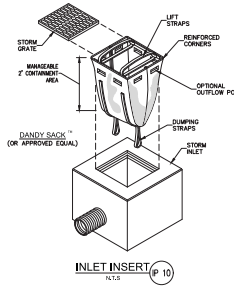
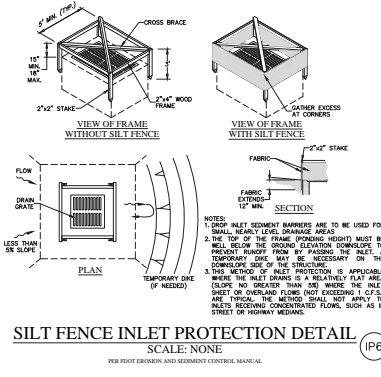
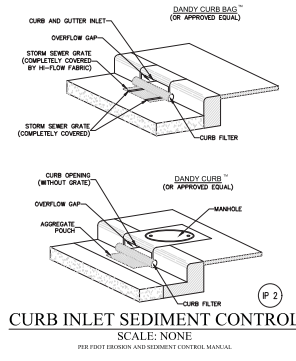
**EROSION CONTROL PLAN**  
**PEMBROKE PINES MEDICAL CENTER**  
8100 JOHNSON ST  
PEMBROKE PINES, FL 33024  
CITY OF PEMBROKE PINES

**ANDREW J. PETERSEN**  
FLORIDA PROFESSIONAL ENGINEER  
LICENSE NO. 75493  
10/25/2017  
PLAN STATUS

DATE	DESCRIPTION
10/25/2017	ALW ALW AUP DESIGN DRAWN CHKD
10/25/2017	SCALE 1" = 20'
JOB NO. 008916-01-002	
DATE 10/25/2017	
FILE	

**GRAPHIC SCALE**  
0 10' 20' 40'  
( IN FEET )  
SCALE: 1" = 20'

**SHEET ES1.0**

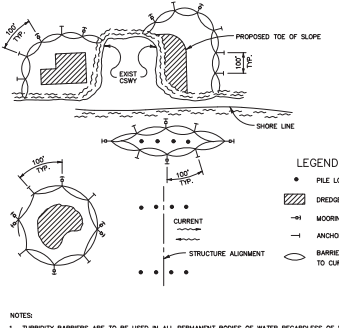
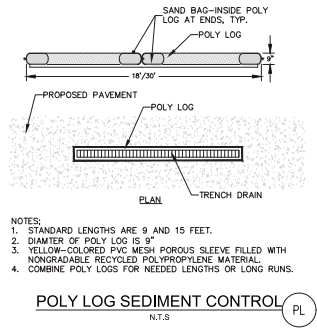
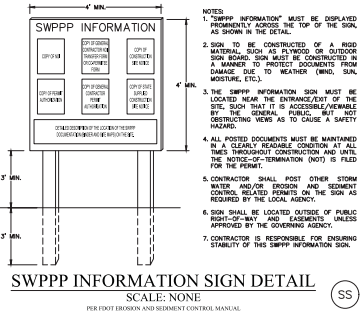
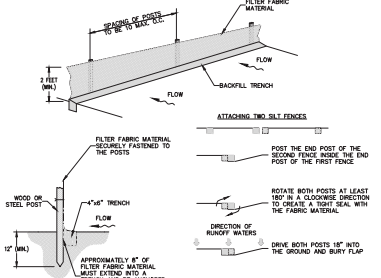
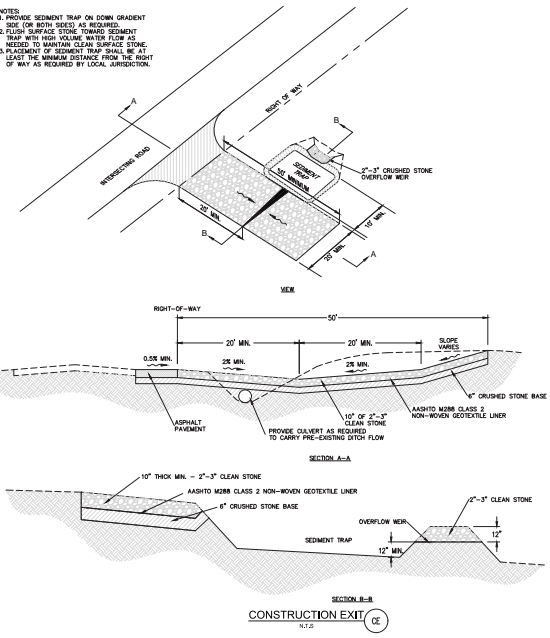


LOW TO MODERATE FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	300 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PERMEABILITY	ASTM D-5708	100 GFS
MULLIN BURST	ASTM D-4832	120 LBS
TRAPRESSURE RESIST	ASTM D-4832	40 LBS
APPEARANCE OPENING SIZE	ASTM D-4791	40 US SEIVE
FLOOR RATE	ASTM D-4841	40 GALS/100 SQ. FT.
PERMITTIVITY	ASTM D-4841	0.05 SEC.

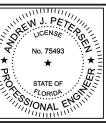
MODERATE TO HIGH FLOW GEOTEXTILE FABRIC SPECIFICATION TABLE		
PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D-4832	280 LBS
GRAB TENSILE ELONGATION	ASTM D-4832	20 %
PERMEABILITY	ASTM D-5708	100 GFS
MULLIN BURST	ASTM D-4832	40 LBS
TRAPRESSURE RESIST	ASTM D-4832	40 LBS
APPEARANCE OPENING SIZE	ASTM D-4791	20 US SEIVE
FLOOR RATE	ASTM D-4841	200 GALS/100 SQ. FT.
PERMITTIVITY	ASTM D-4841	1.5 SEC. -1

- NOTES:  
 1. FOR TEMPORARY USE TO CAPTURE LARGER DIAMETER SEDIMENTS.  
 2. THIS SHALL BE FILLED BY THE ONLY SEDIMENT CONTAINMENT SYSTEM OR EXISTING EQUIPMENT IN THE SPECIFICATION TABLE THAT MEETS ALL OF THE ABOVE REQUIREMENTS.  
 3. AN O.L. ADJUSTMENT PAD OR FILLow CAN BE PURCHASED WHEN O.L. SIZES ARE A CONSIDER.  
 4. RESPECT PER REGULATORY REQUIREMENTS.



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**EROSION CONTROL DETAILS**  
**PEMBROKE PINES MEDICAL CENTER**  
 8100 JOHNSON ST  
 PEMBROKE PINES, FL 33024  
 CITY OF PEMBROKE PINES

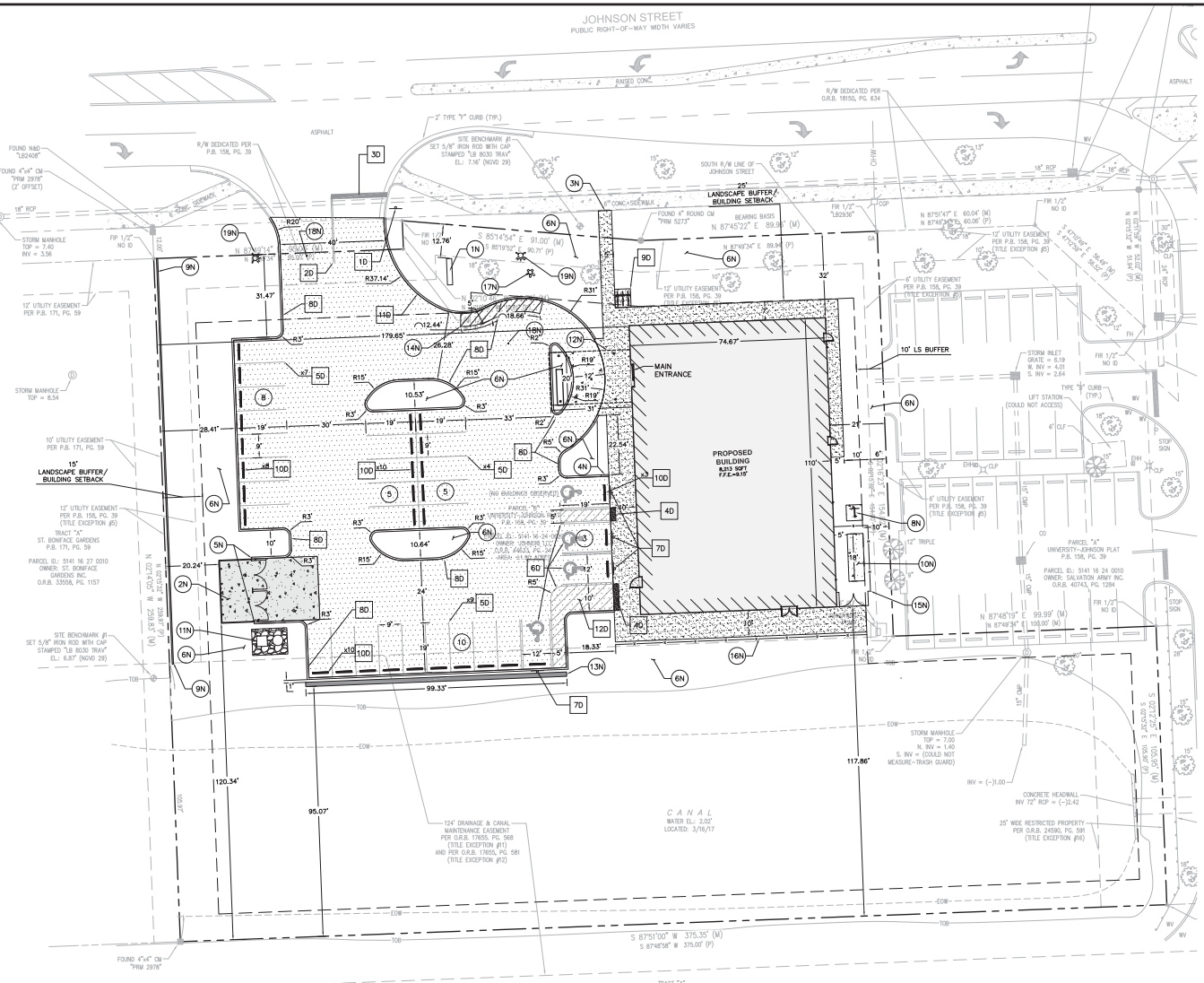


ANDREW J. PETERSEN  
 LICENSE NO. 75493  
 10/25/2017  
 PLAN STATUS

DATE	DESCRIPTION	BY
10/25/2017	ALW	ALW
	DESIGN	ALW
	DRAWN	AJP
	SCALE	CHKD
JOB No. 008916-01-002		
DATE 10/25/2017		
FILE \\008916-01-002-03-ES1.0-ESP.dwg		
SHEET ES2.0		



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- DETAILS**
- 10 30" x 36" STOP SIGN PER MUTCD STANDARD R1-1
  - 20 DOUBLE SOLID YELLOW LINE STRIPE PER FOOT STANDARD INDEX 17346
  - 30 24" WIDE WHITE THERMO PLASTIC STOP BAR, PER FOOT STANDARD INDEX 17346
  - 40 24" CURB RAMP PER FOOT INDEX 304
  - 50 4" WHITE PARKING LOT STRIPING
  - 60 ADA PARKING STRIPING PER CITY OF PEMBROKE PINES DETAIL R-33, SHEET 02.0
  - 70 ADA SIGN PER CITY OF PEMBROKE PINES DETAIL R-32, SHEET 02.0
  - 80 10" CURB PER FOOT INDEX 300, SHEET 07.0
  - 90 BMS RACK SEE DETAIL SHEET J1
  - 100 WELLSITE PER FOOT INDEX 300
  - 110 5" x 1.25" FIRE LINE
  - 120 10' ADA ACCESSIBLE PARKING AISLE, PER CITY OF PEMBROKE PINES DETAIL R-30, SHEET 02.0
- NOTES**
- 1N MONUMENT SIGN (PER SIGN PLANS)
  - 2N QUARTERED ENVELOPE, TOP SIGN PLANS, COLOR & FINISH SHALL MATCH BUILDING
  - 3N CONNECT TO EXISTING SIGNALMA, SAW CUT AT NEAREST EXPANSION JOINT MATCH EXISTING ELEVATIONS
  - 4N END CURB
  - 5N LANDSCAPE AREA (SEE LANDSCAPE PLANS)
  - 6N SITE LIGHTING (SEE LIGHTING PLANS)
  - 7N IF "I" ELECTRICAL TRANSFORMER PAD
  - 8N IF SPACER WALL, SEE ARCHITECTURAL PLANS FOR DETAILS
  - 9N 4" x 1/2" OPERATOR PAD
  - 10N LIFT STATION, SEE DETAIL SHEET 04.0
  - 11N QUADRANT, SEE DETAIL SHEET 04.0
  - 12N FIRE LANE, SEE DETAIL SHEET 01.1
  - 13N OPERATOR ENVELOPE, IF CHAIN LINK FENCE TO BE CONSTRUCTED BY OTHERS
  - 14N IF CHAIN LINK FENCE, TO BE CONSTRUCTED BY OTHERS
  - 15N FIRE DEPARTMENT CONNECTION
  - 16N BLUE ROAD REFLECTOR
  - 17N FIRE HYDRANT (PROPOSED)
- LEGEND**
- HEAVY DUTY CONCRETE PAVEMENT
  - STANDARD DUTY ASPHALT PAVEMENT
  - CONCRETE SIDEWALK

**GENERAL SITE NOTES**

- ALL 90° PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB, ANGLE PARKING AS SHOWN.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING GROUP, DATED 4/2/07 FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
- A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
- THE CITY OF PEMBROKE PINES SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE FOOT DESIGN STANDARDS (600 SERIES) AND THE LATEST OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA, AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINOR SEPARATION OF UTILITIES AS CROWN BY EACH, ADJACENT TO THE PROPERTY, IN CONCORDANCE WITH THE FOREKNOTTED ORDINA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR IDENTIFICATION OF CONSTRUCTION.
- ANY EXISTING UTILITIES IN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTY, IN CONCORDANCE OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING MARKINGS AND SIGNS SHALL CONFORM TO "BROWARD COUNTY TRAFFIC ENGINEERING DESIGN STANDARDS" (CTED) AND "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) STANDARDS.
- ALL EXISTING MARKINGS SHALL BE 6" THERMOPLASTIC. EXCEPT FOR THE BICED STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE 4" WHITE REFLECTORIZED PAINT MEETING THE BICED STANDARDS.
- ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESSIBLE SIDEWALK CURB RAMPS, RAMPS AND ACCESSIBLE RISES MUST BE ADA COMPLIANT PER FLORIDA BUILDING CODE, 19TH EDITION, ACCESSIBILITY.
- ALL SIDEWALK CURB RAMPS 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, INDEX NO. 304.
- PARKING SPALL WITH DIMENSION MEASURED FROM CENTRELINE OF STRIP MARKINGS.
- NO OFFSITE IMPROVEMENTS ARE PROPOSED.

**SITE DATA**

CURRENT LAND USE CLASSIFICATION: VACANT  
 CURRENT ZONING CLASSIFICATION: SF-24  
 CURRENT LOCAL JURISDICTION: CITY OF PEMBROKE PINES  
 OVERLAY DISTRICT: N/A  
 FLOOD ZONE CLASSIFICATION: ZONE X

DIRECTION	PROPERTY USE	CURRENT LAND USE AND ZONING	FUTURE LAND USE AND ZONING
EAST	RETAIL	COMMERCIAL	C
SOUTH	SHOPPING CENTER	COMMERCIAL	C
WEST	APARTMENT COMPLEX	COMMERCIAL	M
NORTH	SINGLE FAMILY RESIDENTIAL	RESIDENTIAL	L-4

**BUILDING SETBACKS REQUIRED:**

DIRECTION	REQUIRED SETBACK	PROVIDED BUILDING SETBACK	REQUIRED LANDSCAPE BUFFER	PROVIDED LANDSCAPE BUFFER
FRONT (NORTH)	25'	32'	25'	25'
REAR (SOUTH)	10'	117.86'	0'	10'
SIDE (WEST)	100'	179.65'	50'	200'
SIDE (EAST)	0'	21'	10'	10'

**\*APPLYING FOR ALTERNATIVE BUFFER CONSIDERATION**

MAXIMUM BUILDING HEIGHT: 50'  
 BUILDING COVERAGE (FAR): 9.94%  
 GROSS BUILDING AREA: 8,213 S.F.

**SITE AREA CALCULATIONS**

TOTAL SITE AREA	82,625 SF (1.90 AC.) (100%)
IMPERVIOUS AREA	56,282 SF (1.29 AC.) (68.1%)
BUILDING	8,213 SF (0.19 AC.) (10.0%)
SIDEWALK/PAVEMENT	24,000 SF (0.54 AC.) (28.5%)
WET RETENTION POND	23,869 SF (0.54 AC.) (28.6%)
PERVIOUS AREA	26,342 SF (0.60 AC.) (31.9%)
OPEN SPACE	26,342 SF (0.60 AC.) (31.9%)

**PROPOSED PARKING DATA**

**REQUIRED PARKING SPACES:**

CRITERIA FOR NUMBER OF STALLS:  
 SPECIAL MEDICAL: (8,213 SF / 1,000) x 3.5 = 29 SPACES  
 TOTAL REQUIRED PARKING: = 29 SPACES

**PROVIDED PARKING SPACES:**

STANDARD SPACES 9'x11'  
 ACCESSIBLE SPACES 12'x19'  
 TOTAL PROVIDED PARKING SPACES: 29 SPACES

**PARKING NOTES**

PARKING SHOWN CONTAINS 90° PARKING SPACES.

**TYPICAL DIMENSIONS:**

PROPOSED DIMENSION, WIDTH: 9'  
 CITY OF PEMBROKE PINES REQUIRED DIMENSION: WIDTH: 10', 9'  
 PROPOSED DIMENSION, DEPTH: 19'  
 CITY OF PEMBROKE PINES REQUIRED DIMENSION: DEPTH: 20', 19'  
 PROPOSED TWO WAY AISLES: 24' x 30'  
 CITY OF PEMBROKE PINES REQUIRED TWO WAY AISLES: 24' MIN  
 PROPOSED DRIVEWAY DRIVE AISLES: 40'  
 CITY OF PEMBROKE PINES REQUIRED DRIVE AISLES: 20' MAX  
 \*DIMENSIONS TO BE APPROVED BY THE PLANNING AND ZONING BOARD

**GRAPHIC SCALE**

0 10' 20' 40'

( IN FEET )  
 SCALE: 1" = 20'

**DATE DESCRIPTION**

DATE	DESCRIPTION
ALW	ALW
DESIGN	DESIGN
CHKD	CHKD

SCALE: 1" = 20'  
 JOB NO. 0008916-01-002  
 DATE 11/13/2017  
 FILE 11/13/2017 11:13:20 AM

**SHEET C1.0**

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**SITE PLAN**

**PEMBROKE PINES MEDICAL CENTER**

8100 JOHNSON ST  
 PEMBROKE PINES, FL 33024

CITY OF PEMBROKE PINES

BROWARD COUNTY

ANDREW J. PETERSEN  
 LICENSE NO. 75493  
 11/13/2017  
 PLAN STATUS

DATE DESCRIPTION

ALW ALW AJP  
 DESIGN DRAWN CHKD

SCALE 1" = 20'

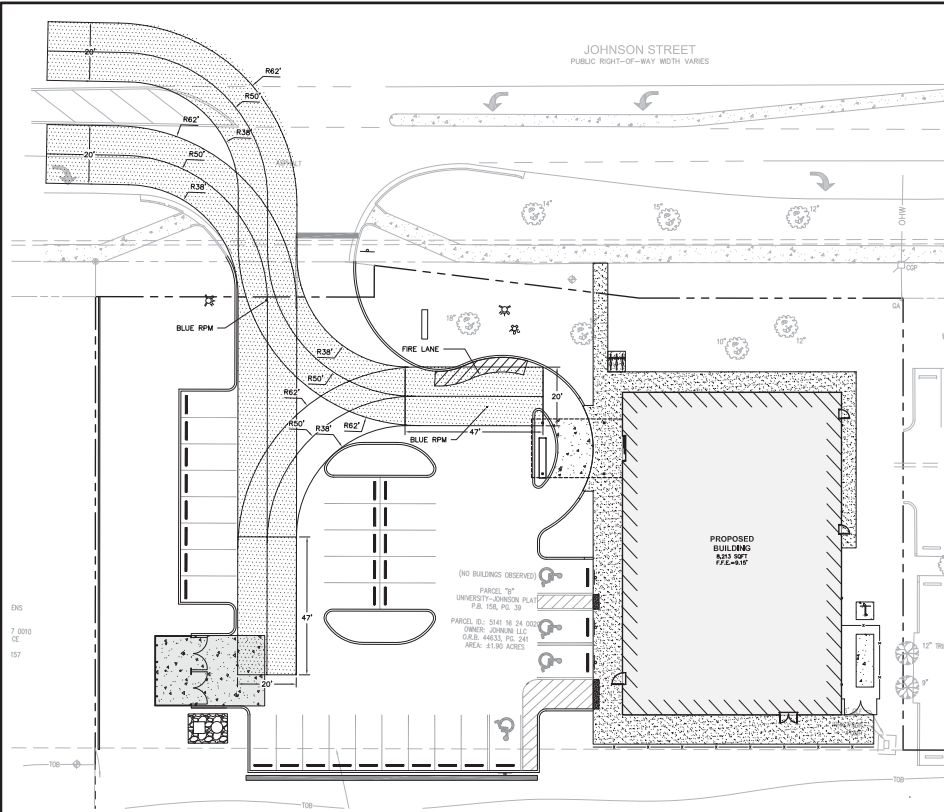
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DATE 11/13/2017

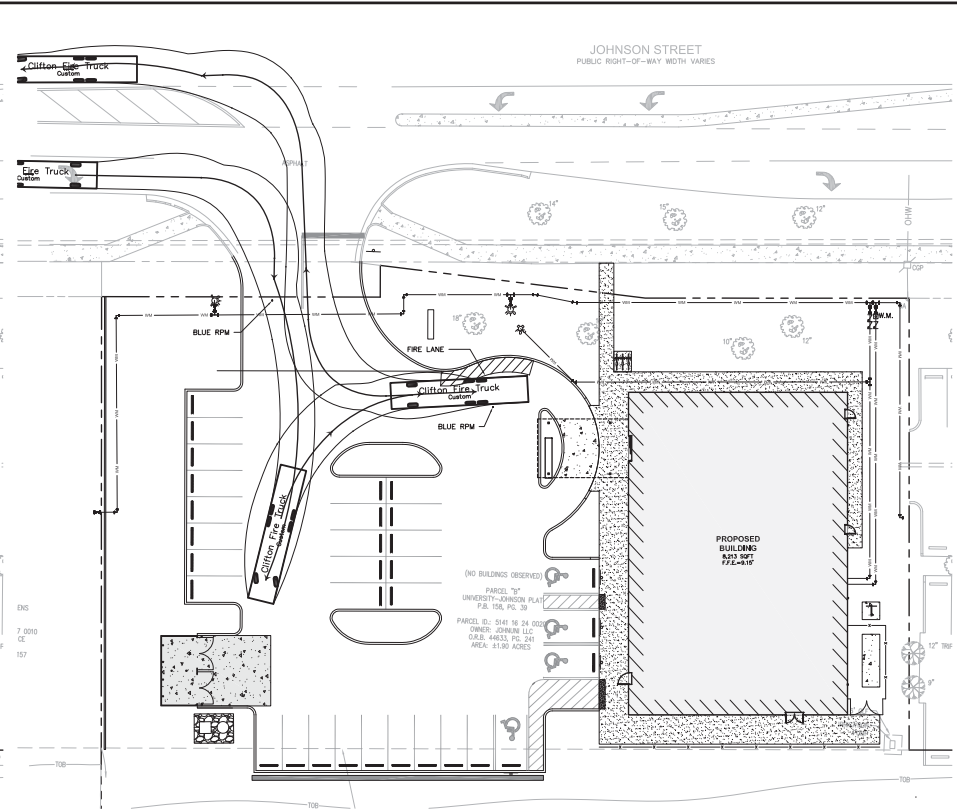
FILE 11/13/2017 11:13:20 AM

**SHEET C1.0**

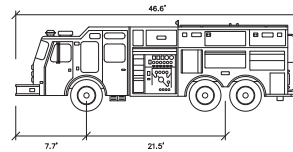
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**FIRE TRUCK ROUTE**  
**PER FIRE PREVENTION BUREAU**  
**SITE PLANNING GUIDE**  
 SCALE: 1"=20'



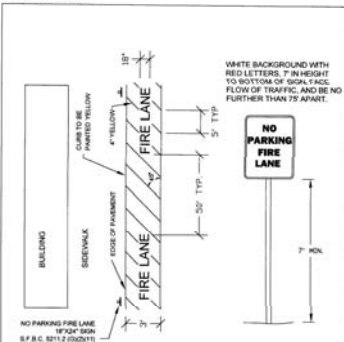
**FIRE TRUCK ROUTE**  
**AUTURN ANALYSIS**  
 SCALE: 1"=20'



- PUMPER FIRE TRUCK FT
- WIDTH : 8.50
  - TRACK : 8.50
  - LOCK TO LOCK TIME : 6.0
  - STEERING ANGLE : 37.8

**Details**

**Fire Lane Detail.**



NOTE: ALL PAVEMENT MARKINGS SHALL BE OF THERMOPLASTIC PAINT

CITY OF PEMBROKE PINES ENGINEERING DEPARTMENT	FIRE LANE REQUIREMENTS
STANDARD ROAD DETAIL	



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**AUTURN PLAN**  
**PEMBROKE PINES MEDICAL CENTER**  
 8100 JOHNSON ST  
 PEMBROKE PINES, FL 33024  
 BROWARD COUNTY  
 CITY OF PEMBROKE PINES



ANDREW J. PETERSEN  
 LICENSE NO. 75493  
 11/13/2017  
 PLAN STATUS

DATE	DESCRIPTION
ALW	ALW AJP
DESIGN	DRAWN CHKD
SCALE	AS SHOWN
JOB No.	008916-01-002
DATE	11/13/2017
FILE	888-9-0-02-04-C1.0-2

SHEET **C1.1**

