

City of Pembroke Pines Planning & Economic Development Department 601 City Center Way 3rd Floor Pembroke Pines FL, 33025

Summary

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Agenda Date:	February 13, 2025	Application ID:	SP2024-0003
Project:	Discount Tire	Project Number:	PRJ2024-0005
Project Planner	Cole Williams, Senior Plann	er	
Owner:	JDJ Ventures LLC	Agent:	Dominick Tressler
Location:	Generally located north of Pembroke Road and east of Douglas Road	Commission District	1
Existing Zoning:	C-1 (Commercial) with restrictive covenants	Existing Land Use:	Commercial
Reference Applications:	ZC 2024-0001, SP 2021-11, 68, SP 2003-39, SP 2002-44		
Applicant Request:	Construction of a minor auto parking, lighting and landsca		re) with associated
Staff Recommendation:	Approval		
Final:	⊠Planning & Zoning Board	□City Commission	
Reviewed for the Agenda:	Director:	Assistant Director:)

Project Description / Background

Dominick Tressler, agent, is requesting approval to construct a minor auto repair store (Discount Tire) with associated parking, lighting and landscaping. The subject property is generally located north of Pembroke Road and east of Douglas Road.

Currently, a self-storage building (SP 2002-44) and gas station (SP 2002-44) exist on site. A shopping center is approved (Askar Plaza, SP 2021-11/SP2024-0006) and is pending construction on the southeast portion of the site.

In 2001, the City Commission approved a rezoning application for the site from Limited Agricultural (A-1) to Commercial (C-1) with restrictive covenants permitting only the following uses:

- Self-storage from the C-1 district
- Service station use only from General Business (B-3) district
- All B-2 (Community Business) uses.

On September 18, 2024, through ordinance 2029 the City Commission approved zoning change ZC2024-0001 and an amendment to the restrictive covenants to the following:

- Self-storage from C-1 uses
- All B-3 uses

The proposed Discount Tire classifies as minor auto repair which is first permitted in the General Business (B-3) Zoning District. Discount Tire specializes in tire replacement, maintenance and repair.

BUILDINGS / STRUCTURES:

The proposed 7,020 square foot Discount Tire building shall be 26' tall at the tallest point. The following colors are proposed:

- Main Body: SW 7104 (Cotton White), SW 7650 (Ellie Gray), SW 6258 (Tricorn Black)
- Dumpster Enclosure and Gates: SW 7650 (Ellie Gray)
- Roll Down Doors: SW 7650 (Ellie Gray)

The dumpster enclosure is proposed for the northeast corner of the site. WastePro has provide a letter approving the location.

Three roll down doors are proposed on the east elevation and shall be used to access the service bays.

SIGNAGE:

The signage for the site is regulated through uniform sign plan for the shopping center and will be reviewed and approved through the building permit process. Any signage shown is for illustrative purposes only.

ACCESS / CIRCULATION:

Primary access to the site shall be through the existing ingress/egress located at the southeast corner of the site. Additional access to the site can be made from the north through the self-storage site and to the west through the gas station site.

PARKING:

Code requires the proposed use to have 3.5 parking spaces per 1,000 square feet of building area; therefore, 32 parking spaces are required. The applicant is proposing to construct 32 parking spaces.

LANDSCAPING:

The following landscape is being proposed for this site:

- Installation of 23 trees, 11 palms, 171 shrubs, and 866 groundcovers.
 - Primary species of trees include: Conocarpus erectus Green buttonwood, Conocarpus erectus 'sericeus' - Silver buttonwood, Lagerstroemia x 'Natchez' -Crape myrtle, Japanese blueberry - Elaeocarpus decipiens, Simpson stopper -Myrcianthes fragrans - Simpson's stopper, and Quercus virginiana - Southern live oak.
 - Primary species of palms include: Florida royal palm Roystonea elata and Sabal palm - Sabal palmetto.
 - Primary species of shrubs include: Chrysobalanus icaco Cocoplum, Silver buttonwood - Conocarpus erectus 'Sericeus', Podocarpus - Podocarpus macrophyllus, Schefflera - Schefflera arboricola 'Trinette'.
 - Primary species of groundcovers include: Lily turf Liriope muscari, Fortnight lily -Dietes iridioides, Brazilian dwarf morning glory - Evolvulus glomeratus ' Blue My Mind'.
- Trees that will remain on site include: Quercus virginiana Live oak.

OTHER SITE FEATURES:

The site shall be illuminated by LED fixtures mounted on 4, 30' tall concrete poles. Additionally, the building will feature 8 full cutoff black wall sconces.

Staff has reviewed the proposed changes and finds that the proposal meets all code requirements. Staff therefore recommends approval of this application.

Enclosed:

Unified Development Site Plan Application Memo from Planning Division (1/28/2025)

Memo from Landscape Planner (12/18/2024)

Memo from Engineering Division (12/12/2024)

Memo from Fire Prevention Bureau (12/9/2024).

Memo from Landscape Planner (12/3/2024)

Memo from Engineering Division (11/6/2024)

Memo from Landscape Planner (10/29/2024)

Memo from Zoning Division (10/28/2024)

Memo from Planning Division (10/22/2024)

Memo from Engineering Division (8/20/2024)

Memo from Zoning Division (8/19/2024)

Memo from Fire Prevention Bureau (8/15/2024).

Memo from Landscape Planner (8/15/2024)

Memo from Planning Division (8/15/2024)

Memo from Engineering Division (6/6/2024)

Memo from Zoning Division (5/24/2024)

Memo from Landscape Planner (5/15/2024)

Memo from South Broward Drainage District (5/13/2024)

Memo from Fire Prevention Bureau (5/6/2024)

Memo from Planning Division (5/2/2024)

Site Plan

Subject Site Aerial Photo



City of Pembroke Pines Planning and Economic Development Department Unified Development Application

Planning and Economic Development

City Center - Third Floor 601 City Center Way Pembroke Pines, FL 33025

Phone: (954) 392-2100 http://www.ppines.com

Prior to the submission of this have a pre-application meeting to review the proposed project requirements.	with Planning Division staff
Pre Application Meeting Date:	3/9/22
# Plans for DRC Pla	anner Joseph Yaciuk

~ [# Plans for DRC Planner.
Indicate the type of application you an	e applying for:
☐ Appeal*	, Sign Plan
☐ Comprehensive Plan Amendment	Site Plan*
☐ Delegation Request	☐ Site Plan Amendment*
DRI*	Special Exception*
☐ DRI Amendment (NOPC)*	☐ Variance (Homeowner Residential)
Flexibility Allocation	
Interpretation*	Variance (Multifamily, Non-residential)*
	Zoning Change (Map or PUD)*
☐ Land Use Plan Map Amendment*	Zoning Change (Text)
Miscellaneous	Zoning Exception*
☐ Plat*	Deed Restriction
INSTRUCTIONS:	
1. All questions must be completed on	this application. If not applicable, mark N/A.
2. Include all submittal requirements /	
	e application is submitted (Fees adjusted annually).
signed affidavit (Applications types r	owners within a 500 feet radius of affected site with
	ater than noon on Thursday to be considered for
Development Review Committee (D	RC) review the following week.
	s need to be noticed after issuance of a project perfore hearing. (Applications types marked with *).
	dressing staff review comments in a timely manner.
Any application which remains ina	ctive for over 6 months will be removed from staff
	will be required with applicable fees.
	on boards or architectural renderings to the City iic copy (PDF) of each board submitted to Planning
Division πο later than the Monday p	
	Staff Use Only
Project Planner: Project #	#: PRJ 20 Application #:
Date Submitted:// Posted	Signs Required: () Fees: \$

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Project Name:Discount Tire - 8837 Pembroke	Road, Pembroke Pines FL
Project Address:8837 Pembroke Road, Pem	broke Pines FL
Location / Shopping Center: URI Commerc	ial #1
Acreage of Property:1.0 Acres	Building Square Feet:
Flexibility Zone:	Folio Number(s):514121240040
Plat Name: Book 172 Page 106	Traffic Analysis Zone (TAZ):
Legal Description: See attached	
Has this project been previously submitted	? (Yes) No

Describe previous applications on property (Approved Variances, Deed Restrictions, etc...) Include previous application numbers and any conditions of approval.

Date	Application	Request	Action	Resolution / Ordinance #	Conditions of Approval
6/13/2002		Rezoning		1417	

SECTION 2 - APPLICANT / OWNER / AGENT INFORMATION

Owner's Name:JDJ Ventures, LLC	
Owner's Address: 18459 PINES BLVD	#311 PEMBROKE PINES FL 33029
Owner's Email Address:	
Owner's Phone:	Owner's Fax:
Agent: H&T Consultants	
Contact Person:Dominick Tressler	
Agent's Address: 9310 Old Kings Road	S, Suite 1001, Jacksonville FL 32257
Agent's Email Address: _dominick.tressle	er@att.net
Agent's Phone:	Agent's Fax:
All staff comments will be sent of writing from the owner.	lirectly to agent unless otherwise instructed in
SECTION 3- LAND USE AND ZONIN	G INFORMATION:
EXISTING	PROPOSED
Zoning: C-1	Zoning: C-1
Land Use / Density: Vacant	Land Use / Density: Vehicle Repair, Minor
Use: Vacant	Use: Vehicle Repair, Minor
Plat Name: Book 172 Page 106	Plat Name: Book 172 Page 106
Plat Restrictive Note:	Plat Restrictive Note:
ADJACENT ZONING	ADJACENT LAND USE PLAN
North: C-1	North: Commercial
South: City of Miramar Jurisdiction	South: City of Miramar Jurisdiction
East: C-1	East: Commercial
West:C-1	West: _ Commercial

-This page is for Variance, Zoning Appeal, Interpretation and Land Use applications only-

SECTION 4 - VARIANCE • ZONING APPEAL • INTERPRETATION ONLY

Application Type (Circle One):	Variance	Zoning Appeal	Interpretation
Related Applications:			
Code Section:			
Required:			
Request:			
Details of Variance, Zoning Appe	•	•	
SECTION 5 - LAND USE PLAN	AMENDMEN	T APPLICATION ON	ILY
☐ City Amendment Only		City and County An	nendment
Existing City Land Use:			
Requested City Land Use:		- to a second se	
Existing County Land Use:			
Requested County Land Use:			

SECTION 6 - DESCRIPTION OF PROJECT (attach additional pages if necessary)

he pr	operty is located at 8837 Pembroke Road, Pembroke Pines FL and is Parcel A of URI Commercial
	property is approximately 1.0 Acre, and is currently vacant. See attached Civil Plans, Survey, and
suppo	orting documents. The property is located to the North of Pembroke Road. The property discharges
to the	e master pond for URI Commercial #1. The property is subject to the conditions of SFWMD permit
No. 0	6-03734-P. See attached drainage report.

SECTION 7- PROJECT AUTHORIZATION

OWNER CERTIFICATION

all information supplied herein is true				
Seiled	1	4	27	2022
Signature of Owner	.,	Date		
	,			
Sworn and Subscribed before me this	27th day			
of April . 20 22				
\$10.00 Fee Paid Signature of Nota	Public	My Con	1 13 2 nmission Ex	pires
		Gerald My Cor	Public State of Flor d J. Del Campo mmission HH 08043 01/13/2025	2
AGENT CERTIFICATION				
This is to certify that I am the agent of and that all information supplied herei				
			552	22
Signature of Agent		Date		
Sworn and Subscribed before me this of, 20_42	<i>≦^</i> day		Mario My Co	ONNA M WARNER Notary Public copa County, Arizona mm. Expires 04-06-24 imlasion No. 581521
Fee Paid Signature of Nota	Varnec Iry Public		6. 2034 nmission Ex	pires
	-	-		•

Waiver of Florida Statutes Section 166.033, Development Permits and Orders

Applica	ant: JDJ Ventures LLC	
Author	rized Representative: H&T Consultants	
Applica	ation Number: <u>SP2024-0003</u>	
Applica	ation Request:	
	, Dominick Tressler (print	Applicant/Authorized Representative name), on behalf
	of JDJ Ventures, LLC	(Applicant), hereby waive the deadlines and/or
•	dural requirements of Florida Statute Section referenced application, including, but not l	on 166.033 as the provisions of said statute apply to the imited to the following:
a.	30-day requirement for Applicant Residescribed in DRC Comments and/or Lette	conse to Staff determination of incompleteness as r to Applicant;
b.	30-day Staff review of Applicant Response	e to DRC Comments and/ or Letter to Applicant;
c.	Limitation of three (3) Staff Requests for A	Additional Information;
d.		pplicant's application approving, denying, or approving the determination of incompleteness, as applicable.
		Muhillatur 3/20/24
	S	gnature of Applicant or Applicant's Date
	A	uthorized Representative
		Dominiak Tressler
	Р	rint Name of Applicant/Authorized Representative

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date:

January 28, 2025

To:

SP 2024-0003 file

From:

Cole Williams, Senior Planner

Re:

Discount Tire

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

ALL COMMENTS REGARDING THIS APPLICATION HAVE BEEN ADDRESSED

MEMORANDUM

December 18, 2024

From: Yelena Hall

Landscape Planner/Inspector

Re: (SP2024-0003) Discount Tire Pembroke Rd.

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

1. All landscape comments provided have been addressed and resolved accordingly.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com

City Hall Hours: Monday to Thursday 7am to 6pm – Closed Friday

Online Access: Pines Web Services

Consider the environment before printing this email.

CITY OF PEMBROKE PINES PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION

DRC REVIEW FORM



December 12, 2024

PROJECT: DISCOUNT TIRE (SP2024-0003)

TO: Cole Williams, AICP, Senior Planner Planning and Economic Development Department

FROM: John L. England, P.E., Assistant City Engineer Engineering Division (954) 518-9046

RECOMMENDATION:

The Engineering Division's DRC 'Comments' have been satisfied and the proposed project is hereby recommended for 'Consideration' by the Planning and Zoning Board.

NOTE that an Engineering Construction Permit is required for construction of the proposed project site-related improvements. Submittal of a completed Engineering Permit Application, one (1) signed and sealed hard copy set of plans, a digitally signed and sealed PDF plans set, applicable Plans Review Fee and an accompanying Transmittal/Cover Letter will be required, as a minimum, by the Engineering Division for acceptance of the proposed project for initiation of the plans review for Engineering Permit.



FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

DATE REVIEWED:

Discount Tire

REFERENCE #:

SP 2024 - 03

12/9/2024

CONFORMS TO THE CITY OF PEMBROKE PINES FIRE DEPARTMENT STANDARDS

YOU HAVE SATISFIED THE FIRE DEPARTMENT'S CONCERNS REGARDING THIS REVIEW.

MEMORANDUM

December 3, 2024

From: Yelena Hall

Landscape Planner/ Inspector

Re: (SP2024-0003) Discount Tire Pembroke Rd.

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

- 1. On the TD provided, tree #8 must be noted to be located outside the property lines.
- 2. As per the Code Calculation table the number of trees required for site is not met. As per the Code table, 36 trees are required vs the 32 proposed trees, and two (2), which are to remain, bringing the total to 34 trees. Code still appears to not be met.
 - Provide canopy assessment for the two (2) Live oaks to remain on the Southern buffer (#4, 5). Once the canopies have been measured and SF is provided, I will be able to determine the number of tree credits I am able to provide as per Broward County Canopy Credit Table. This should then have this site, meeting the Code requirements for the number of trees required.
- 3. Additional comments may apply.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
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CITY OF PEMBROKE PINES PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION



DRC REVIEW FORM

November 6, 2024

Project: Discount Tire (Pembroke & Douglas Rds.)

City Reference Number: SP2024-0003

To: Cole Williams, AICP, Senior Planner

Planning and Economic Development Department

From: Juan Sorza, Engineering Assistant

Public Services Department/Engineering Division

(954) 518-9093

COMMENTS/RECOMMENDATIONS:

Site Geometry Plan C-3

- 1. Replace the Type F curb with Type D curb along the edge of the parallel parking spaces to make the parking spaces wider.
- 2. Follow City standard R-40 for the parallel parking spaces design. Clearance between edge of asphalt and edge of curb must be 10' min. Actual clearance is 9'. Add detail to detail sheet.

Pavement Marking and Signage Plan C-12

3. Proposed Fire Lane and signs along the limits of the parallel parking to be confirmed with Fire department. Make sure they need this Pavement marking and signs on that location. If they do not need the marking and signage, remove it from plans.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project for Planning and Zoning Board presentation.

MEMORANDUM

October 29, 2024

From: Yelena Hall

Landscape Planner/Inspector

Re: (SP2024-0003) Discount Tire Pembroke Rd.

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

- 1. There should only be one (1) L-1 sheet, please revise sheet numbers. Sheet with tree inventory may be titled TD.
 - a. As per BCPA (2006-2007) tree # 8 appears to belong to the neighboring parcel and will not count toward the landscape credits of Discount Tire parcel.
 - b. TD must provide condition rating and disposition within the table for all trees on site. Additionally, all trees are to be identified by their common and scientific names – palms do not appear to have been identified. Tree condition is noted to have been added, however, tree disposition (to be removed, to remain, to be relocated) is missing.
- 2. A water valve is noted on the SE corner of the parcel, as per Fire Code requires 15-foot diameter clearance is required of trees, shrubs, groundcovers.
- 3. As per LDC SEC. 155.623 (D) 4. All exterior sides of such enclosure, except the open end, shall be landscaped with shrub material, a minimum of 24 inches in height, spaced 24 inches on center at planting. Added shrubs noted on the plans, however, screening is only provided on two (2) of the three (3) required sides.
- **4.** Backflow preventer noted within the interior parking island on the NW corner of the parcel, as per the Fire Code, 15-foot diameter clearance is required of trees, shrubs, groundcovers.
- 5. Due to recent Code Amendments (LDC SEC. 155.663 (E)), please add a memo to the plans for the new maintenance requirement Individual interior parking lot areas shall be a minimum of 100 square feet total adequately landscaped with shrubs, groundcover, or other authorized landscape material not to exceed 24 inches in height in addition to requirements listed below. Comment added to the plans referenced plant material height to not exceed 3-feet, which may not surpass the 24-inches in height.
- 6. Code Calculation table to be revised, LDC SEC. 155.661 (I) is only to reference the Southern buffer.
- 7. On the TD provided, tree #8 must be noted to be located outside the property lines.
- 8. Clear trunk clarification required on the Plant Schedules shown on the plans. Some trees note the requirement for clear trunks, and some do not. As per LIAF, a minimum of 40-50% clear trunk of the total tree height is required at installation. Please show the required clear trunk on all trees proposed.
- 9. The interior parking island SW corner of the parcel, notes two (2) ED proposed, however, the callout is only for one (1) ED. Two (2) Category 2, canopy trees are not suggested for planting within one (1) standard-sized interior parking island. Additionally, given the existing mature canopies which are slated to remain on the Southern buffer, please reduce the number of trees proposed within the island, or make the proposed trees to be a smaller Category tree.
- 10. Please change the following quantities within the Code Calculation table:
 - a. SEC. 155.661 (I) revise the quantity to shown from 4 to 3.
 - b. SEC. 155.663 (F) revise the quantity to shown from 7 to 6.

- 11. As per the Code Calculation table the number of trees required for site is not met. As per the table, 38 trees are required vs the 27 proposed trees, and two (2), which are to remain.
- 12. Additional comments may apply.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com

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Online Access: Pines Web Services

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MEMORANDUM

October 28, 2024

To: Cole Williams, AICP

Senior Planner

From: Laura Arcila Bonet

Zoning Administrator

Re: SP 2024-0003 (Discount Tire)

All my comments regarding this application have been addressed.

PLANNING DIVISION STAFF COMMENTS Memorandum:

Date:

October 22, 2024

To:

SP 2024-0003 file

From:

Cole Williams, Senior Planner

Re:

Discount Tire

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

- 1. Provide completed public notice affidavit. Ongoing
- 2. Provide completed wavier on page 7 of the Unified Development Application.
- 3. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information. Not provided. The new contact for Broward County is jluchong@broward.org. Correspondence is needed from Broward County.
- 4. Provide material board with physical samples of all colors and materials used. **Not** provided
- 5. Building must be architectural compatible with the other buildings within the shopping center.
- 6. The mezzanine must be included with the required parking. The mezzanine shall be parked at 3.5 spaces per thousand square feet. Parking may be shared; however, you cannot count parking spaces that have yet to be constructed.
- 7. Provide parking data for the entire shopping center. Update again accordingly.
- 8. Provide letter of approval from Wastepro for the proposed dumpster location.
- 9. Lighting cannot exceed 0.5 f.c at the property line.
- 10. Signage must be consistent with the Uniform Sign Plan for the shopping center. Remove from plans, however please note that only two signs are permitted and cannot exceed 120 square feet.
- 11. A monument sign is not permitted for this development.
- 12. Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.
- 13. Provide letter detailing the sustainable practices utilized. Reference 155.6120 155.6123. Please provide more details of the sustainable practices used. Ongoing
- 14. Provide a letter detailing the economic impact the proposed development will have on the City.
- 15. Provide construction staging plan and how access will be provided to the surrounding sites. Coordinate access to the adjacent sites with the appropriate property owners.
- 16. Clarify if any EV Charging Stations are proposed.
- 17. Provide a business operations statement.
- 18. Further comments may apply as more details are provided.

- 19. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
- 20. Please contact me prior to resubmittal 954-392-2100.

CITY OF PEMBROKE PINES PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION



DRC REVIEW FORM

August 20, 2024

Project: Discount Tire (Pembroke & Douglas Rds.)

City Reference Number: SP2024-0003

To: Cole Williams, AICP, Senior Planner

Planning and Economic Development Department

From: Juan Sorza, Engineering Assistant

Public Services Department/Engineering Division

(954) 518-9093

COMMENTS/RECOMMENDATIONS:

Site Geometry Plan C-3

- 1. Go over the notes and items and make sure the note is correct for each item that is being called out. Refer to plan mark-ups.
- 2. For the sidewalk that connects Pembroke Road and the accessible aisle. Provide a 3' transition on the curb and provide a 6' long not grader than 1:12 type CR-E curb ramp per FDOT index 522-002 going down to Pembroke Road. Depict/label ramp on plans. Detectable warning cannot be on the curb.

Grading and drainage plan C-4

- 3. Catch basins on the north and east side of the property must be modified in other to facilitate the construction process and to ensure the fitments of the catch basin.
- 4. Refer to note 10. Catch basin placed on asphalt do not need concrete slab. Concrete slab is just for catch basin on green areas.

5. Modify "drainage structure table" Clearly show and call out the structure type based on City Standard D-2.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project for Planning and Zoning Board presentation.

MEMORANDUM

August 19, 2024

To: Cole Williams, AICP

Senior Planner

From: Laura Arcila Bonet

Zoning Administrator

Re: SP 2024-0003 (Discount Tire)

Provide parking data for the entire shopping center.
 8/19/24 – parking related to buildings that have not been built yet cannot count towards the amount of parking required.

- 2. Signage needs to comply with Unifor Sign Plan for shopping center.
- 3. Elevations should include notations/schedule for all colors, finishes, materials, etc. as this is what will be submitted with Building Permits.
- 4. The maximum illumination level at the property line is .5 f.c. Correct table to show that the maximum is .5 at property line.
- 5. Provide detail showing roof mounted equipment. All air-conditioning units, mechanical equipment, and the like, whether roof mounted or at grade shall be shielded and hidden so that they shall not be visible from a point six feet above the ground from any abutting public or private right- of-way and/or property line.
- 6. Provide physical material board.
- 7. Provide letter from Waste Pro showing approval of proposed garbage collection.
- **8.** Provide written responses to each comment.
- 9. After review of resubmittal, and responses, additional comments may be made.



FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

Discount Tire

REFERENCE #:

SP 2024 - 03

DATE REVIEWED:

08/15/2024

THE LIST OF ITEMS BELOW DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS

Note: Please provide Building Construction Type

Note: Please Place All Notes Below On a Separate Fire Access (FA) Sheet

- 1. Show width of Fire Apparatus Access Road. Place notes on plan and demonstrate: Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (450 ft. for sprinklered buildings) from fire apparatus access roads as measured by an approved route around the exterior or the building or facility. NFPA-1:18.2.3.2.2 and NFPA-1:18.2.3.2.2.1
- **a.** More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**
- **b.** Fire apparatus access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.5.1.1**

Note: The minimum 20ft, width required by **NFPA-1:18.2.3.4.1.1** allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

c. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**

NOTE: Fire apparatus access roads shall have an unobstructed width on not less than 20ft. **NFPA-1:18.2.3.4.1.1**

2. Place notes on plan and demonstrate: Fire access roads shall be a minimum centerline turning radius of 50°. Show min. 38° inside radius and min 62° outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout.

COPP Engineering department verification is required

Note: "All centerline turning radii must be a minimum 50 feet." **COPP CO 154.35 (3) Note:** A separate sheet must be provided when the plans are submitted demonstrating the fire apparatus ability to maneuver throughout the fire access road using the fire apparatus specifications provided.

- 3. Depict on Fire Access Sheet. Please depict all new and existing Fire Hydrants, Fire Department Connections (FDC), and Fire Line Backflow Devices
- **a.** Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions. **NFPA-1:18.5.2**
- **b.** Fire hydrants shall be located not more than 12 ft. from the fire apparatus access road. **NFPA-1:18.5.1.6**
- **c.** Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.8**
- **d.** Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.10.1**
- **e.** Fire hydrants in zoning classifications with lower residential zoning than R-3 shall be installed on a minimum of a six-inch looped water line in city rights-of-way or easements within 400 feet of the entrance of any future building as measured along streets or alleys. **COPP CO 93.25 (A)**
- **f.** Fire hydrants in zoning classifications R-3 and all residential classifications with greater density than R-3 shall be installed on a minimum of an eight- inch looped water line in city rights-of-way or easements and within 300 feet of the entrance of any future building as measured along streets or alleys.

COPP CO 93.25 (B)

g. Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C)**

h. Fire hydrants 4 ½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant.

COPP CO 93.25 (E)

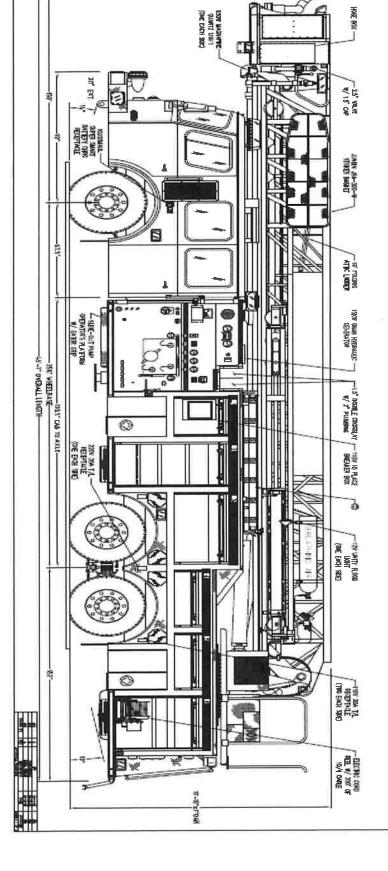
NOTE: Fire Hydrant Detail to be provided on submittal.

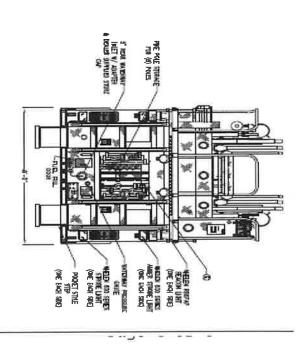
- i. No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F)**
- j. In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. *Measurements taken as the fire truck travels*. **COPP CO 93.25 (G)** Engineering department verification required.
- k. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. **COPP CO 93.25 (D) and NFPA-14:6.4.5.4 (2019 Ed.)**

Pembroke Pines Fire Truck Specifications

PEMBROKE PINES FIRE DEPT. agenan APPROVED FOR PRODUCTION PEMBROKE PINES, FL LIGS ASBIAL BODY 1495 TOS PLATFORM SO.128635 04E 05-12-04

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MEMORANDUM

August 15, 2024

From: Yelena Hall

Landscape Planner/ Inspector

Re: (SP2024-0003) Discount Tire Pembroke Rd.

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

- 1. There should only be one (1) L-1 sheet, please revise sheet numbers. Sheet with tree inventory may be titled TD.
 - a. As per BCPA (2006-2007) tree # 8 appears to belong to the neighboring parcel and will not count toward the landscape credits of Discount Tire parcel.
 - b. TD must provide condition rating and disposition within the table for all trees on site.

 Additionally, all trees are to be identified by their common and scientific names palms do not appear to have been identified.
- 2. Please move the tree barricade detail on L-3.
- 3. Exhibit 31 is not needed on planting sheet L-1, as it is already provided on L-3.
- 4. Please provide legend for symbols used on the drawings, those for utilities or for other disciplines, but required for landscape staff review. We have a new review person in training, it would help her greatly if a legend for provided symbols is shown.
- **5.** A water valve is noted on the SE corner of the parcel, please clarify what kind of water valve is there for staff to confirm the required clearance of plant materials.
- 6. Root barriers required for the installation of two (2) Live oaks. One (1) within interior parking island SE corner of the building (side with parking), and one (1) abutting parking spaces on the Southern buffer (on two (2) sides sidewalk and parking.
 - a. Root barrier to be clearly shown on the landscape plans, additionally the root barrier details to be added to L-3.
- 7. As per LDC SEC. 155.623 (D) 4. All exterior sides of such enclosure, except the open end, shall be landscaped with shrub material, a minimum of 24 inches in height, spaced 24 inches on center at planting.
 - a. LDC SEC. 155.661 (E) Garbage enclosures shall be screened with landscaping material to the extent that these areas are not visible at a maximum height of six feet from the abutting properties or adjacent right-of-ways.
- **8.** Personal favor Staff reviews all plans in ledger format as we are unable to print a larger format. Are you able to enlarge the callouts a bit, for easier location.

9. Please clarify what is shown to be located within the interior parking island on the NW corner of the parcel, for staff to determine whether any conflicts are present.

- 10. As per LDC. SEC. 155.657 (A) 15. Sight triangles shall be depicted on landscape plans.
- 11. Please modify General Notes and Specification on L-2 to reflect the requirement for mulch placement from the trunk flare Staff requires a minimum of 6 inches of clearance of mulch from the tree trunk. Additionally, we recommend larger mulch bowls (24"-36") to avoid mechanical damage in the long run.
- 12. Due to recent Code Amendments (LDC SEC. 155.663 (E)), please add a memo to the plans for the new maintenance requirement Individual interior parking lot areas shall be a minimum of 100 square feet total adequately landscaped with shrubs, groundcover, or other authorized landscape material not to exceed 24 inches in height in addition to requirements listed below.
- **13.** Calculation for LDC SEC. 155.663 (F) 1. (b) is missing, please fill in within the Code Calculation table depending upon the size of the interior parking islands provided on site, additional trees are required.
- **14.** Due to species diversification two (2) species of Buttonwoods may not be accepted. Staff recommend swapping two (2) proposed CEB to be swapped for Stopper species (CAT 3) this will help with the required species diversification.
 - a. Two (2) CEB are recommended for swapping is within the narrow planting strip on the E side of the building, abutting parking.
- **15.** Code Calculation table to be revised, current calculations are provided for all four buffers, however only the ROW bufferyard requirement applies, as per LDC SEC. 155.661 (I).
- 16. Additional comments may apply.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) vhall@ppines.com
City Hall Hours: Monday to Thursday 7am to 6pm — Closed Friday

Online Access: Pines Web Services

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PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date: August 15, 2024 **To:** SP 2024-0003 file

From: Cole Williams, Senior Planner

Re: Discount Tire

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

1. Provide completed public notice affidavit. Ongoing

2. Provide completed wavier on page 7 of the Unified Development Application.

- 3. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information. Not provided. The new contact for Broward County is jluchong@broward.org
- 4. Provide material board with physical samples of all colors and materials used. **Not** provided
- 5. Building must be architectural compatible with the other buildings within the shopping center.
- 6. The mezzanine must be included with the required parking. The mezzanine shall be parked at 3.5 spaces per thousand square feet. Parking may be shared; however, you cannot count parking spaces that have yet to be constructed.
- 7. Provide parking data for the entire shopping center. Update again accordingly.
- 8. Provide letter of approval from Wastepro for the proposed dumpster location.
- 9. Lighting cannot exceed 0.5 f.c at the property line.
- 10. Signage must be consistent with the Uniform Sign Plan for the shopping center. Remove from plans, however please note that only two signs are permitted and cannot exceed 120 square feet.
- 11.A monument sign is not permitted for this development.
- 12. Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.
- 13. Provide letter detailing the sustainable practices utilized. Reference 155.6120 155.6123. Please provide more details of the sustainable practices used.
- 14. Provide a letter detailing the economic impact the proposed development will have on the City.
- 15. Provide construction staging plan and how access will be provided to the surrounding sites. Coordinate access to the adjacent sites with the appropriate property owners.
- 16. Clarify if any EV Charging Stations are proposed.
- 17. Provide a business operations statement.
- 18. Further comments may apply as more details are provided.
- 19. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was

addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.

20. Please contact me prior to resubmittal 954-392-2100.

CITY OF PEMBROKE PINES PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION



DRC REVIEW FORM

June 06, 2024

Project: Discount Tire (Pembroke & Douglas Rds.)

City Reference Number: SP2024-0003

To: Cole Williams, AICP, Senior Planner

Planning and Economic Development Department

From: Juan Sorza, Engineering Assistant

Public Services Department/Engineering Division

(954) 518-9093

COMMENTS/RECOMMENDATIONS:

Site Demo Plan C-2

- 1. All curbs withing the project limits must be replaced with new curbs per city standard R-26.
- 2. Pavement repairs must comply with City standard R-38.

City Geometry Plan C-3

- 3. Clearly show on plans all proposed paving marking based on plan mark-ups.
- 4. All new constructions must provide accessible routes from main streets to the proposed building. Make sure to add an accessible route to connect City sidewalk with the new proposed building. See City suggestion on plan mark-ups
- 5. Provide details for the proposed monument sign. The proposed monument sign could be a potential visual conflict for vehicles exiting the property on the East side of the property.

Grading and drainage plan C-4

- 6. Provide all the permits from other facilities necessary to complete the proposed work. SBDD permit is required.
- 7. Provide As-builts clearly showing all the existing underground connections for the drainage system and clearly show how they connect to the lake. Clearly show on the as-builts all parcels.
- 8. Clearly show on plans how the proposed drainage system is going to connect with the existing system and how is going to release the water into the swale and then to the lake.
- 9. Minimize all the possible water running into the properties around the proposed work. Based on the slopes, water is going to be running into the properties around.

Utility Plan C-5

- 10. All Proposed inlets must have a concrete apron per city standard R-49 and this must be depicted on plans.
- 11. All fire hydrants must be protected with bollards per City Standard W-8.

Site and drainage details C-7

- 12. Details must be updated using City standards and the last version of the FDOT details. See plan mark-ups.
- 13. For all proposed concrete work. Concrete must be Fibermesh reinforced.

Pavement and marking Details C-9

- 14. Proposed Details don't comply with city standards. Update details based on City standards. See plan mark-ups.
- 15. Add all the details for paving marking mentioned on sheet C-3.
- 16. Add all the BCTED and FDOT standards that apply to your project.

General Comments

- 17. All signage on property needs to comply with Broward County Traffic Engineering division standards. Add call outs to all signs and add details to set.
- 18. All pavement Marking on property needs to be updated to meet Broward County Traffic Engineering division & City of Pembroke Pines standards. Provide separate pavement marking plan sheet and add details to set.
- 19. ADA parking, stripping, and signage on site need to be updated to meet City of Pembroke Pines Standard R-32 and Broward County Traffic Engineering division standards. Add call outs to all modifications and add details to set.

20. Provide a copy of the SFWMD permit No. 06-03734-P, mentioned on the Drainage calculations.

NOTE: All resubmittals must include 'Responses' to all 'Comments' in letter format. Based upon the 'Responses' and/or 'Plan Revisions', additional 'Comments' may be forthcoming prior to Engineering DRC approval/sign-off of the proposed project for Planning and Zoning Board presentation.

MEMORANDUM

May 24, 2024

To: Cole Williams, AICP

Senior Planner

From: Laura Arcila Bonet

Zoning Administrator

Re: SP 2024-0003 (PRJ 2023-00XX – Discount Tire)

1. Provide parking data for the entire shopping center.

- 2. Signage needs to comply with Unifor Sign Plan for shopping center.
- **3.** Elevations should include notations/schedule for all colors, finishes, materials, etc. as this is what will be submitted with Building Permits.
- **4.** The maximum illumination level at the property line is .5 f.c. Correct table to show that the maximum is .5 at property line.
- **5.** Provide detail showing roof mounted equipment. All air-conditioning units, mechanical equipment, and the like, whether roof mounted or at grade shall be shielded and hidden so that they shall not be visible from a point six feet above the ground from any abutting public or private right- of-way and/or property line.
- **6.** Provide physical material board.
- 7. Provide letter from Waste Pro showing approval of proposed garbage collection.
- 8. Provide written responses to each comment.
- **9.** After review of resubmittal, and responses, additional comments may be made.

MEMORANDUM

May 15, 2024

From: Yelena Hall

Landscape Planner/Inspector

Re: (SP2024-0003) Discount Tire Store

The City of Pembroke Pines Planning Division has conducted a landscape plan review for the above-referenced property. The following items need to be addressed prior to this project being approved.

Landscape Inspection Comments:

- 1. Provide Code Calculation table (attached end of this document) onto the plans with filled in calculations for sections which apply, to confirm requirements.
- 2. As per LDC SEC. 155.657 (A) 4. Tree survey bearing the seal of a landscape architect or qualified personnel indicating the location, number, species, DBH, size, and condition of all existing trees and vegetation on-site to be preserved, relocated, or removed. In the event there are no trees on-site, the applicant shall submit a letter stating that there are no existing trees on-site. Please show these numbered for identification.
- 3. Will there be a monument sign proposed on site? If so, as per LDC SEC. 155.662 (C) 3. (a) The base of all ground signs must be adequately landscaped. A landscape area must consist of 2 layers of shrubs (going around the sign when possible), groundcover, annual or perennial flowers, or some combination of live plants to complement and enhance the sign. Sod may not be used to meet this requirement.
- **4.** As per LDC SEC. 155.657 (A) 8. A proposed plant list by symbol, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. The plant list shall be indicated on all planting sheets.
- 5. As per Fire COPP CO 93.25 (F) A 15-foot diameter of clearance is required from any plant material and fire hydrants (there may be conflict with proposed Live oak trees, smaller species may be necessary for proper establishment). As per LDC SEC. 155.657 (A) 9. Location and labeling of existing and proposed lighting on site, proposed fire hydrants, and Fire Department check valves.
- 6. As LDC SEC. 155.663 (F) 1. (b) is not calculated/shown. Revise Code table.
- 7. Gumbo limbo trees are a Category 1 canopy tree which grow very large, very quickly, with spreading buttress roots. From my experience are causing a lot of structural damages shortly after installation. These species of trees are not recommended to be planted within Interior parking islands due to aggressive, large roots, which cannot be mitigated with installation of a root barrier. Staff recommends swapping of species for a better suited Category 2 tree.
- **8.** As per LDC SEC. 155.657 (A) 8. A proposed plant list by symbol, quantity, required specifications, native or non-native, drought tolerance, mature canopy spread, total mature canopy spread proposed on site, and botanical and common names. The plant list shall be indicated on all planting sheets. Palms to be shown in a separate column for proposed palm trees.
- 9. With Royal palms being self-cleaning kind of palm, they are not suggested for planting in highly trafficked areas, such as parking lots. Please swap with a safer species, alternatively they may be better suited on the West side of the building, which currently only propose hedges. Should the client want to keep the Royal palms in their proposed location, Troy belts, or something similar will have to be shown to be used for maintenance and safety purposes.

- 10. As per LDC SEC. 155.664 (P) 3. Palms at a 3:1 ratio minimum ten feet in height, ten feet in spread, planted in close proximity to each other shall be considered as one canopy. Currently only two (2) Sabal palms are observed on the plans, which does not add up to one tree. To count towards Code requirements. At least one (1) additional palm is required to provide landscape credits.
- 11. Plant material such as grasses (MC/TF) may not be used for perimeter hedge material, due to standard maintenance of having to be cut down to 4-6 inches tall a few times a year. A perimeter hedge is required to be lush and full to the ground at all times. Grasses are encouraged to be used as a second layer of plantings for "site enhancement" purposes. For species diversification at least 3 species of shrubs should be used for the perimeter.
- 12. Please provide linear feet for each side of the parcel on L-1, to confirm Code requirements for perimeter plantings.
- 13. As per LDC SEC. 155.661 (J) shrubs provided for landscaping requirement adjacent to abutting properties, require for hedges to be installed at minimum no smaller than 3-feet tall. Please revise specific shrub specs on Plant Schedule to reflect changes. Shrubs installed abutting the right-of-way are required to be a minimum of 24-inches tall at the time of planting.
- **14.** As per LDC SEC. 155.661 (G) Trees in excess of five (5) shall have no more than 20% of a single species. This includes existing to remain canopy and those proposed.
- 15. Please provide distance from the proposed Live oaks to hardscapes. Category 1 canopy trees are not recommended to be installed within 10-feet of hardscapes. At the very least root barriers are required to prevent structural damages down the road. Root barrier details must be added to L-2.
- **16.** Please provide distance from the wall to edge of curb on the West side of the proposed building. Interior parking islands require to be fully landscaped with the use of trees, shrubs, and groundcovers.
- 17. Additional comments may apply upon future revisions.

Plant diversification is important for the project to sustain a healthy and vigorous landscape. It is also required that projects utilize best management practices set by Florida Friendly Landscape Standards.

Should you have any questions pertaining DRC comments please contact me directly.

YELENA HALL
LIAF Certified Landscape Inspector #21-259
Planning and Economic Development Department
City of Pembroke Pines
601 City Center Way
Pembroke Pines, FL 33025
954.392.2100 (Office) • yhall@ppines.com

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City of Pembroke Pines Landscape Code Requirements	Required	Proposed
SEC 155.631 Meet minimum bufferyard requirements.		
SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single		
species. 1. All properties three stories and below minimum:		
(a) 20% of required trees meet 14-16' H with 3" diameter at breast height.		
(b) 20% of required trees meet 12-14' H with 2" diameter at breast height.		
(c) 60% of required trees required meet 155.664 (M).		
2. All properties four stories and above minimum:		
(a) 30% of required trees meet 14-16' H with 3" diameter at breast height.		
(b) 30% of required trees meet 12-14' H with 2" diameter at breast height.		
(c) 40% of required trees required meet 155.664 (M).		
SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties.		
One tree for each 50 lineal feet or fraction thereof, or one tree for every		
250 square feet.		
SEC 155.661 (J) Landscaping Adjacent to Abutting Properties – All Properties.		
The required number of trees shall be calculated as one tree provided for		
every 50 lineal feet or fractional part thereof.		
SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential		
Properties.		
1. For non-residential properties the planting requirement shall be		
calculated on the following basis;		
(a) One tree every 5,000 square feet of gross area.		
(b) Ten shrubs every 5,000 square feet of gross area.		
SEC. 155.663 (F) Interior parking and paved area landscaping.		
Parking lots shall comply with the following minimum requirements:		
1. One tree:		
(a) Every five parking spaces; and		
(b) Every 100 square feet of interior landscaping;		
2. Ten square feet of interior landscaping every parking space up to 50		
spaces;		
3. One hundred square feet of landscaping every ten parking spaces over		
50 spaces;		
4. One square foot of landscaping:		
(a) Every 100 square feet of paved areas up to 50,000 square feet; and		
(b) Every 200 square feet of paved area over 50,000 square feet; and		
City of Pembroke Pines Landscape Code Requirements		
SEC 155.631 Meet minimum bufferyard requirements.		

DRC REVIEW COMMENTS CITY OF PEMBROKE PINES

AGENCY:

SOUTH BROWARD DRAINAGE DISTRICT

CONTACT: KEVIN HART, P.E. (954)680-3337

PROJECT NAME:

<u>Discount Tire - 8837 Pembroke Road</u>

DATE: 5/13/2024

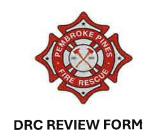
THE SITE PLAN FOR THE ABOVE-REFERENCED PROJECT HAS BEEN REVIEWED BY THE DISTRICT AND THE FOLLOWING COMMENTS MUST BE MET ADDRESSED/SATISFIED/NOTED:

- 1. A Paving and Drainage Permit will be required from SBDD.
- 2. Verify that the pre-treatment requirements for the property are being met within the existing exfiltration trench located within the eastern access road. The calculations will need to take into account the total contributing area for this trench.
- 3. Label the Control Structure (CS) that serves this parcel on the plans and verify that the weir is in place and functioning properly. The CS serving this parcel is the existing Storm Manhole located at the NE corner of the property.
- 4. A 20-foot Drainage Easement will be required over the following drainage culverts:
 - The outfall culvert serving the site from Structure S3 to S-E1.
 - The existing drainage culvert and exfiltration trench extending from Structure S-E1to the Control Structure.
- 5. Submit a sketch and legal description for the 20-foot Drainage Easements.
- 6. Provide drainage calculations for the property to include:
 - Land use breakdown.
 - Pre-treatment calculations.
 - Flood routing calculations for the 100-year, 3-day and 10-year, 3-day storm events showing that the building floors and parking lot are protected, accordingly.
 - Please note that the 2003 calculations prepared as part of the Master SFWMD Permit will need to be updated using updated rainfall data. The following rainfall data will be need to be evaluated:
 - o 10-Yr. 24-Hr rainfall = 8.5"
 - 100-Yr, 3-Day = 16.8"
- 7. Recommend removing the debris baffle located in existing Structure S-E1.
- 8. Indicate the size of the FDOT Type C inlets.

- 9. Note 6 indicates an assumed invert elevation for Structure S-E1 as 0.06' +/- NAVD. The as-built for this structure shows the invert elevation as 1.12' NAVD. Please clarify.
- 10. All drainage structures shall meet SBDD's criteria for sumps, clearances, and wall thickness.
- 11. Portions of the existing drainage system may need to be cleaned upon completion of construction. To be determined in the field by SBDD's inspector.
- 12. Include SBDD's standard details and notes in the SBDD permit set.
- 13. Include an Erosion Protection Plan in the SBDD permit set.
- 14. The property owner shall be required to enter into a Maintenance & Indemnification Agreement with SBDD prior to final acceptance of the project by SBDD.
- 15. Additional comments may be issued upon receipt of the final Paving & Drainage Plans and drainage calculations.

(REGARDLESS OF APPLICABLE COMMENTS, THE PETITIONER IS NOT EXEMPT FROM MEETING ALL STORMWATER MANAGEMENT REGULATIONS, STANDARDS AND PROCEDURES AS OUTLINED IN THE SBDD DESIGN CRITERIA MANUAL DATED MAR. 26, 2015.)

(ALL STANDARD COMMENTS WILL BE GIVEN TO THE PETITIONER ON A SEPARATE HANDOUT. THE PETITIONER WILL ONLY BE REQUIRED TO RESPOND TO THE COMMENTS RAISED ON THE DRC REVIEW FORM.)



FIRE PLANS EXAMINER

Brian Nettina, Asst. Fire Marshal

Bnettina@ppines.com

954.499.9566

PROJECT NAME:

Discount Tire

REFERENCE #:

SP 2024 - 03

DATE REVIEWED:

05/06/2024

THE LIST OF ITEMS BELOW DO NOT CONFORM TO THE CITY OF PEMBROKE PINES CODE OF ORDINANCES OR OTHER GOVERNMENTAL REGULATIONS

Note: Please provide Building Construction Type

Note: Please Place All Notes Below On a Separate Fire Access (FA) Sheet

- **1. Place Note on Plan:** Review and approval by the AHJ shall not relieve the applicant of the responsibility of compliance with this Code per NFPA 1:1.14.4
- **2. Place Note on Plan:** Fire Codes in effect: Florida Fire Prevention Code (FFPC) 8th Edition, effective December 31, 2023 with Broward County Amendments, which includes NFPA 101, 2021 edition, NFPA 1, 2021 edition, & State Statutes, 2019 edition (Adopted referenced publications found herein.)
- **3. Access Box(s).** The AHJ shall have the authority to require an access box(es) to be installed in an accessible location where access to or within a structure or area is difficult because of security. The access box(es) shall be of an approved type listed in accordance with UL 1037. A Knox Box shall be provided on all buildings that have required sprinkler systems, standpipes systems or fire alarm systems. *Please order on-line at www.knoxbox.com*.

NFPA 1-18.2.2.1

- **4. On Fire Access Sheet (Auto-turn plan sheet)** for fire truck access, depict the attached Fire Truck and Vehicle specifications (See attached Fire Truck Specs).
- 5. Place notes on plan and depict on requested Fire Access Sheet: Approved fire apparatus

access roads shall be provided for every facility, building, or portion of a building hereafter construction or relocated. **NFPA-1:18.2.3.1.1**

- **a.** Fire apparatus access roads shall consist of roadway, fire lanes, parking lot lanes, or a combination thereof. **NFPA-1:18.2.3.1.2**
- **b.** Fire lanes shall be provided for all buildings which are a setback of more than 150' from a public roadway, or which exceed 30' in height and are setback over 50' from a public road. Fire lanes shall be at least 20 feet in width with road edge closest to the building at least ten feet from the building. **COPP CO 93.11 (B)**
- **6. Place notes on plan and depict on requested Fire Access Sheet:** A fire apparatus access road shall extend to within 50 ft. of a single exterior door that can be opened from the outside and that provides access to the interior of the building.

NFPA-1:18.2.3.2.1

NOTE: For the purposes of this section, a single exterior door shall be in compliance with **BCLCA F-101.2.2(J)**.

- **a.** When required by the AHJ, roads(s) or parking lots providing access to main entrance door(s) shall be considered access roads and shall comply with the requirements of NFPA 1-18.2.3.4.1.1 and NFPA 1-18.2.3.4.1.2. **NFPA-1:18.2.3.2.1.2**
- 7. Place notes on plan and demonstrate: Fire apparatus access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 ft. (450 ft. for sprinklered buildings) from fire apparatus access roads as measured by an approved route around the exterior or the building or facility. NFPA-1:18.2.3.2.2 and NFPA-1:18.2.3.2.2.1
- **a.** More than one fire apparatus access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climate conditions, or other factors that could limit access. **NFPA-1:18.2.3.3**
- **b.** Fire apparatus access roads for fire department use only shall have an unobstructed width of not less than 20ft. **NFPA-1:18.2.3.5.1.1**

Note: The minimum 20ft. width required by **NFPA-1:18.2.3.4.1.1** allows for two-way vehicular traffic and for one fire apparatus to pass while another is working at a fire hydrant or conducting aerial operations.

c. Driving lanes shall have a minimum clear width of 24 feet for two-way traffic, 15 feet for one-way traffic. **COPP CO 154.35 (5)**

NOTE: Fire apparatus access roads shall have an unobstructed width on not less than 20ft.

NFPA-1:18.2.3.4.1.1

8. Place notes on plan and demonstrate: Fire access roads shall be a minimum centerline turning radius of 50'. Show min. 38' inside radius and min 62' outside radius throughout area. Show a shaded truck route including entering and leaving the site with the above turning radius numerals on plans shown throughout.

COPP Engineering department verification is required

Note: "All centerline turning radii must be a minimum 50 feet." **COPP CO 154.35 (3) Note:** A separate sheet must be provided when the plans are submitted demonstrating the fire apparatus ability to maneuver throughout the fire access road using the fire apparatus specifications provided.

9. Place note on plan: The required width of a fire apparatus access road shall not be obstructed in any manner, including by the parking of vehicles.

NFPA-1:18.2.5.1.1

10. Place note on plan and depict: Fire apparatus access roads shall have an unobstructed vertical clearance of not less than **13ft. 6in. NFPA-1:18.2.3.5.1.2**

Note: Permanent, weatherproof signage will be required for fire apparatus access routes.

Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus. **NFPA-1:18.2.3.4.1.2.2**

- **a.** There shall be a **14' minimum width at level 6' to 8'** from roadway to accommodate vehicle mirrors where applicable.
- **b.** Minimum required widths and clearances established under 18.2.3.5 shall be maintained at all times. **NFPA 1-18.2.4.1.2**
- **11. Place note on plan:** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (weighting a minimum of 32 tons) and shall be provided with an all-weather driving surface. **NFPA-1:18.2.3.5.2**

Note: Roads during Construction.

Hard compacted surface supporting 32 tons shall be provided on roads for fire apparatus to access of buildings under construction.

12. Place note on plan: The angle of approach and departure for any means of the fire apparatus access road shall not exceed 1 ft drop in 20 ft or design limitations of the fire apparatus of the fire department and shall be subject to approval by the AHJ.

NFPA-1:18.2.3.5.6.2

13. Place note on plan: Fire department access roads connecting to roadways shall be provided

with curb cuts extending at least 2 ft beyond each edge of the fire apparatus access road. **NFPA-1:18.2.3.5.3.3**

14. Place note on plan: The design and use of traffic calming devices shall require approval by the AHJ and COPP Engineering Department. **NFPA-1:18.2.3.5.7**

Note: The AHJ will not approve successive traffic calming devices such as rumble strips or speed humps that cause a delay in response time and or alter patient care.

- **15. Place notes on plan:** Where required by the AHJ, approved signs, approved roadway surface marking, or other approved notices shall be provided and maintained to identify fire apparatus access roads or to prohibit the obstruction thereof or both. **NFPA-1:18.2.3.6.1**
- **a.** The designation of fire lanes or fire zones on private property shall be accomplished as specified by the City Fire Chief or a subordinate appointed by him to perform this duty. Signs shall be posted designating such fire lanes or zones.

COPP CO 93.12

- **b.** Fire lanes shall be designated by yellow thermoplastic paint, striping, or marking of curbs and roadway between each fire lane; sign(s) shall be provided. **See Fire Lane Detail.**
- **c.** Fire Lane Sign(s) shall be 18" by 24" and shall be marked with freestanding signs with the wording "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" or similar wording. Such signs shall be 12 in by 18 in with white background and red letters and shall be a maximum of seven feet in height from the roadway to be the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet apart. **NFPA-1:18.2.3.6.3**
- **16. Place notes on plan:** A water supply for fire protection, either temporary or permanent, shall be made available as soon as significant combustibles material accumulates. **NFPA-1:16.5.3.1.1**
- **a.** Where underground water mains and hydrants are to be provided, they shall be installed, completed, and in service prior to commencing construction work on any structure. **NFPA-1:16.5.3.1.3**

Note: It is not intended to prohibit the construction of noncombustible structure foundation elements, such as foundations and footings, prior to the completion of underground water mains and hydrants. **NFPA-1:A.16.5.3.1.3**

17. Place note on plans: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of building are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4. **NFPA-1:18.3.1**

Fire flow calculations for manual fire suppression purposes are required to be provided in accordance with **NFPA-1:18.4.**

Note: Fire flow calculations must be provided on separate sheets prior to approval on engineering permits. Fire Flows must be signed and sealed by a Professional Engineer.

Note: The Fire Flow Test must be witnessed by a Pembroke Pines Fire Inspector. Please call **(954) 499-9560** to coordinate a test date and time.

18. Place notes on plan: The number and type of fire hydrant and connections to other approved water supplies shall be capable of delivering the required fire flow and shall be provided at approved locations. **NFPA-1:18.5.1**

Note: Please depict all new and existing Fire Hydrants, Fire Department Connections (FDC), and Fire Line Backflow Devices

NOTE: Fire hydrants and connections to other approved water supplies shall be accessible to the fire department.

- **a.** Fire hydrants and connection to approved water supplies must be installed and maintained in a manner that allows the fire department to access the water supply point without being delayed by fences, signs, and other obstructions. **NFPA-1:18.5.2**
- **b.** Fire hydrants shall be located not more than 12 ft. from the fire apparatus access road. **NFPA-1:18.5.1.6**
- **c.** Where required by the AHJ, fire hydrants subject to vehicular damage shall be protected unless located within a public right of way. **NFPA-1:18.5.8**
- **d.** Fire hydrants shall be marked with an approved reflector affixed to or proximate to the fire hydrant where required by the AHJ. **NFPA-1:18.5.10.1**
- **e.** Fire hydrants in zoning classifications with lower residential zoning than R-3 shall be installed on a minimum of a six-inch looped water line in city rights-of-way or easements within 400 feet of the entrance of any future building as measured along streets or alleys. **COPP CO 93.25 (A)**
- **f.** Fire hydrants in zoning classifications R-3 and all residential classifications with greater density than R-3 shall be installed on a minimum of an eight- inch looped water line in city rights-of-way or easements and within 300 feet of the entrance of any future building as measured along streets or alleys.

COPP CO 93.25 (B)

g. Fire hydrants in all commercially and business zoned areas shall be installed on a minimum of an eight – inch looped water line in city rights-of-way or easements and shall not be spaced not further than 500 feet apart as measured along street or alleys. **COPP CO 93.25 (C)**

h. Fire hydrants 4½ inch streamer cap shall face the nearest roadway, shall be between 24 inches and 30 inches above ground, and require a blue reflector in center of roadway in front of the hydrant.

COPP CO 93.25 (E)

NOTE: Fire Hydrant Detail to be provided on submittal.

- i. No tree, bush, hedge, or shrub, shall be planted within 15 feet diameter of a hydrant and located such that the hydrant shall be fully visible from the street. **COPP CO 93.25 (F)**
- j. In every case, at least two fire hydrants shall be within 400 feet of the entrance of any future building, and be spaced 500 feet apart throughout. *Measurements taken as the fire truck travels*.
 COPP CO 93.25 (G) Engineering department verification required.
- k. Buildings with standpipes/sprinklers require a fire hydrant within 100 feet of each standpipe/sprinkler Fire Department connection. COPP CO 93.25 (D) and NFPA-14:6.4.5.4 (2019 Ed.)
- **19. Place notes on plan:** Fire department connections should be located and arranged so that hose lines can be readily and conveniently attach without interference from nearby objects, including buildings, fences posts, or other department connections. **NFPA-14:6.4.5.1.1 (2019 Ed.)**
- **a.** Fire department connections shall be visible and recognizable from the street of nearest point of fire department apparatus accessibility or on the street side of building. **NFPA-14:6.4.5.1 (2019 Ed.)**

NOTE: Fire department connections shall also be shown on same side of the street as the fire hydrant.

b. Each fire department connection to sprinkler systems shall be designed by a permanent sign constructed of weather resistant metal or rigid plastic materials with red and white letters, having raised or engraved letters at least 1 in. in height on plate of fitted reading service sign that shall be attached to the exterior of the building adjacent to the connection or on the connection, secured with substantial and corrosion resistant fasteners—for example, AUTOSPKR, OPEN SPRINKLER, AND STANDPIPE as applicable.

NFPA-14:6.4.5.2 (2019 Ed.)

c. The fire department connection should be located not less than 18 in. nor more than 48 in. above the level of the adjoining ground, sidewalk, or grade surface.

NFPA-14:6.4.6 (2019 Ed.)

NOTE: Pembroke Pines Fire Department requires FDC to be installed at 3 ft. above grade.

20. Place note on plan and show: The point of service for the fire line must be shown and labeled on the water Civil Sheets (This is the tie in where the water is being used exclusively for the sprinkler/standpipe system).

- **a.** Any underground work commencing at the point of service shall be performed by a licensed contractor as specified in **FSS 633.102**.
- **21. Place note on plan:** Backflow Prevention Valves. Means shall be provided downstream of all backflow prevention valves for forward flow tests at system at a minimum flow rate of the system demand including hose allowance where applicable. **NFPA-13:16.14.5.1** (2019 Ed.).

The full flow test of the backflow prevention valve can be performed with a test header or other connection downstream of the valve. A bypass around the check valve in the fire department connector line with a control valve in the normally closed position can be an acceptable arrangement. When flow to a visible drain cannot not be accomplished, closed loop flow can be acceptable if a flowmeter or site glass is incorporated into the system to ensure flow. When a backflow prevention device is retroactively installed on a pipe schedule system, the revised hydraulic calculation still follows the pipe schedule method of 19.3.2 with the inclusion of friction loss for the device **NFPA-13:A.16.14.5.1** (2019 Ed.)

22. Place note on plan: Notice Required for Structures with Light-frame Truss-type Construction for new and existing structures, effective 12-13-09. Declare if structure(s) are to be constructed with Light-frame truss-type Construction: (Please provide a detail on site plans addressing type of construction and placard to be posted) **FAC 69A-60.0081**

All apartment buildings, commercial buildings, industrial buildings, and multi-story buildings within the city shall be numbered with the street address, front & rear and/or side doors, with the numbers being not less than six, nor more than nine inches in height. The numerals shall contrast with their background and be kept free of obstructions. **COPP CO 52.10**

Numbers to be maintained in a conspicuous place where they can be seen and read from the street. **COPP CO 52.10 (D)**

21. Place note on plan: All Support/Sign Posts Shall Conform To Current Broward County Traffic Engineering Division (BCTED) Standards For Square Tube Sign Posts With Either A Square Anchor Or Triangular Slip Base per BCTED 'Ground Sign Assembly Details'.

NOTE: Detail Provided Below

22. Place note on plan: In all <u>new</u> and <u>existing</u> buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ.

NFPA-1:11.10.2

The Owner's Rep or GC shall conduct a Preliminary Initial Assessment to determine if the minimum radio signals strength for fire department communication is in compliance with Broward County standards.

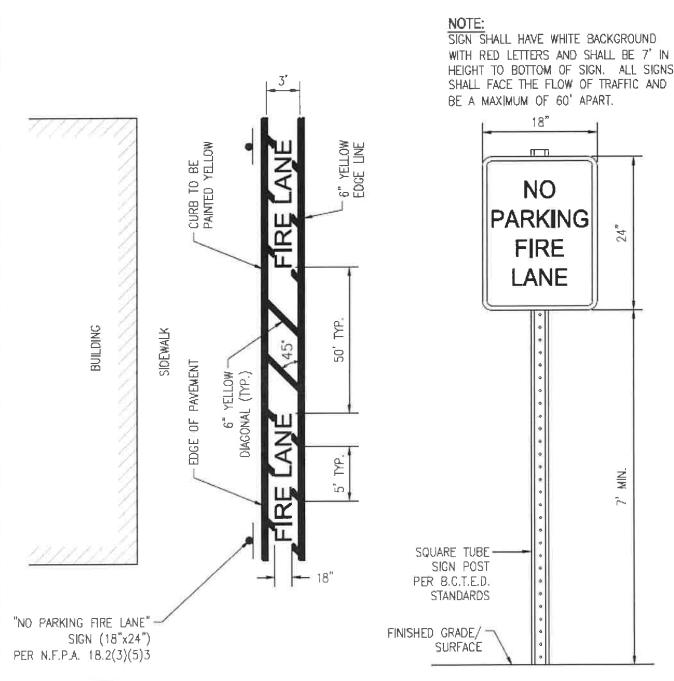
Prior to any testing, the occupancy shall be structurally completed with all interior partitions, windows and doors installed. It is recommended that the structure is equipped with an infrastructure to allow for installation if it is later determined that a BDA is required.

An assessment will be conducted by the Owner's Rep or GC to determine if the minimum radio signals strength for fire department communication in the occupancy is in compliance, in accordance with NFPA-1:11.10.1 and NFPA-72:24.5.2.2.1 through NFPA-72:24.5.2.2.3.

Radio coverage shall be provided throughout the building as a percentage of floor area as specified below in accordance with NFPA-72:14.4.12.1.2 through NFPA-72:14.4.12.1.4 and NFPA-24.5.2.3.

NOTE: A test grid (Heat Map) plan shall be produced to ensure testing throughout the building.

NOTE: Signal levels shall be measured to ensure the system meets the criteria of NFPA 24.5.2.3 with a minimum inbound signal strength of -95 dBm and a minimum outbound signal on -95 dBm at the donor site.

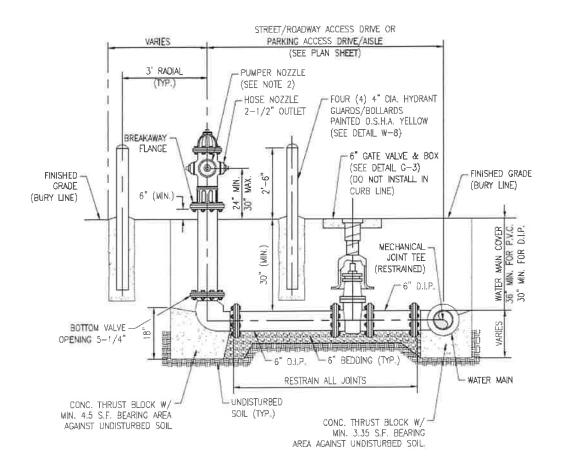


NOTES:

- 1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
- 2. SIGN SHALL BE "DIAMOND GRADE" TYPE MEETING BROWARD COUNTY TRAFFIC ENGINEERING DMSION (B.C.T.E.D.) STANDARDS FOR SIGNS.
- 3. PRIOR TO REINSTALLATION OF FIRE LANE PAVEMENT MARKINGS IN ASSOCIATION WITH SEALCOATING AND/OR REPAVING OF ANY EXISTING COMMERCIAL, RETAIL, INDUSTRIAL OR OFFICE TYPE PROJECT, "PROJECT SPECIFIC"

 "FIRE LANE LIMITS" MUST BE DETERMINED BY A FIELD REVIEW OF THE EXISTING PROJECT CONDITIONS BY FIRE PREVENTION BUREAU. ONLY FIRE LANE MARKINGS AND SIGNAGE SHALL BE INSTALLED IN THOSE SITE SPECIFIC LOCATIONS AS FIELD INDENTIFIED BY THE FIRE PREVENTION BUREAU.

FIRE HYDRANT DETAIL

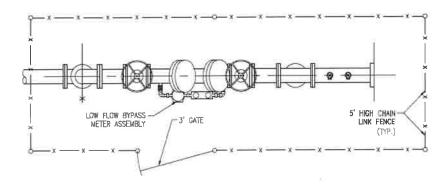


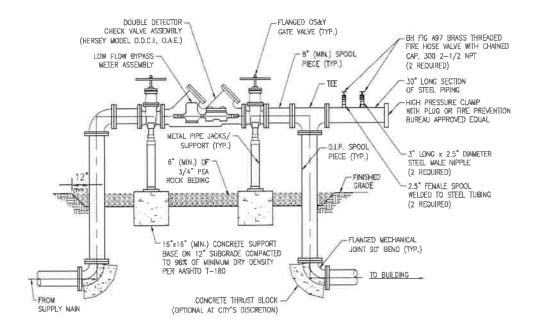
NOTES:

- 1. FIRE HYDRANT SHALL HAVE A MINIMUM 5 1/4" BOTTOM VALVE WITH A 4 1/4" PUMPER NOZZLE AND TWO (2) 2 1/4" HOSE NOZZLE OUTLETS. FIRE HYDRANT SHALL BE FACTORY PAINTED O.S.H.A. YELLOW.
- 2. BURY DEPTH FOR FIRE HYDRANT IS 3 FEET & 6 INCHES ABOVE THE FINISHED FLOOR LEVEL.
- 3. PUMPER NOZZLE OF THE FIRE HYDRANT TO FACE THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACESS DRIVE / ISLE AND A BLUE REFLECTIVE PAVEMENT MARKER (RPM) SHALL BE INSTALLED IN THE CENTER OF THE TRAVEL LANE OF THE NEAREST ADJACENT STREET / ROADWAY, ACCESS DRIVE OR PARKING ACCESS / DRIVE.
- 4. HYDRANT GUARDS / BOLLARDS SHALL BE PROVIDED AROUND THE FIRE HYDRANT AS SHOWN WHEN THE FIRE HYDRANT IS LOCATED WITHIN SIX (6') FEET OF THE EDGE OF PAVEMENT OF A PUBLIC / FACE OF CURB OF AN ACCESS DRIVE, PARKING ACCESS DRIVE / AISLE OR "TURNING RADIUS".
- 5. A SEVEN AND A HALF (7 $\frac{1}{2}$) FOOT CLEAR RADIUS AROUND THE FIRE HYDRANT SHALL BE MAINTAINED AT ALL TIMES.

6. FIRE HYDRANT GATE VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE "SUPPLY MAIN". SHOULD THE DISTANCE FROM THE "SUPPLY MAIN" TO THE FIRE HYDRANT LOCATION EXCEED TWENTY (20) FEET THEN A SECOND GATE VALVE IS REQUIRED TO BE INSTALLED AT THE HYDRANT.

DDCV Detail



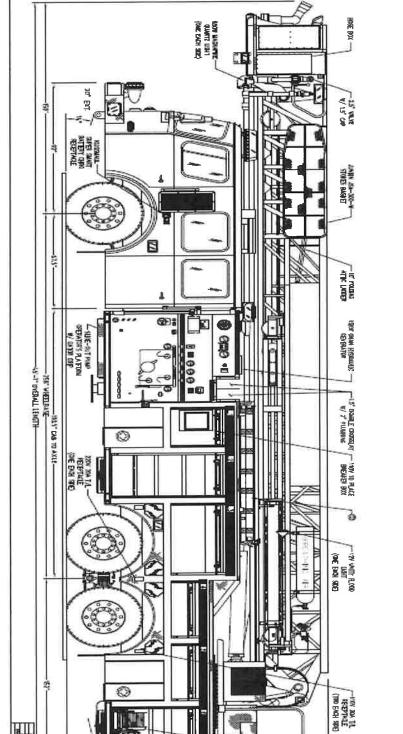


NOTES:

- 1. ALL PIPING SHALL BE D.I.P. WATER MAIN SHALL BE CLASS 350 OR AS REQUIRED PER NFPA / CITY FIRE PREVENTION BUREAU STANDARDS / REQUIREMENTS AND RESTRAINED BACK TO THE POINT OF SERVICE.
- 2. ADJUSTABLE PIPE JACKS / SUPPORT PIERS AS APPROVED BY THE CITY PER SHOP DRAWINGS SUBMITTAL SHALL BE PROVIDED AT LOCATIONS AS SHOWN OR AS OTHERWISE DIRECTED BY CITY IN THE FIELD.
- 3. ALL LOW FLOW METER PIPING SHALL BE BRASS OR COPPER.

- 4. PIPING AND ASSEMBLY SHALL BE PAINTED WITH LINEAR POLYURETHANE COATING OR CITY APPROVED EQUAL BASED UPON MANUFACTURER'S RECOMMENDATION PER APPLICATION.
- 5. ALL CONTROL VALVES OR GATES TO BE CHAINED AND LOCKED.

Pembroke Pines Fire Truck Specifications



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APPROVED FOR PRODUCTION

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OCHUPANI

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14' COMBO
10' FOLDING

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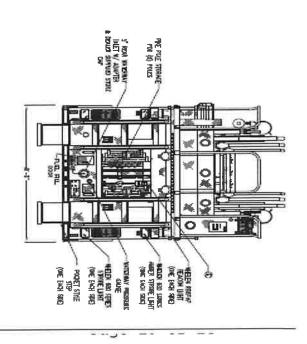
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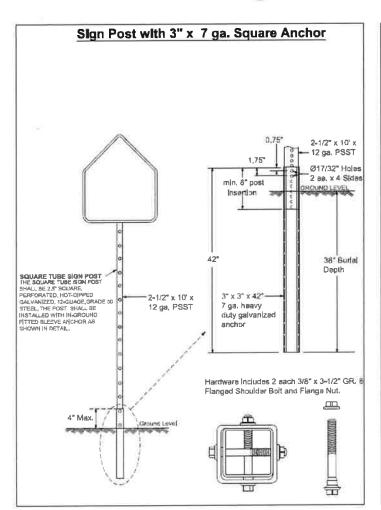
PEMBROKE PINES FIRE DEPT.

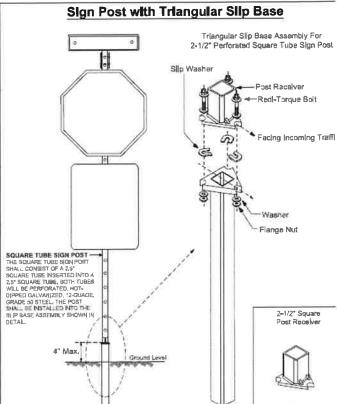
PEMBROKE PINES, FL S0.128635

HIS AURIAL BODY HIS MARKAN CHASSIS HOS 105 PLATFORM



Ground Sign Assembly Details





Note: Dimensions and certain details for the parts used to assemble the slip base connection are intentionally not shown. Slip base connections are patented manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are only shown on this plan to illustrate how the parts are assembled. The complete assembly must ill designed to withstand 150 mph Base Wind Speed per 2013 AASHTO Standard Specification for Structural Supports for Highway Signs, Luminaires, and Traffic Signals, 65° edition and latertons.

PLANNING DIVISION STAFF COMMENTS

Memorandum:

Date:

May 2, 2024

To:

SP 2024-0003 file

From:

Cole Williams, Senior Planner

Re:

Discount Tire

Items which do not conform with the City of Pembroke Pines Code of Ordinances or other Governmental Regulations:

- 1. Provide completed public notice affidavit.
- 2. Provide completed wavier on page 7 of the Unified Development Application
- 3. Provide confirmation from the County that the proposed is consistent with the underlying plat. You may contact KDALUZ@broward.org for this information.
- 4. Provide material board with physical samples of all colors and materials used.
- 5. Building must be architectural compatible with the other buildings within the shopping center.
- 6. The mezzanine must be included with the required parking. The mezzanine shall be parked at 3.5 spaces per thousand square feet.
- 7. Provide parking data for the entire shopping center.
- 8. Provide letter of approval from Wastepro for the proposed dumpster location.
- 9. Lighting cannot exceed 0.5 f.c at the property line.
- 10. Signage must be consistent with the Uniform Sign Plan for the shopping center. Remove from plans, however please note that only two signs are permitted and cannot exceed 120 square feet.
- 11. A monument sign is not permitted for this development.
- 12. Provide details of all rooftop equipment. Equipment must be screened from view. Reference 155.637.
- 13. Provide letter detailing the sustainable practices utilized. Reference 155.6120 155.6123
- 14. Provide a letter detailing the economic impact the proposed development will have on the City.
- 15. Provide construction staging plan and how access will be provided to the surrounding sites.
- 16. Clarify if any EV Charging Stations are proposed.
- 17. Provide a business operations statement.
- 18. Further comments may apply as more details are provided.
- 19. Resubmittal must include an itemized response to all comments made by DRC members. In your resubmittal you must restate the comment, give an explanation of what you have done to alleviate the comment and show where the comment was addressed on the plans (page number and the details which may help staff identify revisions quickly). The DRC will not review your resubmittal if you fail to provide this response.
- 20. Please contact me prior to resubmittal 954-392-2100.



CONSTRUCTION PLANS FOR: DISCOUNT TIRE

PROJECT:

DISCOUNT TIRE
PARCEL ID: 5141-21-24-0040
8837 PEMBROKE PINES RD
PEMBROKE PINES, FL 33025

DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "URI COMMERCIAL #1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGES 106 AND 107, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID PARCEL "A" AS SHOWN ON SAID PLAT; THENCE ALONG THE SOUTH LINE OR SAID PARCEL "A", NORTH 84°31'14" WEST, 69.41 FEET; THENCE CONTINUE ALONG SAID LINE, SOUTH 88°56'57" WEST, 192.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE, SOUTH 88°56'57" WEST, 29.07 FEET; THENCE CONTINUE ALONG SAID LINE, SOUTH 87°48'14" WEST, 132.68 FEET; THENCE NORTH 02°11'46" WEST, 264.35 FEET; THENCE NORTH 87°41'16" EAST, 167.05 FEET; THENCE SOUTH 01°03'03" EAST, 265.32 FEET TO THE POINT OF BEGINNING

SAID LANDS LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, AND CONTAINING 43,496 SQUARE FEET (0.9985 ACRES), MORE OR LESS.

PARCEL 2

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CONTAINED IN THAT DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS RECORD IN OFFICIAL RECORDS BOOK 35283, PAGE 1150, AMENDED BY INSTRUMENT RECORD IN OFFICIAL RECORDS BOOK 35399, PAGE 1481, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF BROWARD, STATE OF FLORIDA.

OWNER: JDJ VENTURES LLC S 18459 PINES BLVD #311 PEMBROKE PINES FL 33029

SURVEYOR:
ALTAMAX SURVEYING
ROBERT C. JOHNSON
910 BELLE AVENUE, SUITE 1140
CASSELBERRY, FL 32708
PHONE: 407-677-0200
WWW.ALTAMAXSURVEYING.COM
EMAIL:
R.JOHNSON@ALTAMAXSURVEYING.COM

LANDSCAPE ARCHITECT

A & K LAND PLANNING & DESIGN, INC.
416 TORTOISE TRCE,
ST. JOHNS, FLORIDA 32259
KRIS REED, RLA
PHONE: 904-476-9692
EMAIL: AKLANDPLANNING@COMCAST.NET







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SURVEY C-2 DEMO PLAN

C-4 GRADING AND DRAINAGE PLAN

C-5 UTILITY PLAN

C-68 UTILITY DETAILS

C-7 SITE AND DRAINAGE DETAILS
C-8 EROSION CONTROL PLAN

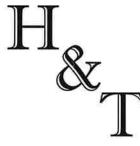
C-9 PAVEMENT AND MARKING DETAILS
C-10 EROSION CONTROL DETAILS

C-12 PAVEMENT MARKING AND SIGNAGE PLAN

FA FIRE ACCESS

EX-1 DEWATERING PLAN





H&T CONSULTANTS, INC.

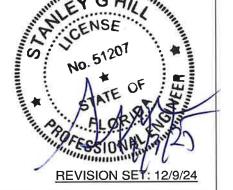
PLANNING - ENGINEERING

9 310 OLD KINGS ROAD SOUTH, SUITE 1001

JACKSONVILLE, FLORIDA 32257

TELEPHONE (904) 419 - 1001 FAX (904) 419 - 1004





GENERAL NOTES

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EXISTING FEATURES AND BOUNDARY INFORMATION BASED ON A SURVEY BY: ALTAMAX SURVEYING 910 BELLE AVENUE, SUITE 1100 CASSELBERRY FL, 32708 ROBERT C JOHNSON, PSM PH: (407)-677-0200

- 2. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF SIDEWALK UNLESS OTHERWISE SHOWN
- ALL TRAFFIC SIGNS AND MARKINGS SHALL BE IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, BROWARD COUNTY ENGINEERING DIVISION (BCTED), AND THE CITY OF PEMBROKE PINES
- SEE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION DETAILS AND DIMENSIONS OF BUILDINGS
- 5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL CABLES AND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY BREAK IN UNDERGROUND CABLES AND/OR UTILITIES SHALL IMMEDIATELY BE REPAIRED AT THE CONTRACTORS EXPENSE.
- 6. NEW SPOT ELEVATIONS REFER TO PROPOSED TOP OF PAVEMENT UNLESS INDICATED OTHERWISE
- ALL CONCRETE WORK SHALL CONFORM TO AC1 318-89, "STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE." ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI FIBERMESH REINFORCED AT 28 DAYS. PROVIDE 3/4"
- REINFORCING STEEL SHALL BE BILLET STEEL CONFORMING TO ASTM A615, GRADE 60. UNLES INDICATED OTHERWISE, MINIMUM SPLICE LENGTH SHALL BE 40 BAR DIAMETERS WHERE CONT. (CONTINUOUS) IS INDICATED ON PLANS.
- THE CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING STRUCTURES, IMPROVEMENTS. UTILITIES, PROPERTY LINES, EASEMENTS AND SETBACKS, AND CONFIRM ALL PROPOSED DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION OR ORDERING MATERIALS.
- 10. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION FOR VERIFICATION AND LOCATION OF ALL UTILITIES (ELECTRIC, GAS, TELEPHONE, ETC.).
- 11 SHOULD THE SURFACE OR SUBSURFACE CONDITIONS RE FOUND TO VARY FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN WRITIN
- 12. AS-BUILT DRAWINGS SHALL BE FURNISHED TO THE ENGINEER IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS NOTED ON THIS SHEET.
- 13. GRADES SHOWN ON PLANS ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
- 14. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING WITHIN 7 DAYS OF COMPLETION OF THE PROJECT, STATING THAT THE DRINIAGE SYSTEM IS COMPLETE AND READY FOR INSPECTION AND CERTIFICATION BY THE ENGINEER.
- 15, DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS ONLY.
- 16. THE CONTRACTOR SHALL USE NECESSARY MEANS AND METHODS TO CONTROL SURFACE AND GROUNDWATER DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SURFACE GRADING, DEWATERING TRENCHES WITH SUMP PUMP, WELL POINTING, ETC. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL AND LIKELY DEPTHS TO GROUNDWATER AND THE WATER CONTROL NECESSARY TO MEET MOISTURE AND DENSITY REQUIREMENTS FOR THE NATIVE OR
- 17. ALL ON SITE EASEMENTS MUST BE APPROVED AND RECORDED PRIOR TO ISSUANCE OF COS OR
- 18. ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL WILL BE REMOVED FROM THE SITE DAILY.
- 19. ALL ONSITE IMPROVEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND WILL NOT BE DEDICATED TO THE PUBLIC OR MAINTAINED BY THE PUBLIC.
- 20. ALL FIRE PREVENTION MEASURES AND PROVISIONS SHALL BE IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE, LATEST EDITION.
- 21. THE GEOTECHNICAL REPORT AND ITS RECOMMENDATIONS AS PROVIDED BY THE OWNER ARE PART OF THE SUBJECT DRAWING. SEE GEOTECH PREPARED BY TERRACON.

AS-BUILT REQUIREMENTS

- THE CONTRACTOR SHALL PROVIDE COMPLETE AS-BUILT INFORMATION TO THE ENGINEER IN ACCORDANCE WITH CITY OF PEMBROKE PINES, BROWARD COUNTY, SFWMD, CITY OF PEMBROKE PINES UTILITIES, AND THE FOLLOWING REQUIREMENTS:
- AS-BUILT DRAWINGS SHALL BE PREPARED IN AUTOCAD FORMAT BY A REGISTERED LAND SURVEYOR, AND SHALL BE IN CONFORMANCE WITH ALL AUTHORITIES HAVING JURISDICTION. FIVE SETS OF SIGNED AND SEALED RECORD AS-BUILTS AND A SET OF AUTOCAD 2014 DRAWING FILES OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- 3. PROVIDE BUILDING LOCATIONS, FINISHED FLOOR ELEVATIONS, PAVEMENT GRADES, AND ALL
- PROVIDE SPECIAL DETAIL DRAWINGS AT LOCATIONS WHERE INSTALLATIONS WERE NOT AS SHOWN ON CONTRACT DRAWINGS DUE TO FIELD CONDITIONS, OR WHERE REQUIRED FOR CLARITY.
- 5. PROVIDE LOCATION, ELEVATION, AND DESCRIPTION OF BENCHMARK(S).
- 6. LOCATE AND PROVIDE ELEVATIONS OF ALL STRUCTURES. LOCATION OF ALL STRUCTURES SHALL BE FROM (2) DIRECTIONS.
- 7. LOCATE ALL PIPES AND PROVIDE THEIR SIZE, ELEVATION, LENGTH AND TYPE
- 8. CITY OF PEMBROKE PINES AND/OR CITY OF PEMBROKE PINES UTILITIES AS-BUILT REQUIREMENTS WILL TAKE PRECEDENCE SHOULD THERE BE A CONFLICT WITH THE AFOREMENTIONED AS-BUILT REQUIREMENTS.

UTILITY NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF PEMBROKE PINES ENGINEERING DINISION, BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION (BCDPEP), BROWARD COUNTY HEALTH DEPARTMENT (BCHD), SOUTH BROWARD DRAINAGE DISTRICT (SBDD), SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), AND ALL OTHER LOCAL AND NATIONAL CODES WHERE APPLICABLE.
- 2. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY
- 3. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE THE CITY OF PEMBROKE PINES ENGINEERING DIVISION, THE OWNER, THE ENGINEER AND HIMSELF AFTER OBTAINING A CONSTRUCTION PERMIT FROM THE ENGINEERING DIMISION.
- 4. THE CONTRACTOR SHALL OBTAIN A SUNSHINE CERTIFICATION NUMBER AT LEAST 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION
- 5. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, LELVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH HE FAILS TO REQUEST A SUNSHINE CENTRICATION NUMBER. HE IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH HAVE BEEN PROPERLY
- 7. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER, WHO WILL IN TURN NOTIFY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION.
- B. THE CONTRACTOR SHALL NOTIFY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION AND THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO BEGINNEY OF CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE SANITARY SEWER AND WATER
- THE CONTRACTOR SHALL NOTIFY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION AND THE ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE SANTARY SEWER AND WATER
- 10. PRIOR TO ISSUANCE OF CONSTRUCTION PERMIT, A MATERIALS REVIEW LIST SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY OF PEMBROKE PINES ENGINEERING DIMSION FOR FIRE HYDRANTS, VALVES, PIPING, LIFT STATIONS AND OTHER ACCESSORIES.
- 11. ANY PRODUCT THAT IS NOT ON THIS LIST MUST BE APPROVED IN ADVANCE BY THE ENGINEER OF RECORD AND THE CITY OF PEMBROKE PINES ENGINEERING DIVISION. SUCH APPROVAL REQUIRES THE SUBMISSION OF A SHOP DRAWING (SIX COPIES) FOR EACH PRODUCT. SHOP DRAWINGS WILL ALSO BE REQUIRED FOR ALL NON-STANDARD ITEMS.
- 12. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED AND SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD AND THE CITY OF PEMBROKE PINES ENGINEERING DIVISION PRIOR TO ISSUANCE OF A CONSTRUCTION
- 13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO HIS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- 14. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A CONSTRUCTION METER FOR ALL WATER USED ON JOB. THE COST OF ALL WATER USED FOR CLEANING, TESTING, TO MILL BE THE CONTRACTOR'S RESPONSIBILITY. IF WATER CANNOT BE METERED THEN IT WILL BE CALCULATED.
- MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCH AND BCTED.
- 16. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BI PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- 17. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF CITY OF PEMBROKE PINES ENGINEERING DIVISION.
- 18. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.
- 19. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEERING DIVISION OF THE CITY OF PEMBROKE PINES, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF HIS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS. TO THIS END, THE CONTRACTOR SHALL DO AS REQUIRED, ALL NECESSARY HIGHWAY OR DRIVEWAY, SIDEWALK AND LANDSCAPING WORK. SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- 20. WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, GRAVITY SEWER, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- 21. WHEN WORKING IN AND AROUND EXISTING DRAINAGE CANALS, APPROPRIATE SILT BARRIERS SHALL BE INSTALLED AS REQUIRED BY THE SOUTH BROWARD DRAINAGE DISTRICT.
- 22. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
- 23. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
- 24. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD ONE COMPLETE SET OF "AS-BUILT" CONSTRUCTION DRAWINGS.
 THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND
 DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED

 WE THE CONTRACTIONS.
- 25. ALL "AS-BUILT" INFORMATION ON ELEVATIONS, STATIONING OFFSETS AND TIES OF THE WATER, SANITARY SEWER, PAVING AND DRAINAGE SHALL BE CERTIFIED BY A REGISTERED
- 26. AS-BUILT INFORMATION ON THE WATER & SEWER SYSTEM SHALL INCLUDE, BUT NOT LIMITED TO, LOCATIONS OF ALL VALVES, FITTINGS, FIRE HYDRANTS, WATER AND SEWER SERVICES, MANHOLES AND TOP-OF-PIPE ELEVATIONS AT 100-FOOT INTERVALS AS A

UTILITY NOTES (CONTINUED)

- 27. PRIOR TO A FINAL INSPECTION BY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION. THE ENGINEER SHALL SUBMIT TWO (2) SETS OF BLUEPRINTS OF "AS-BUILT" CONSTRUCTION DRAWINGS
- 28 UPON A FINAL INSPECTION BY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION. UPON A FINAL INSPECTION BY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION, THE ENGINEER SHALL SUBMIT TO THE CITY ONE (1) COMPLETE SET OF REPRODUCIBLE MYLARS, THREE SETS OF BILUE PRINTS OF "AS-BUILT" CONSTRUCTION DRAWINGS THAT HAVE BEEN CERTIFIED BY A REGISTERED LAND SURVEYOR AND THE ENGINEER OF RECORD AND COMPUTER FILES OF "AS-BUILT" CONSTRUCTION DRAWINGS ON 3 1/2" DISKS IN AUTOCADD RELEASE 14 FORMAT OR LATEST REVISION.
- 29. THE CONTRACTOR SHALL NOTIFY THE CITY OF PEMBROKE PINES ENGINEERING DIVISION AND THE ENGINEER OF RECORD NO LATER THAN 24 HOURS PRIOR TO MAKING CONNECTIONS TO EXISTING SYSTEMS. A CITY OF PEMBROKE PINES ENGINEERING DIVISION REPRESENTATIVE AND THE ENGINEER OF RECORD MUST BE PRESENT.
- 30. SEPARATION OF WATER AND SEWER MAINS:
- a. Parallel water and sewer mains shall have a minimum 10' horizontal separation. Where this is not possible, the sewer main shall be in a separate trench and be at least 18' below the water main and both mains shall be ductile iron per pressure pipe specifications.
- THE SEWER MAIN SHALL CROSS BELOW ALL WATER MAINS WITH A MINIMUM OF 18" /ERTICAL CLEARANCE, WHERE THE CLEARANCE IS LESS THAN 18", THE SEWER M THE WATER MAIN SHALL BE DUCTILE IRON PIPE FOR 20' CENTERED ON THE POINT OF CROSSING. ALL JOINTS ON THE WATER MAIN WITHIN 20 FEET OF THE CROSSING SHALL BE MECHANICALLY RESTRAINED.
- DE MECHANICALLY RESTRAINED. IF A SEWER MAIN MUST CROSS ABOVE A WATER MAIN. REGARDLESS OF VERTICAL CLEARANCE, THE PRECAUTION IN ITEM (B) ABOVE SHALL BE TAKEN.
- 1. NO CONNECTIONS TO THE EXISTING LINES SHALL BE MADE UNTIL PRESSURE TESTS, FOR THE WATER MAINS AND SEWER FORCE MAINS, AND BACTERIOLOGICAL TESTS HAVE BEEN PERFORMED AND THE SYSTEM IS ACCEPTABLE TO THE CITY OF PEMBROKE PINES AND THE BROWARD COUNTY PUBLIC HEALTH DEPARTMENT.
- 32. CLEANING OF NEWLY INSTALLED PIPING SYSTEMS SHALL BE ACCOMPLISHED LISING PIPE PIGGING METHODS. OPEN FLUSHING SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY OF PEMBROKE PINES ENGINEERING DIVISION. ALL WATER WILL BE
- 33. ALL EFFORTS SHALL BE MADE SO THAT WATER AND FORCE MAINS CROSS ABOVE DRAINAGE LINES WITH ADEQUATE COVER AND SEPARATION. IF THIS IS NOT POSSIBLE, IT SHALL BE INDICATED ON THE PLANS.
- 34 A THREE (3) FOOT LATERAL SEPARATION SHALL BE MAINTAINED BETWEEN WATER/SEWER LINES AND OBSTRUCTIONS (IE., CATCH BASINS, CONCRETE POLES, ETC.) FIVE (5) FOOT FROM TREES.
- 35. THE MAXIMUM DEPTH TO THE BOTTOM OF PRESSURE MAINS SHALL BE INSTALLED AS NOT EXCEED SIX (6) FEET UNLESS OTHERWISE APPROVED BY THE CITY OF PEMBROKE PINES ENGINEERING DIMISION. RESTRAINED JOINTS SHALL BE USED, IN LIEU OF PINES ENGINEERING DIVISION, RESTRAINED JOINTS SHALL BE USED, IN LIEU OF CONCRETE THRUST BLOCKS, AT ALL CHANGES IN DIRECTION OF WATER MAINS, SEWAGE FORCE MAINS AND ELSEWHERE AS INDICATED ON THE DRAWINGS. RESTRAIN ALL PIPE JOINTS WITHIN THE DISTANCES ON EACH SIDE OF THE FITTINGS AS REQUIRED TO PROPERLY RESTRAIN AND SUPPORT BENDS, TEES, VALVES, DEAD ENDS AND OTHER SUCH FITTINGS WITH THE EXCEPTION OF FIRE HYDRANTS.
- THE WATER MAIN AND/OR SEWAGE FORCE MAIN SHALL BE EITHER POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (D.I.P.) AND SHALL BE DESIGNED FOR A MINIMUM WORKING PRESSURE OF 150 PSI.
- PVC PIPE SHALL BE PRESSURE PIPE WITH IRON O.D., CLASS 150 (DR 18), CONFORMING TO ANSI/AWWA_C900-89 OR C905-88 OR LATEST REVISION AND SHALL HAVE PUSH ON
- SHALL BE CLASS 350 WALL THICKNESS (UP TO 12"), CLASS 300 (14"-18"), CLASS 250 (20" OR GREATER) WITH INTERIOR CEMENT LINING CONFORMING TO ANSI/AWWA C151/A21.51-95, OR LATEST REVISION. SEWAGE PIPE SHALL BE EITHER DOUBLE CEMENT CONFORMING TO ANSI/AWWA C104/A21.4-95 OR LATEST REVISION, OR POLYETHYLENE LINED CONFORMING TO ANSI/AWWA C105/A21.5—93 OR LATEST REVISION, OR APPROVED EQUAL. THE PIPE SHALL WITHSTAND A WORKING PRESSURE OF 350 PSI. THE JOINTS SHALL BE BELL AND SPIGOT PUSH ON TYPE, MECHANICAL JOINT OR FLANGED, FLANGED PIPE SHALL CONFORM WITH THE PHYSICAL AND CHEMICAL REQUIREMENTS AS SET FORTH IN THE HANDBOOK OF DUCTILE IRON PIPE OF THE CAST 1900A 1919 EPEFAPOLA ASSOCIATION.
- 37. FITTINGS: FITTINGS SHALL BE DUCTILE IRON COMPACT MECHANICAL JOINT TYPE AND SHALL BE CLASS 350 THROUGH 24" CONFORMING TO ANSI/AWWA C153/A21.53-94. OR LATEST REVISION, AND CLASS 250 IN SIZES 24" AND LARGER, CONFORMING TO ANSI/AWWA C110/A21.10-93, OR LATEST REVISION, COMPLETE WITH GLANDS, GASKETS, BOLTS AND NUTS. ALL FITTINGS SHALL BE CEMENT LINED AND SEAL COATED WITH THE SAME AS
- 38. VALVES SHALL BE GATE VALVES FOR WATER (4"-12" IN SIZE), BUTTERFLY VALVES FOR WATER (16" AND UP IN SIZE), OR PLUG VALVES FOR SEWER (ALL SIZES).

 i. GATE VALVES SHALL BE IRON BODY, FULLY RESILIENT SEAT, BRONZE MOUNTED NON-RISING STEM, DOUBLE DISC, RATED AT 200 PSI AND CONFORMING TO ANSI/AWWA C509-94 OR LATEST REVISION. EXPOSED VALVES SHALL BE OUTSIDE SCREW AND YOKE
- TYPE.

 BUTTERFLY VALVES AND OPERATORS SHALL CONFORM TO ANSI/AWWA C504—94 OR LATEST REVISION STANDARD FOR RUBBER—SEATED BUTTERFLY VALVES AND SHALL BE CLASS 150 A OR B.

 PLIG VALVES SHALL BE SEMI—STEEL BODY, NON—LUBRICATED, ECCENTRIC TYPE, WITH RESILIENT FACED PLUGS, AND CAPABLE OF DRIP—TIGHT SHUT OFF AT THE RATED PRESSURE IF APPLIED AT ETHER PORT. VALVES ARE TO BE EQUIPPED WITH ACTUATING NUTS, CAST IRON HANDWHEELS OR CHAIN OPERATORS, WITH GALVANIZED STEEL CHAINS, AS ADDROBAUTE FOR DISCLOSURE AND THE ALSO ADDROBAUTE FOR DISCLOSURE FOR THE ALSO ADDROBAUTE FOR THE ALS AS APPROPRIATE FOR THE INSTALLATION AND TYPE OF OPERATOR
- 39. AIR RELEASE VALVES
 SEWER FORCE MAIN AIR RELEASE VALVES SYSTEM SHALL BE A COMBINATION OF ONE
 SEWAGE AIR RELEASE VALVE AND ONE SEWAGE AIR/VACUUM VALVE WITH DUAL ISOLATION
 PLUG VALVES. BOTH VALVE BODIES AND COVERS SHALL BE OF CAST IRON
 CONSTRUCTION, ASTIM A126—B. ALL INTERNAL PARTS SHALL BE OF STANLESS STEEL,
 ASTM A240 TYPE 304 AND ASTM A276 TYPE 303. THE VENTING ORIFICE SHALL BE 5/16" IN DIAMETER WITH STAINLESS STEEL SEAT. THE INLET OPENINGS SHALL BE A MINIMUM OF 2" NPT SCREWED CONNECTION FOR BOTH THE VALVES SHALL BE FULLY CAPABLE OF OPERATION IN SEWAGE FORCE MAIN. BOTH VALVES SHALL INCLUDE A BACK—FLUSHING FEATURE FOR PERIODIC CLEANING OF THE INTERNAL MECHANISM. THE OVERALL HEIGHT SHALL NOT EXCEED 22 1/2 INCHES.
- 40. WATER MAIN AIR RELEASE VALVES VALVE BODY AND COVER SHALL BE OF CAST IRON CONSTRUCTION, ASTM A126—B. ALL INTERNAL PARTS SHALL BE OF STAINLESS STEEL, ASTM A240 TYPE 304 FOR THE FLOAT AND ASTM A296 TYPE 316 FOR THE LINKAGE. THE VENTING ORIFICE SHALL BE 3/16" IN DIAMETER WITH BRASS SEAT. THE INLET OPENING SHALL BE A 2" NPT SCREWED CONNECTION, THE OVERALL HEIGHT SHALL NOT EXCEED 13 INCHES.
- 41. A REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED IN THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL VALVE LOCATIONS OUTSIDE THE ROAD PAVEMENT. WATER MARKERS SHALL BE WHITE, SEWER MARKERS SHALL BE GREEN.

UTILITY NOTES (CONTINUED)

42. FIRE HYDRANTS:

- A FIRE HYDRANTS SHALL HAVE A MINIMUM 5 1/4" VALVE OPENING AND SHALL OPEN AGAINST THE PRESSURE AND CLOSING WITH THE FLOW. HYDRANTS SHALL MEET OR EXCED ANSI/AWWA C502-94, C503-88 OR LATEST REVISION, AND SHALL COMPLY WITH FACTORY MUTUAL RESEARCH CORPORATION AND UNDERWRITERS LABORATORIES UL246 STANDARD.

 B. A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE PROVIDED IN THE CENTER OF THE NEAREST LANES OF ROAD PAVEMENT ADJACENT TO ALL FIRE HYDRANT LOCATIONS.
- 43. DETECTOR TAPE SHALL BE 3" WIDE BLUE TAPE FOR WATER MAIN AND BROWN TAPE FOR FORCE MAIN WITH A METALLIZED FOIL CORE LAMINATED BETWEEN 2 LAYERS OF PLASTIC FILM. THE WORDS "CAUTION WATER LINE BURIED BELOW" OR "CAUTION FORCE MAIN PILM: THE WORDS CAUTION WARE LINE BORRED BELOW OR CAUTION FORCE MAIN BURIED BELOW SHALL BE PRINTED AT 30° INTERVALS ALONG THE TAPE. TAPE SHALL BE PLACED 18° BELOW GRADE ABOVE ALL PVC MAINS AND SERVICES OR AS RECOMMENDE BY MANUFACTURER. NON-METALLIC TAPE SHALL BE USED ABOVE DUCTILE IRON PIPE.
- 44. SERVICE CONNECTIONS
- SERVICE CONNECTIONS:
 SERVICE SADDLES SHALL BE DUCTILE IRON EPOXY OR NYLON COATED WITH DOUBLE
 STAINLESS STEEL STRAPS OR SINGLE WIDE STRAP, SADDLES SHALL CONFORM TO
 ANSI/AWWA C111/21.11-95 AND ASTM A 588 OR LATEST REMSION.
 SERVICE LINES SHALL BE POLYETHYLENE (PE) TUBING AS DESCRIBED IN ANSI/AWWA
- b. SERVICE LINES SHALL BE POLYETHYLENE (PE) TUBING AS DESCRIBED IN ANSI/AWWA C901-96, OR LATEST REVISION WITH A WORKING PRESSURE OF 200 PSI (DR 9). PIPE JOINTS SHALL BE OF THE COMPRESSION TYPE TOTALLY CONFINED CRIP SEAL AND COUPLING NUT. POLYETHYLENE SHALL BE EXTRUDED FROM PE 3408 HIGH MOLECULAR WEIGHT MATERIALS AND MUST CONFORM TO ASTM D2737.
 c. CORPORATION STOPS SHALL BE MANUFACTURED OF BRASS ALLOY IN ACCORDANCE WITH ASTM B62 WITH THREADED ENDS.
 d. METER STOPS SHALL BE THE 90 DEGREE LOCKWING TYPE AND SHALL BE OF BRONZE CONSTRUCTION IN ACCORDANCE WITH ASTM B62. METER STOPS SHALL BE CLOSED
 DETERMINED DESCRIBED TO SEAL DE CAUSET DETERMINED AND PERSENTATION.
- BUTTON DESIGN AND RESIDENT OF RING SEALED ACAINST EXTERNAL LEAKAGE AT THE TOP. STOPS SHALL BE EQUIPPED WITH A METER COUPLING NUT ON THE OUTLET SIDES, METER AND METER BOXES TWO INCHES OR LESS ARE SUPPLIED AND INSTALLED BY THE
- CITY OF PEMBROKE PINES AT THE OWNER'S EXPENSE.
- 45. TAPPING SLEEVES SHALL BE DUCTILE IRON MEETING ASTM GRADE 65-45-12.

- . VALVE BOXES FOR WATER MAINS AND SEWER FORCE MAINS SHALL BE ADJUSTABLE SCREW TYPE WITH 5 ¼ INCH SHAFT, 18 TO 24 INCH EXTENSION, CAST IRON ASTM-A48 CLASS 30 MARKED "WATER" OR "SEWER".

 VALVE BOXES FOR BLOW-OFF ASSEMBLY SHALL BE CAST IRON ASTM-A48 CLASS 30
- 47. RETAINER GLANDS SHALL CONFORM TO ANSI/AWWA C111/A21.11-95 OR LATEST REVISION. ALL GLANDS SHALL BE MANUFACTURED FROM DUCTILE IRON AS LISTED BY UNDERWRITERS LABORATORIES FOR 250 PSI MINIMUM WATER PRESSURE RATING.
- 48. THE ASSEMBLY SHALL CONFORM TO ANSI/AWWA C510-92 OR LATEST REVISION AND BE THE ASSEMBLY SHALL CONFORM TO ANS/AWWA C510-92 OR LATEST REVISION AND BE CAPABLE OF WITHSTANDING A WORKING PRESSURE OF AT LEAST 150 PSI WITHOUT DAMAGE TO WORKING PARTS OR IMPAIRMENT OF FUNCTION. IT SHALL CONSIST OF TWO INTERNALLY LOADED, INDEPENDENTLY OPERATING CHECK VALVES, LOCATED BETWEEN TWO TIGHTLY CLOSING RESILIENTSCATED SHUT OFF VALVES, WITH FOUR PROPERLY PLACED RESILIENT-SEATED TEST COCKS.
- 49. CONNECTION OF ALL NEW SYSTEMS TO EXISTING MAINS SHALL BE DONE USING ONE OF THE THREE FOLLOWING METHODS:
- METHOD A PER BROWARD COUNTY PUBLIC HEALTH DEPARTMENT STANDARDS, WHICH INVOLVES A REDUCED SIZE TEMPORARY CONNECTION BETWEEN THE EXISTING MAIN AND
- THE NEW MAIN.
 METHOD B PER BROWARD COUNTY PUBLIC HEALTH DEPARTMENT STANDARDS, WHICH INVOLVES A DIRECT CONNECTION BETWEEN THE NEW AND EXISTING MAINS USING TWO GATE VALVES SEPARATED BY A SLEEVE WITH A VENT PIPE.
 METHOD C. APPROVED BY THE BROWARD COUNTY PUBLIC DEPARTMENT UNIT, WHICH INVOLVES A TAP WITH ONE GATE VALVE REQUIRING DISENFFECTION OF THE NEW SYSTEM PRIOR TO CONDUCTING THE PRESSURE TEST.
- 50. BEDDING AND INITIAL BACKFILL (12 INCHES ABOVE PIPE) FOR ALL PIPE SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER. PEAROCK OR 3/4" WASHED ROCK WILL BE USED IN WATER OR WHERE UNSUITABLE BEDDING EXISTS AT THE DISCRETION OF THE CITY OF PEMBROKE PINES. ALL OTHER FILL SHALL NOT HAVE ROCK LARGER THAN 6" IN DIAMETER.
- PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATION'S GUIDE FOR INSTALLATION OF PVC PRESSURE PIPE FOR MUNICIPAL WATER
- DISTRIBUTION SYSTEMS. PVC PIPE SHALL BE INSTALLED WITH A MINIMUM OF 36" COVER. DETECTOR TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL PVC MAINS APPROXIMATELY 18" BELOW GRADE, COLOR SIDE UP

- g. D.I.P. SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION
- D.I.P. SHALL BE INSTALLED WITH A MINIMUM OF 30" COVER. IDENTIFICATION TAPE SHALL BE INSTALLED THE FULL LENGTH OF ALL D.I.P. MAINS APPROXIMATELY 18" ABOVE THE MAIN, COLOR SIDE UP.

- 3. VALVES:
 ALL VALVES SHALL BE INSTALLED WITH ADJUSTABLE CAST IRON VALVE BOXES WITH THE WORD WATER OR "SEWER" CAST IN THE COVER.

 3. MAIN VALVES SHALL BE LOCATED ON AN EXTENSION OF THE RIGHT—OF—WAY LINE UNLESS DIMENSIONED OTHERWISE.

 3. MAIN VALVES SHALL BE INSTALLED AWAY FROM PARKING AREAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE INSTALLED AND PARKING AFEAS. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO AVOID THE PARKING OF VEHICLES OVER THE VALVES. HYDRANT VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE VALVES LOCATED IN NON-PAVED AREAS OR IN PARKING STALLS REQUIRE A REFLECTIVE PAVENT MARKER ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT. WHITE REFLECTORS FOR WATER MAIN VALVES, GREEN REFLECTORS FOR FORCE MAIN VALVES.

 4. THE DISTANCE FROM THE TOP OF THE VALVE ACTUATOR NATITIES FIRST, GRADE SHALL BE A MINIMUM OF 12 INCHES AND A MAXIMUM OF 18 INCHES.

 54. SERVICE:

 G. COVER OVER SERVICE LINES SHALL BE 18 MINIBUM, 24 MAXIMUM RELOW INISTED GRADE AND 24 UNDER PAVEMENT.

 D. POLYETTYLENE SHALL BE BEDDED IN BACKFILL OF SANGUMEN NO FIRSK GREATER THAN 11 IN DIAMETER.

- POLYETHYLENE SHALL BE BEDDED IN BASKELL OF SAND WITH NO TEXT GREATER IN 1" IN DIAMETER.

 METER STOPS SHALL HAVE B" TO 10" DOVER OR AS REQUIRED FOR BEOPER METER/BOX INSTALLATION.

 MATER SERVICES UNDER PAVEMENT SHALL BE ENCASED IN A SCHEDULE BO PVC SLETFOR THE FULL LENGTH OF THE PAVEMENT AND FOR 2' BEYOND THE EDGE.

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UTILITY NOTES (CONTINUED)

- 55. THE PHYSICAL CONNECTION OF THE NEW SYSTEM TO THE EXTRING SYSTEM SHALL BE DONE IN ACCORDANCE WITH SECTION C.1. WHICH WILL DICTATE THE ORDER OF THE PRESSURE TESTING AND DISINFECTION.
- 56. THE COMPLETE WATER SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED. THE PRESSURE TEST SHALL BE FOR TWO HOURS AT 150 PSI MINIMUM TEST PRESSURE IN ACCORDANCE WITH ANSI/AWWA C600-93 OR LATEST REVISION. THE PRESSURE TEST SHALL NOT VARY MORE THAN +5 PSI DURING THE TEST. LEAKAGE ALLOWANCES WILL NOT BE MADE FOR FITTINGS OR VALVES.
- 57. ALLOWABLE LEAKAGE SHALL NOT EXCEED THE FORMULA OF: L (GALLONS PER HOUR) = SD(P)0.5
- I = ALLOWABLE LEAKAGE IN GALS/HR (NO ALLOWABLE LEAKAGE FOR VALVES)
 S = LENGTH OF PIPE TESTED IN FEET
 D = NOMINAL DIAMETER OF PIPE IN INCHES
- P = AVERAGE TEST PRESSURE DURING TEST IN LBS/SQ. IN.
- 58. THE PRESSURE TEST SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OF PEMBROKE PINES ENGINEERING DIVISION AND THE ENGINEER OF RECORD.
- 59. SAMPLING POINTS SHALL BE PROVIDED AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE BROWARD COUNTY HEALTH DEPARTMENT. IF NOT SPECIFIED, SAMPLING POINTS SHALL BE PROVIDED AT INTERVALS OF 1500' MAXIMUM FOR LINES GREATER THAN 1500' IN LENGTH. PROVIDE A MINIMUM OF TWO SAMPLING POINTS FOR ALL OTHER
- 50, BEFORE ACCEPTANCE FOR OPERATION, THE WATER SYSTEM SHALL BE DISINFECTED IN ACCORDANCE WITH ANSI/AWWA C651-92 OR LATEST REVISION WITH APPROVED BACTERIOLOGICAL SAMPLES AND PROPER DOCUMENTATION BY THE BROWARD COUNTY HEALTH DEPARTMENT. COLLECTION OF SAMPLES IS THE CONTRACTOR'S RESPONSIBILITY AND WILL BE WITNESSED BY A CITY OF PEMBROKE PINES ENGINEERING DIVISION
- 61, SEWER PIPE AND FITTINGS:
- PVC SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE CONFORMING TO ASTM D3034, SDR 35, WITH PUSH-ON RUBBER GASKET JOINTS UNLESS
- b. DUCTILE IRON PIPE (D.I.P.) SHALL BE DOUBLE CEMENT CONFORMING TO ANSI/AWWA C104/A21.4-95 OR LATEST REVISION, OR POLYETHYLENE LINED INSIDE CONFORMING TO ANSI/AWWA C105/A21.5-93 OR LATEST REVISION, OR APPROVED EQUAL MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA C151/A21.51-96 OR LATEST REVISION, MINIMUM WALL
- THICKNESS CLASS 350 (UNLESS OTHERWISE SPECIFIED).

 1. ALL FITTINGS AND ACCESSORIES SHALL BE AS MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER.

- MANHOLES SHALL BE SET PLUMB TO LINE AND GRADE ON FIRM CLEAN SUBGRADE PROVIDING UNIFORM BEARING UNDER THE BASE.
 ALL OPENINGS AND JOINTS SHALL BE SEALED WATER—TIGHT.
- THE ENTIRE INSIDE OF THE MANHOLES SHALL BE PAINTED WITH TWO COATS (8 MILS EACH, DRY) OF KOPPER'S 300-M BITUMASTIC COATING OR APPROVED EQUAL: FIRST COAT RED, SECOND COAT BLACK. THE OUTSIDE OF EACH MANHOLE REQUIRES ONLY ONE

- COAT RED, SECOND COAT BLACK. THE OUTSIDE OF EACH MANHOLE REQUIRES ONLY ONE COAT (8 MILS, DRY) OF THE SAME TYPE OF COATING.

 MANHOLES SHALL BE INSTALLED AWAY FROM PARKING AREAS ON THE CEMTERLINE OF THE ROADWAY. IF THIS IS UNAVOIDABLE, PROPER MEASURES SHALL BE TAKEN TO PROHIBIT THE PARKING OF VEHICLES OVER MANHOLES.

 ORANGE REFLECTIVE PAVEMENT MARKERS SHALL BE PROVIDED ON THE CENTER OF THE NEAREST LANE OF ROAD PAVEMENT ADJACENT TO ALL MANHOLE LOCATIONS OUTSIDE THE ROAD PAVEMENT.

 ALL LIDS SHALL BE PROVIDED WITH A POLYETHYLENE WATERTIGHT MANHOLE INSERT. THE COVER BODY SHALL BE MANUFACTURED TO THE DIMENSIONS AS SHOWN ON THE CONTRACT DRAWINGS TO ALLOW EASY INSTALLATION IN THE MANHOLE FRAME. THE INSERT SHALL BE PROVIDED WITH A LIFT STRAP ATTACHED TO THE COVER BODY.

- 63. SERVICE:

 a. MINIMUM SLOPE OF ALL SERVICE LINES SHALL BE AS INDICATED IN THE SOUTH FLORIDA BUILDING CODE BROWARD COUNTY EDITION.

 b. SERVICE LATERALS SHALL TERMINATE AT A DEPTH 30" BELOW FINISHED GRADE.

 c. EACH SERVICE CONNECTION SHALL BE PLUGGED WATER—TIGHT WITH AN APPROVED PLUG.

 d. THE END OF EACH SERVICE CONNECTION SHALL BE MARKED WITH A 2"X4" TREATED
- THE END OF PACH SERVICE CONNECTION STALL BE MARKED WITH A 2 AT TREATED STAKE PAINTED RED, EXTENDING 18" (MIN.) ABOVE GRADE. CONTRACTOR SHALL ROUGH IN RISER TO 1 FOOT ABOVE FINISHED GRADE AND PLUG. AT PROJECT COMPLETION, CUT BACK TO FINISHED GRADE.

 CONNECTION OF SERVICES TO BUILDING'S PLUMBING SHALL BE COORDINATED WITH THE
- CITY'S BUILDING AND ZONING DEPARTMENT, PLUMBING SECTION.

- 64. TESTING:

 A AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE ENTIRE SYSTEM SHALL BE LAMPED.

 SEWER LAMPING SHALL BE WITNESSED BY THE ENGINEER OF RECORD AND A

 REPRESENTATIVE FROM THE CITY OF PEMBROKE PINES ENGINEERING DIMSION.

 B. AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE CITY OF PEMBROKE PINES OR THE
- AFTER CONSTRUCTION OF THE SEWER SYSTEM, THE CITY OF PEMBROKE PINES OR THE ENGINEER OF RECORD MAY REQUIRE A VISUAL INFLITATION AND/OR EXFLITATION TEST TO BE PERFORMED ON THE ENTIRE SYSTEM OR ANY PART THEREOF.

 AN AIR TEST MAY BE SUBSTITUTED FOR THE WATER EXFLITATION TEST, UPON APPROVAL OF THE CITY OF PEMBROKE PINES.

 MANHOLE EXFLITATION LEAKAGE SHALL NOT EXCEED 4 GALLONS PER DAY PER UNIT. SEWER PIPE EXFLITATION LEAKAGE SHALL NOT EXCEED 10 GALLONS PER DAY PER INCH DIAMETER PER MILE IN A TWO HOUR TEST PERIOD FOR ANY SECTION TESTED. VISIBLE MANHOLE AND SEWER PIPE INFILITATION LEAKAGE SHALL NOT BE PERIOTED.

- SANITARY SEWER SHALL BE TELEVISED, AT DEVELOPER'S EXPENSE, PRIOR TO FINAL APPROVAL OF CONSTRUCTION. VIDEO TAPE AND REPORT SHALL BE EXAMINED BY THE
- CITY OF PEMBROKE PINES ENGINEERING DIVISION. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFICIENCIES PRIOR TO THE CITY'S CERTIFICATION OF COMPLETION TO ANY AGENCY.

FIRE DEPARTMENT NOTES

- 1. REVIEW AND APPROVAL BY THE AHJ SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH THIS CODE PER NFPA 1:1.14.4

 2. FIRE CODES IN EFFECT: FLORIDA FIRE PREVENTION CODE (FFPC) 8TH EDITION, EFFECTIVE DECEMBER 31, 2023 WITH BROWARD COUNTY AMEDIOMENTS, WHICH INCLUDES NFPA 101, 2021 EDITION, NFPA 1, 2021 EDITION, & STATE STATUTES, 2019 EDITION (ADOPTED REFERENCED PUBLICATIONS FOUND HERBIN.)

 3. THE AHJ SHALL HAVE THE AUTHORITY TO REQUIRE AN ACCESS BOX(ES) TO BE INSTALLED IN AN ACCESSIBLE LOCATION WHERE ACCESS TO OR WITHIN A STRUCTURE OR ACCESS BOX (ES) TO BE INSTALLED IN AN ACCESSIBLE LOCATION WHERE ACCESS TO OR WITHIN A STRUCTURE OR ACCESS BOX (ES) TO BE INSTALLED IN AN ACCESSIBLE LOCATION WHERE ACCESS TO OR WITHIN A STRUCTURE OR ACCESS BOX (ES) CONTINUED ON THE PROPERTY THE ACCESS TO STRUCTURE OF A SECURITY. THE ACCESS POYERS CANNOT BE OF A MEDICAL PROPERTY. THE ACCESS POYERS OR AREA IS DIFFICULT BECAUSE OF SECURITY. THE ACCESS BOX(ES) SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH U. 1037. A KNOX BOX SHALL BE PROVIDED ON ALL BUILDINGS THAT HAVE REQUIRED SPRINKLER SYSTEMS, STANDPIPES SYSTEMS OR FIRE ALARM SYSTEMS. PLEASE ORDER ON—LINE AT WWW.KNOXBOX.COM.
- NFFA 1-18.2.2.1
 APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING, OR PORTION OF A BUILDING HEREAFTER CONSTRUCTION OR RELOCATED.
- A. FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF ROADWAY, FIRE LANES, PARKING
- A. THE APPARATUS ACCESS ROADS SHALL CONSIST OF ROADWAY, FIRE LANES, PARKING LOT LANES, OR A COMBINATION THEREOF. NFPA—1:18.2.3.1.2

 B. FIRE LANES SHALL BE PROVIDED FOR ALL BUILDINGS WHICH ARE A SETBACK OF MORE THAN 150 FROM A PUBLIC ROADWAY, OR WHICH EXCEED 30 IN HEIGHT AND ARE SETBACK OVER 50 FROM A PUBLIC ROAD. FIRE LANES SHALL BE AT LEAST 20 FEET IN WIDTH WITH ROAD EDGE CLOSEST TO THE BUILDING AT LEAST TEN FEET FROM THE BUILDING. COPP CO 93.11 (B)

FIRE DEPARTMENT NOTES (CONTINUED)

5. A FIRE APPARATUS ACCESS ROAD SHALL EXTEND TO WITHIN 50 FT. OF A SINGLE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING. NFPA—1:18.2.3.2.1 NOTE: FOR THE PURPOSES OF THIS SECTION, A SINGLE EXTERIOR DOOR SHALL BE IN COMPLIANCE WITH BCLCA F—101.2.2(J). SECTION, A SINGLE EXTERIOR DOOR SHALL BE IN COMPLIANCE WITH BCLCA F-101.2.2(J).

A. WHEN REQUIRED BY THE AHJ, ROADS(S) OR PARKING LOTS PROVIDING ACCESS TO MAIN ENTRANCE DOOR(S) SHALL BE CONSIDERED ACCESS ROADS AND SHALL COMPLY WITH THE REQUIREMENTS OF NFPA 1-18.2.3.4.1.1 AND NFPA 1-18.2.3.4.1.2. NFPA-1:18.2.3.2.1.2.

6. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED SUICH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS

FACILITY OR ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY OF THE BUILDING IS LOCATED NOT MORE THAN 150 FT. (450 FT. FOR SPRINKLERED BUILDINGS) FROM FIRE APPARATUS ACCESS ROADS AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OR THE BUILDING OR FACILITY. NFPA-1:18.2.3.2.2 AND NFPA-1:18.2.3.2.2.1 A MORE THAN ONE FIRE APPARATUS ACCESS ROAD SHALL BE PROVIDED WHEN IT IS DETERMINED BY THE AH. THAT ACCESS ROAD SHALL BE PROVIDED WHEN IT IS DETERMINED BY THE AH. THAT ACCESS ROAD SOLD LIMIT ACCESS. NFPA-1:18.2.3.3 B. FIRE APPARATUS ACCESS ROADS FOR FIRE DEPARTMENT USE ONLY SHALL HAVE AN UNDESTRUCTED WIDTH OF NOT LESS THAN 20FT. NFPA-1:18.2.3.5.1.1 NOTE: THE MINIMUM ZOFT. WIDTH REQUIRED BY NFPA-1:18.2.3.4.1.1 ALLOWS FOR TWO-WAY VEHICULAR TRAFFIC AND FOR ONE FIRE APPARATUS TO PASS WHILE ANOTHER IS WORKING AT A FIRE HYDRANT OR CONDUCTING AERIAL OPERATIONS.

OR CONDUCTING AERIAL OPERATIONS.

C. DRIVING LANES SHALL HAVE A MINIMUM CLEAR WIDTH OF 24 FEET FOR TWO-MITTERFFIC. COPP CO 154.35 (5) NOTE: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH ON NOT LESS THAN 20FT.

TRAFFIC, 15 FEET FOR ONE-MAY TRAFFIC. COPP CO 154.35 (5) NOIE: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH ON NOT LESS THAN 20FT.

NFPA-1:18.2.3.4.1.1

7. FIRE ACCESS ROADS SHALL BE A MINIMUM CENTERLINE TURNING RADIUS OF 50: SHOW MIN. 38' INSIDE RADIUS AND MIN 62' OUTSIDE RADIUS THROUGHOUT AREA SHOW A SHADED TRUCK ROUTE INCLUDING ENTERING AND LEAVING THE STEWNITH HE ABOVE TURNING RADIUS NUMERALS ON PLANS SHOWN THROUGHOUT. COPP ENGINEERING DEPARTMENT VERIFICATION IS REQUIRED NOTE: "ALL CENTERLINE TURNING RADII WUST BE A MINIMUM 50 FEET: COPP CO 154.35 (3) NOTE: A SEPARATE SHEET MUST BE PROVIDED WHEN THE PLANS ARE SUBMITTED DEMONSTRATING THE FIRE APPARATUS ACCESS ROAD SHALL NOT BE OBSTRUCTED IN ANY MANNER, INCLUDING BY THE PARKING OF VEHICLES. NPPA-1:18.2.3.1.1

9. FIRE APPARATUS ACCESS ROAD SHALL HAVE AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13FT. 6IN. NFPA-1:18.2.3.5.1.2 NOTE: PERMANENT, WEATHERPROOF SIGNAGE WILL BE REQUIRED FOR FIRE APPARATUS ACCESS ROUTES. VERTICAL CLEARANCES OR WIDTHS SHALL BE INCREASED WHEN VERTICAL CLEARANCES OR WIDTHS ARE NOT ASCOMMODATE VEHICLE MIRRORS WHERE APPLICABLE.

9. MINIMUM REQUIRED WIDTH AND CLEARANCES STABLISHED UNDER 18.2.3.5 SHALL BE MAINTAINED AT ALL TIMES. NFPA 1-18.2.4.1.2

10. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (WEIGHTING A MINIMUM OF 32 TONS) AND SHALL BE DEDICED WITH AN ALL WEIGHTED INDIMOR SUPPORE NEWS AND ALL SHALL PROPER DESIGNED WITH AN ALL WEIGHTED DISTAILS. SUPPORE NEWS AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIR

THE IMPOSED LOADS OF FIRE APPARATUS (WEIGHTING A MINIMUM OF 32 TONS) AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE. NFFA-1:18.2.3.5.2 NOTE: ROADS DURING CONSTRUCTION. HARD COMPACTED SURFACE SUPPORTING 32 TONS SHALL BE PROVIDED ON ROADS FOR FIRE APPARATUS TO ACCESS OF BUILDINGS UNDER

CONSTRUCTION.

11. THE ANGLE OF APPROACH AND DEPARTURE FOR ANY MEANS OF THE FIRE APPARATUS
ACCESS ROAD SHALL NOT EXCEED 1 FT DROP IN 20 FT OR DESIGN LIMITATIONS OF THE
FIRE APPARATUS OF THE FIRE DEPARTMENT AND SHALL BE SUBJECT TO APPROVAL BY THE

FIRE APPARATUS OF THE FIRE DEPARTMENT AND SHALL BE SUBJECT TO APPROVAL BY THE ANJ. NFPA-1:18.2.3.5.6.2

12. FIRE DEPARTMENT ACCESS ROADS CONNECTING TO ROADWAYS SHALL BE PROVIDED WITH CURB CUITS EXTENDING AT LEAST 2 FT BEYOND EACH EDGE OF THE FIRE APPARATUS ACCESS ROAD. NFPA1:18.2.3.5.3.3

13. THE DESIGN AND USE OF TRAFFIC CALMING DEVICES SHALL REQUIRE APPROVAL BY THE AHJ AND COPP ENGINEERING DEPARTMENT. NFPA-1:18.2.3.5.7 NOTE: THE AHJ WILL NOT APPROVE SUCCESSIVE TRAFFIC CALMING DEVICES SUCH AS RUMBLE STRIPS OR SPEED HUMPS THAT CAUSE A DELAY IN RESPONSE TIME AND OR ALTER PATRINT CARE.

14. WHERE REQUIRED BY THE AHJ, APPROVED SIGNS, APPROVED ROADWAY SURFACE MARKING, OR OTHER APPROVED NOTICES SHALL BE PROVIDED AND MAINTAINED TO IDENTIFY FIRE APPARATUS ACCESS ROADS OR TO PROHIBIT THE OBSTRUCTION THEREOF OR BOTH. NFPA-1:18.2.3.6.1 1:18.2.3.6.1

NFFA-1:18,2,3,6.1
A. THE DESIGNATION OF FIRE LANES OR FIRE ZONES ON PRIVATE PROPERTY SHALL BE ACCOMPUSHED AS SPECIFIED BY THE CITY FIRE CHIEF OR A SUBDROINATE APPOINTED BY HIM TO PERFORM THIS DUTY. SIGNS SHALL BE POSTED DESIGNATING SUCH FIRE LANES OR

HIM TO PERFORM THIS DOTAL SIGNS SHALL BE POSIED DESIGNATION SOUTH FIRE LANES OF ZONES, COPP CO 93.12.

B. FIRE LANES SHALL BE DESIGNATED BY YELLOW THERMOPLASTIC PAINT, STRIPING, OR MARKING OF CURBS AND ROADWAY BETWEEN EACH FIRE LANE; SIGN(S) SHALL BE PROVIDED. SEE FIRE LANE DETAIL.

SEE FIRE LANE DETAIL.

C. FIRE LANE SIGN(S) SHALL BE 18' BY 24' AND SHALL BE MARKED WITH FREESTANDING SIGNS WITH THE WORDING 'NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT OR SIMILAR WORDING. SUCH SIGNS SHALL BE 12 IN BY 18 IN WITH WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO BE THE BOTTOM PART OF THE SIGN. THE SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW AND BE A MAXIMUM OF 60 FEET APART. NFPA—1:18.2.3.6.3

15. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS SIGNIFICANT COMBUSTIBLES MATERIAL ACCUMULATES.

NFPA-1:16.5.3.1.1

A. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL

A WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO COMMENCING CONSTRUCTION WORK ON ANY STRUCTURE. NFPA:1:16.5.3.1.5 NOTE: IT IS NOT INTENDED TO PROHIBIT THE CONSTRUCTION OF NONCOMBUSTIBLE STRUCTURE FOUNDATION LEUMENTS, SUCH AS FOUNDATION LEUMENTS, SUCH AS FOUNDATION SAMP FOOTOMS, PRIOR TO THE COMPLETION OF UNDERGROUND WATER MAINS AND HYDRANTS. NFPA-1-3.16.5.3.1.3

16. AN APPROVED WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW FOR FIRE PROTECTION SHALL BE PROVIDED TO ALL PREMISES UPON WHICH FACILITIES, BUILDINGS, OR PORTIONS OF BUILDING ARE HEREAFTER CONSTRUCTED OR MOVED INTO THE JURISDICTION. THE APPROVED WATER SUPPLY SHALL BE IN ACCORDANCE WITH SECTION 18.4. NFPA-1:18.3.1. FIRE FLOW CALCULATIONS FOR MAINLAL FIRE SUPPRESSION PURPOSES ARE REQUIRED TO BE PROVIDED IN ACCORDANCE WITH NFPA-1:18.4. NOTE: FIRE FLOW CALCULATIONS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. NOTE: THE FIRE FLOW TEST MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER. NOTE: THE FIRE FLOW TEST MUST BE WITNESSED BY A PEMBROKE PINES FIRE NESSECTION OCCORDINGT A TEST DATE AND TIME. INSPECTOR. PLEASE CALL (954) 499-9560 TO COORDINATE A TEST DATE AND TIME.

17. THE NUMBER AND TYPE OF FIRE HYDRANT AND CONNECTIONS TO OTHER APPROVED WATER SUPPLIES SHALL BE CAPAGLE OF DELIVERING THE REQUIRED FIRE FLOW AND SHALL BE PROVIDED AT APPROVED LOCATIONS. NFPA-1:18.5.1 NOTE: PLEASE DEPICT ALL NEW AND

DE PROVIDEU A PAPROVED LOCATIONS, REPAIR 15.3. NOTE: PLOSE DE LA REL NET APEROVED EXISTING FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), AND FIRE LINE BACKFLOW DEVICES NOTE: FIRE HYDRANTS AND CONNECTION TO OTHER APPROVED WATER SUPPLIES SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT.

G. FIRE HYDRANTS AND CONNECTION TO APPROVED WATER SUPPLIES MUST BE INSTALLED AND MAINTAINED IN A MANNER THAT ALLOWS THE FIRE DEPARTMENT TO ACCESS THE WATER SUPPLY POINT WITHOUT BEING DELAYED BY FENCES, SIGNS, AND OTHER OBSTRUCTIONS.

NEPA-1:18.5.2

BERE HYDRANTS SHALL BE LOCATED NOT MORE THAN 12 FT. FROM THE FIRE

SUPPLY POINT WITHOUT BEING BELATED BY FENCES, SIGNS, AND OTHER OBSTRUCTIONS.

NFPA-1:18.5.2

b. FIRE HYDRANTS SHALL BE LOCATED NOT MORE THAN 12 FT. FROM THE FIRE APPARATUS ACCESS ROAD. NFPA-1:18.5.1.6

c. WHERE REQUIRED BY THE AHJ, FIRE HYDRANTS SUBJECT TO VEHICULAR DAMAGE SHALL BE PROTECTED UNLESS LOCATED WITHIN A PUBLIC RIGHT OF WAY. NFPA-1:18.5.8

d. FIRE HYDRANTS SHALL BE MARKED WITH AN APPROVED REFLECTOR AFFIXED TO OR PROXIMATE TO THE RIPE HYDRANTS WHERE REQUIRED BY THE AHJ. NFPA-1:18.5.10.1

e. FIRE HYDRANTS IN ZONING CLASSIFICATIONS WITH LOWER RESIDENTIAL ZONING THAN R-3 SHALL BE INSTALLED ON A MINIMUM OF A SIX—INCH LOOPED WATER LINE IN CITY RIGHTS—OF-WAY OR EASEMENTS WITHIN 400 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING AS MEASURED ALONG STREETS OR ALLEYS. COPP CO 93.25 (A)

f. FIRE HYDRANTS IN ZONING CLASSIFICATIONS R-3 AND ALL RESIDENTIAL CLASSIFICATIONS WITH GREATER DENSITY THAN R-3 SHALL BE INSTALLED ON A MINIMUM OF AN EIGHT—INCH LOOPED WATER LINE IN CITY RIGHTS—OF-WAY OR EASEMENTS AND WITHIN 300 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING AS MEASURED ALONG STREETS OR ALLEYS. COPP CO 93.25 (A)

1. FIRE HYDRANTS IN ZONING CLASSIFICATIONS R-3 AND ALL RESIDENTIAL CLASSIFICATIONS WITH GREATER DENSITY THAN R-3 SHALL BE INSTALLED ON A MINIMUM OF AN EIGHT—INCH LOOPED WATER LINE IN CITY RIGHTS—OF-WAY OR EASEMENTS AND WITHIN 300 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING AS MEASURED ALONG STREETS OR

ALLEYS. COPP CO 93.25 (B)

9. FIRE HYDRANTS IN ALL COMMERCIALLY AND BUSINESS ZONED AREAS SHALL BE INSTALLED ON A MINIMUM OF AN EIGHT - NICH LOOPED WATER LINE IN CITY RIGHTS-OF-WAY OR EASEMENTS AND SHALL NOT BE SPACED NOT FURTHER THAN 500 FEET APART AS MEASURED ALONG STREET OR ALLEYS, COPP CO 93.25 (C)

FIRE DEPARTMENT NOTES (CONTINUED)

h. FIRE HYDRANTS 4 ½ INCH STREAMER CAP SHALL FACE THE NEAREST ROADWAY, SHALL BE BETWEEN 24 INCHES AND 30 INCHES ABOVE GROUND, AND REQUIRE A BLUE REFLECTOR

IN CENTER OF ROADWAY IN FRONT OF THE HYDRANT, COPP CO 93.25 (E) NOTE: FIRE HYDRANT DETAIL TO BE PROVIDED ON SUBMITTAL.

I. NO TREE, BUSH, HEDGE, OR SHRUB, SHALL BE PLANTED WITHIN 15 FEET DIAMETER OF A HYDRANT AND LOCATED SUCH THAT THE HYDRANT SHALL BE FULLY VISIBLE FROM THE

STREET: COPP CO 93.25 (F)

STREET: COPP CO 93.25 (F)

N EVERY CASE, AT LEAST TWO FIRE HYDRANTS SHALL BE WITHIN 400 FEET OF THE ENTRANCE OF ANY FUTURE BUILDING, AND BE SPACED 500 FEET APART THROUGHOUT.

MEASUREMENTS TAKEN AS THE FIRE TRUCK TRAVELS. COPP CO 93.25 (G) ENGINEERING DEPARTMENT VERHICATION REQUIRED.

L BUILDINGS WITH STANDPIPES/SPRINKLERS REQUIRE A FIRE HYDRANT WITHIN 100 FEET

OF EACH STANDPIPE/SPRINKLER FIRE DEPARTMENT CONNECTION, COPP CO 93.25 (D) AND

NFPA-14:6.4.5.4 (2019 ED.)

18. FIRE DEPARTMENT CONNECTIONS SHOULD BE LOCATED AND ARRANGED SO THAT HOSE LINES CAN BE READLY AND CONVENIENTLY ATTACH WITHOUT INTERFERENCE FROM NEARBY OBJECTS, INCLUDING BUILDINGS, FENCES POSTS, OR OTHER DEPARTMENT CONNECTIONS. NFPA-14:5.4.5.1.1 (2019 FD.)

NFPA-14:6.4.5.1.1 (2019 ED.)

A. FIRE DEPARTMENT CONNECTIONS SHALL BE VISIBLE AND RECOGNIZABLE FROM THE STREET OF NEAREST POINT OF FIRE DEPARTMENT APPARATUS ACCESSIBILITY OR ON THE STREET SIDE OF BUILDING. NFPA-14:6.4.5.1 (2019 ED.) NOTE: FIRE DEPARTMENT CONNECTIONS SHALL ALSO BE SHOWN ON SAME SIDE OF THE STREET AS THE FIRE HYDRANT.

B. EACH FIRE DEPARTMENT CONNECTION TO SPRINKLER SYSTEMS SHALL BE DESIGNED BY A PERMANENT SIGN CONSTRUCTED OF WEATHER RESISTANT METAL. OR RIGID PLASTIC MATERIALS WITH RED AND WHITE LETTERS, HAVING RAISED OR ENGRAVED LETTERS AT LEAST 1 IN. IN HEIGHT ON PLATE OF FITTED READING SERVICE SIGN THAT SHALL BE ATTACHED TO THE EXTERIOR OF THE BUILDING ADJACENT TO THE CONNECTION OR ON THE CONNECTION, SECURED WITH SUBSTANTIAL AND CORROSION RESISTANT FASTENERS—FOR EXAMPLE, AUTOSPKR, OPEN SPRINKLER, AND STANDPIPE AS APPLICABLE. NFPA-14:6.4.5.2 (2019 ED.) C. THE FIRE DEPARTMENT CONNECTION SHOULD BE LOCATED NOT LESS THAN 18 IN. NOR MORE THAN 48 IN. ABOVE THE LEVEL OF THE ADJOINING GROUND, SIDEWALK, OR GRADE SURFACE. NFPA-14:6.4.5 (20 19 ED.) NOTE: PEMBROKE PINES FIRE DEPARTMENT REQUIRES

SURFACE. NFPA-14:6.4.6 (2019 ED.) NOTE: PEMBROKE PINES FIRE DEPARTMENT REQUIRES FDC TO BE INSTALLED AT 3 FT. ABOVE GRADE.

19. THE POINT OF SERVICE FOR THE FIRE LINE MUST BE SHOWN AND LABELED ON THE WATER CMIL SHEETS (THIS IS THE TIE IN WHERE THE WATER IS BEING USED EXCLUSIVELY

WATER CML SHEETS (THIS IS THE TIE IN WHERE THE WATER IS BEING USED EXCLUSIVELY FOR THE SPRINKLER/STANDPIPE SYSTEM).

A ANY UNDERGROUND WORK COMMENCING AT THE POINT OF SERVICE SHALL BE PERFORMED BY A LICENSED CONTRACTOR AS SPECIFIED IN FSS 633.102.

DEACHFLOW PREVENTION VALVES MEANS SHALL BE PROVIDED DOWNSTREAM OF ALL BACKFLOW PREVENTION VALVES FOR FORWARD FLOW TESTS AT SYSTEM AT MINIMUM FLOW RATE OF THE SYSTEM AT BORNALD INCLUDING HOSE ALLOWANCE WHERE APPLICABLE.

NFPA-13:16.14.5.1 (2019 ED.). THE FULL FLOW TEST OF THE BACKFLOW PREVENTION VALVE CAN BE PERFORMED WITH A TEST HEADER OR OTHER CONNECTION DOWNSTREAM OF THE VALVE. A BYPASS AROUND THE CHECK VALVE IN THE FIRE DEPARTMENT CONNECTOR LINE WITH A CONTROL VALVE IN THE NORMALLY CLOSED POSITION CAN BE AN ACCEPTABLE ARRANGEMENT. WHEN FLOW TO A VISIBLE DRAIN CANNOT NOT BE ACCOMPLISHED, CLOSED LOOP FLOW CAN BE ACCEPTABLE IF A FLOWMETER OR SITE GLASS IS INCORPORATED INTO THE SYSTEM TO ENSURE FLOW. WHEN A BRACKFLOW PREVENTION DEVICE IS RETROACTIVELY INSTALLED ON A PIPPE SCHEDULE SYSTEM, THE REVISED HYDRAULIC CALCULATION STILL FOLLOWS THE PIPE SCHEDULE BETHON OF 19.3.2 WITH THE INCLUSION OF FRICTION LOSS FOR THE DEVICE NEFT.—THE STRUCTURES WITH LIGHT-FRAME TRUSS—TYPE CONSTRUCTION FOR NEW AND EXISTING STRUCTURES, EFFECTIVE 12-13-09. DECLARE IF STRUCTURE(S) ARE

FOR NEW AND EXISTING STRUCTURES, EFFECTIVE 12-13-09, DECLARE IF STRUCTURE(S) ARE TO BE CONSTRUCTED WITH LIGHT-FRAME TRUSS—TYPE CONSTRUCTION: (PLEASE PROVIDE A DETAIL ON SITE PLANS ADDRESSING TYPE OF CONSTRUCTION AND PLACARD TO BE POSTED) FAC 69A-60.0081 ALL APARTMENT BUILDINGS, COMMERCIAL BUILDINGS, INDUSTRIAL BUILDINGS, AND MULTI-STORY BUILDINGS WITHIN THE CITY SHALL BE NUMBERED WITH THE STREET ADDRESS, FRONT & REAR AND/OR SIDE DOORS, WITH THE NUMBERS BEING NOT LESS THAN SIX, NOR MORE THAN NINE INCHES IN HEIGHT. THE NUMERALS SHALL CONTRAST WITH THEIR BACKGROUND AND BE KEPT FREE OF OBSTRUCTIONS. COPP CO 52.10 NUMBERS TO BE MAINTAINED IN A CONSPICUOUS PLACE WHERE THEY CAN BE SEEN AND READ FROM THE STREET, COPP CO 52.10 (D)

22. ALL SUPPORT/SION POSTS SHALL CONFORM TO CURRENT BROWARD COUNTY TRAFFIC ENGINEERING DINISION (BCTED) STANDARDS FOR SQUARE TUBE SIGN POSTS WITH EITHER A SQUARE MOCHOR OR TRIANGULAR SUP BASE PER BCTED (GROUND SIGN ASSEMBLY DETAILS. 23. IN ALL NEW AND EXISTING BUILDINGS, MINIMUM RADIO SIGNAL STRENGTH FOR FIRE DEPARTMENT COMMUNICATIONS SHALL BE MAINTAINED AT A LEVEL DETERMINED BY THE AHJ. NFPA—1:11.10.2 THE OWNERS REP OR GC SHALL CONDUCT A PRELIMINARY INITIAL ASSESSMENT TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IS IN COMPLIANCE WITH BROWARD COUNTY STANDARDS. PRIOR TO ANY TESTING, THE OCCUPANCY SHALL BE STRUCTURALLY COMPLETED WITH ALL INTERIOR PARTITIONS, WINDOWS AND DOORS INSTALLED. IT IS RECOMMENDED THAT THE STRUCTURE IS EQUIPPED WITH AN INFRASTRUCTURE TO ALLOW FOR INSTALLATION IF IT IS LATER DETERMINED THAT A BDA IS REQUIRED, AN ASSESSMENT WILL BE CONDUCTED BY THE OWNERS REP OR GC TO DETERMINE IF THE MINIMUM RADIO SIGNALS STRENGTH FOR FIRE DEPARTMENT COMMUNICATION IN THE OCCUPANCY IS IN COMPLIANCE, IN ACCORDANCE WITH NFPA—1:11.10.1 AND NFPA—7:2:4.5.2.2.1 THROUGH NFPA—7:2:4.5.2.3. RADIO COVERAGE SHALL BE PROVIDED THROUGHOUT THE BUILDING AS A PERCENTAGE OF FLOOR AREA AS SPECIFIED BELOW IN ACCORDANCE WITH NFPA—7:14.4.12.1.2 THROUGH NFPA—7:14.4.12.1.4 22. ALL SUPPORT/SIGN POSTS SHALL CONFORM TO CURRENT BROWARD COUNTY TRAFFIC AND NFA-24.5.2.3. NOTE: A TEST GRID (HEAT MAP) PLAN SHALL BE PRODUCED TO ENSURE TESTING THROUGHOUT THE BUILDING. NOTE: SIGNAL LEVELS SHALL BE MEASURED TO ENSURE THE SYSTEM MEETS THE CRITERIA OF NFPA 24.5.2.3 WITH A MINIMUM INBOUND SIGNAL STRENGTH OF -95 DBM AND A MINIMUM OUTBOUND SIGNAL ON -95 DBM AT THE DONOR SITE.

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	PEIVIBRONE PINES, PL 330Z3	000	<	i i i i i i i i i i i i i i i i i i i
SUITE 1001		/75-74	(2)	/~26~24 /2\ EASEMENI KEVIS
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04-419-1004	GENERAL NOTES	1 2		REVISIONS



& T CONSULTANTS, PLANNING — ENGINEERING OID KINGS ROAD SOUTH, SUI JACKSONVILLE, FLORIDA 3225 NRE: 904-419-1001 FAX: 904-I

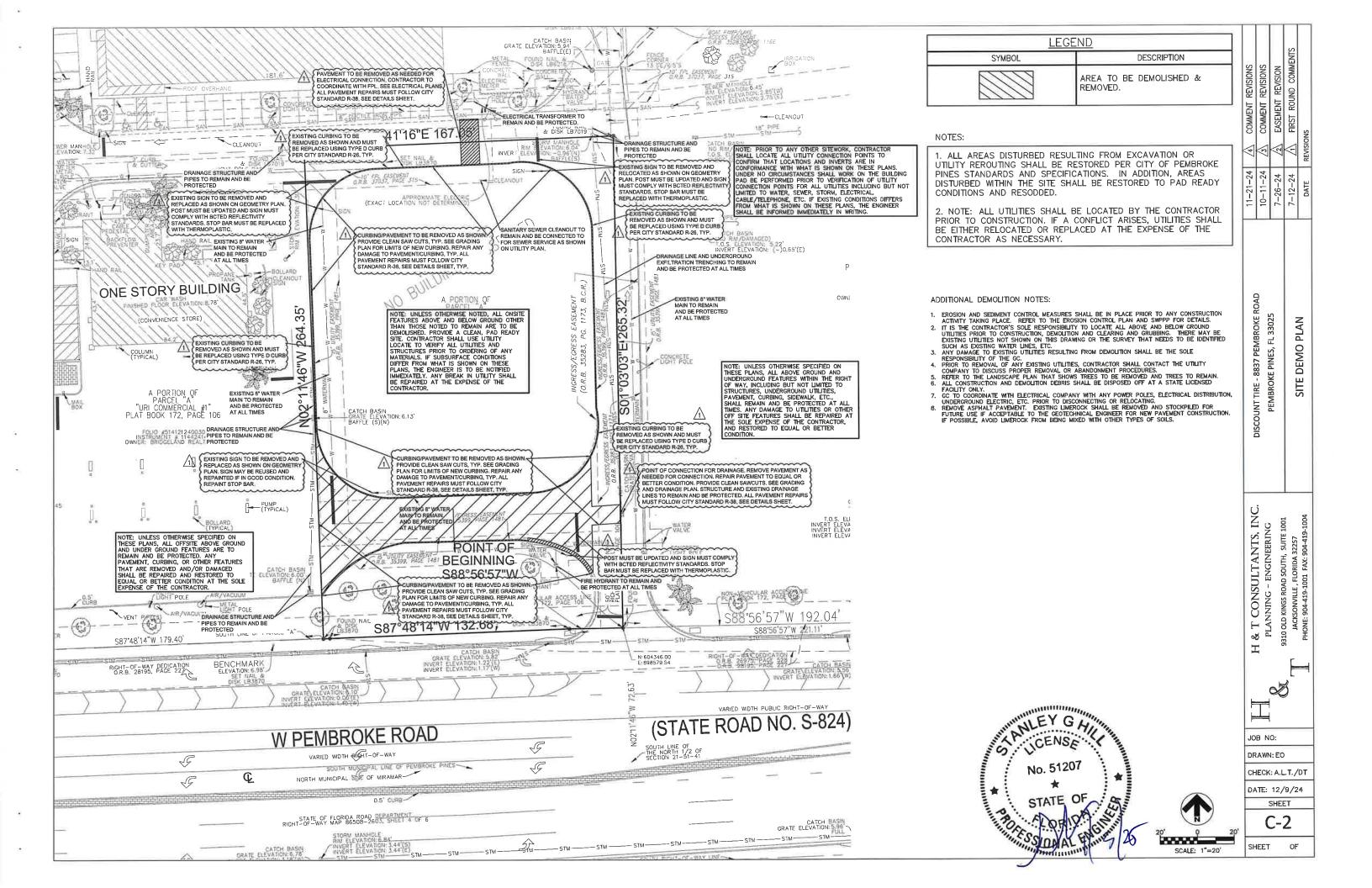
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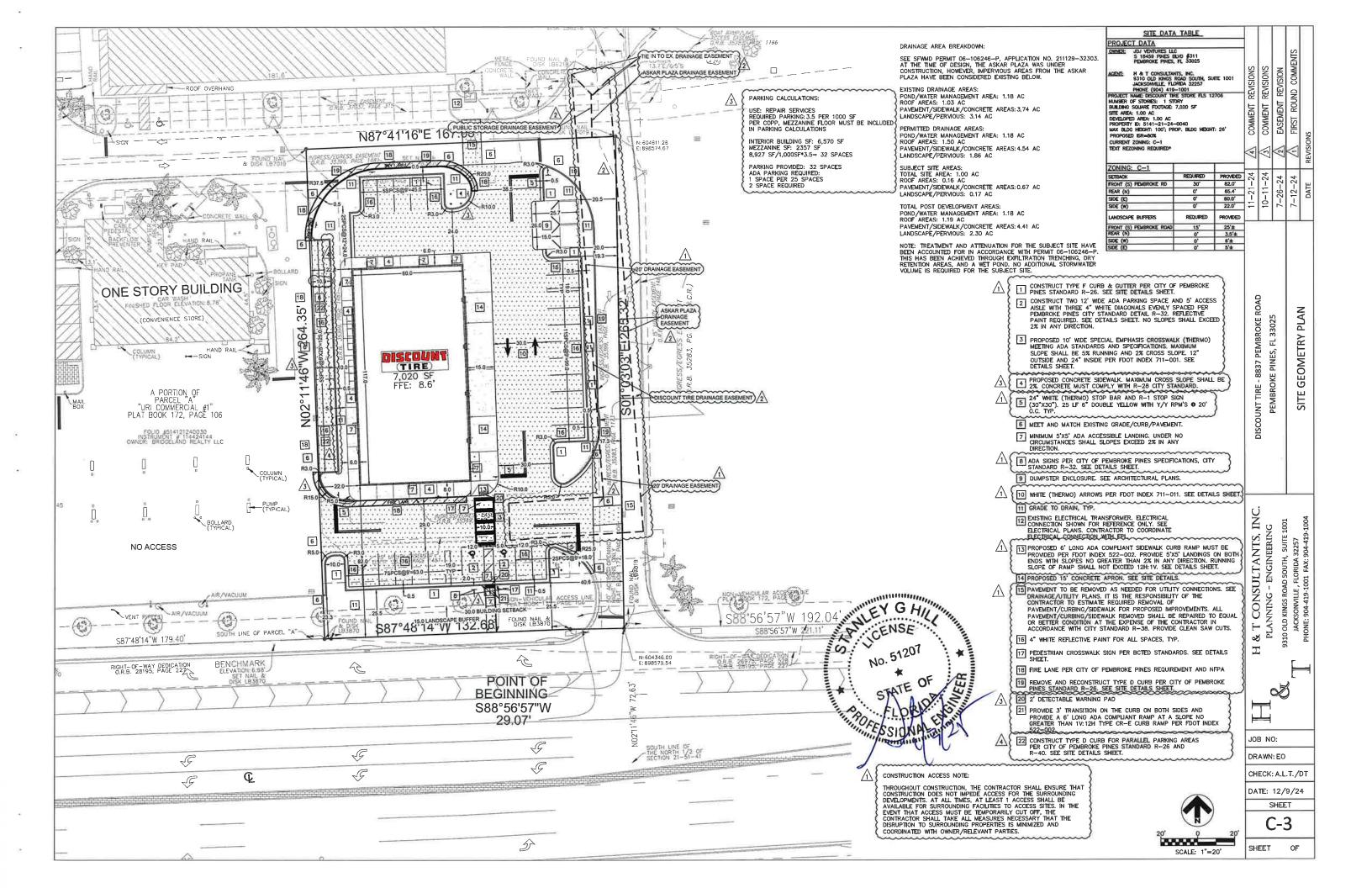
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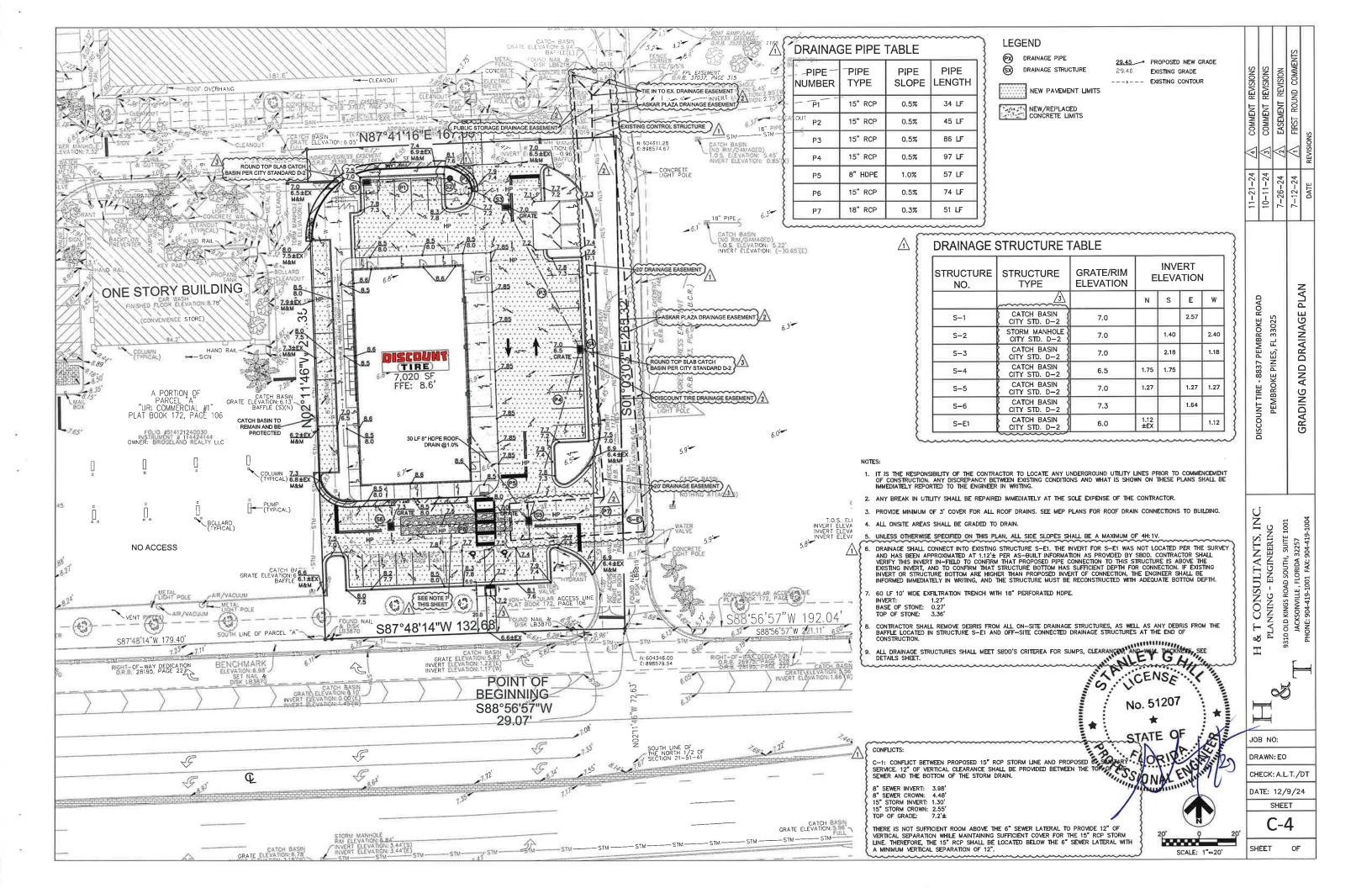
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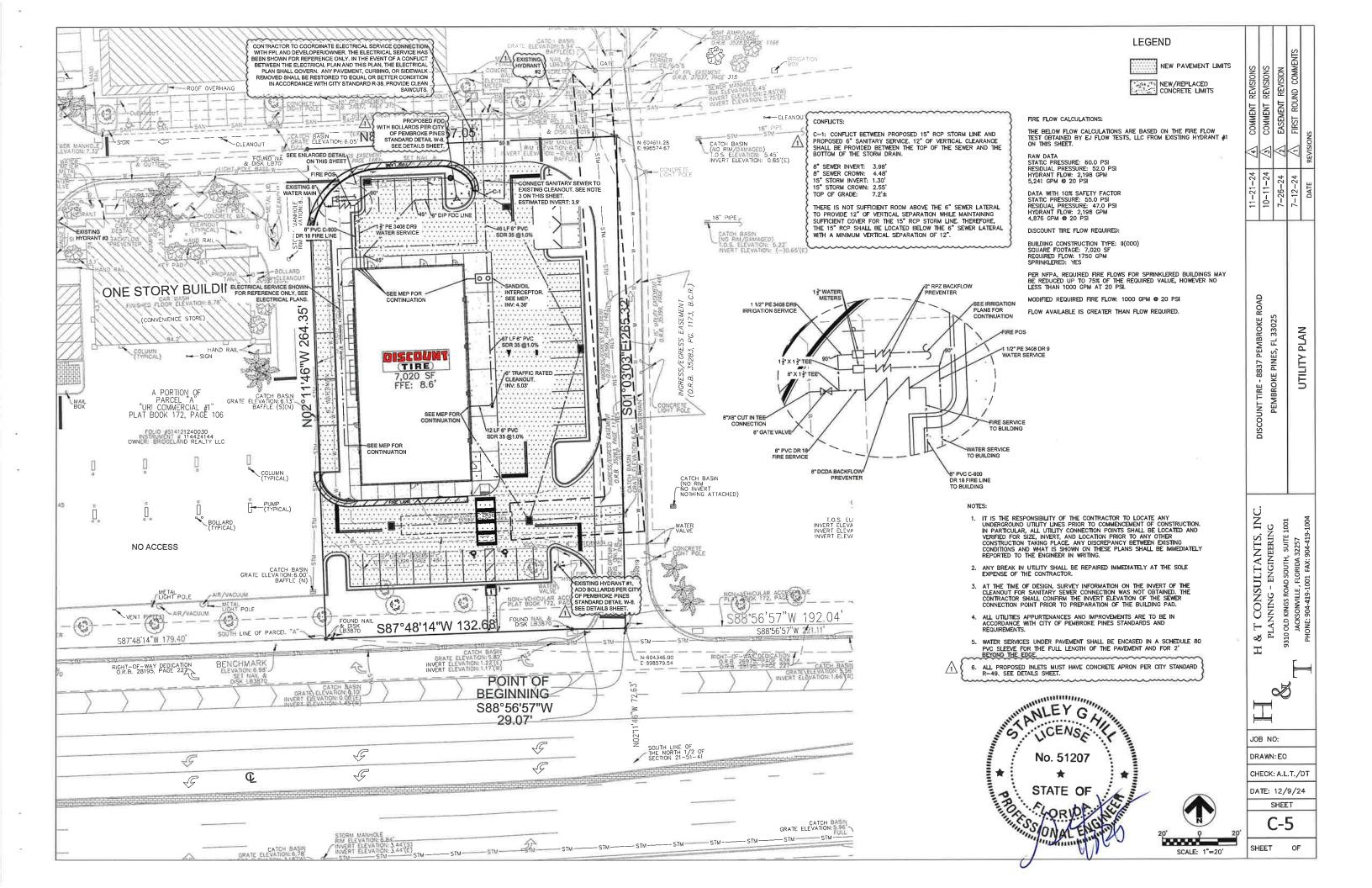
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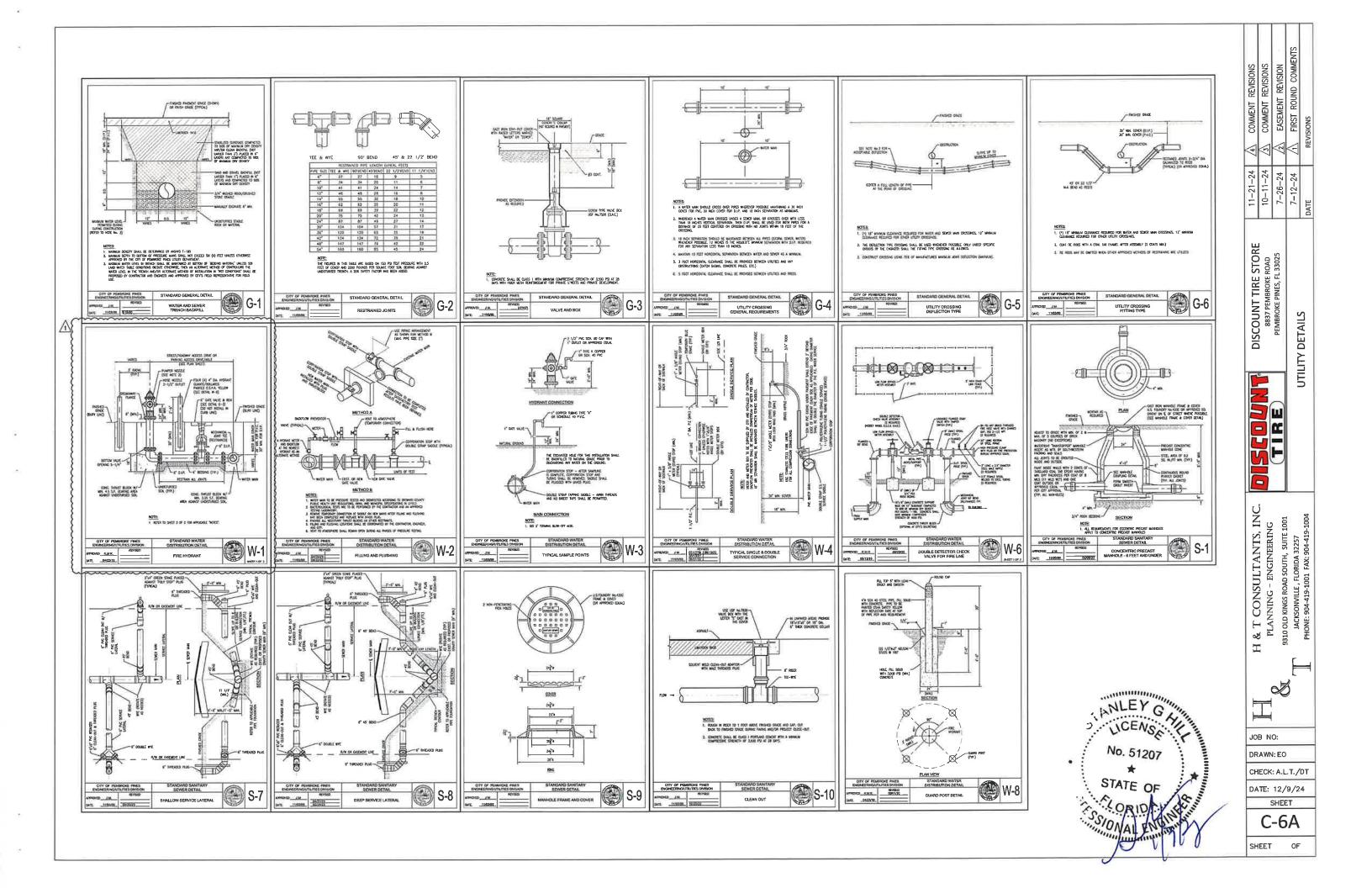
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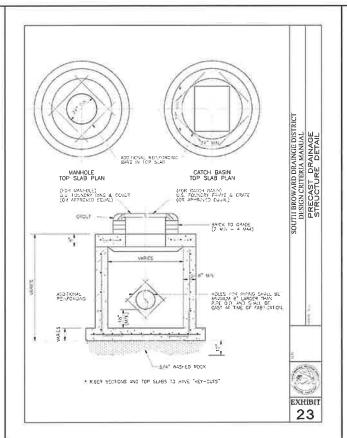


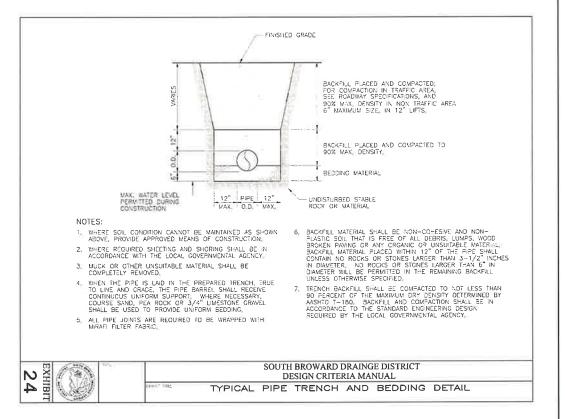


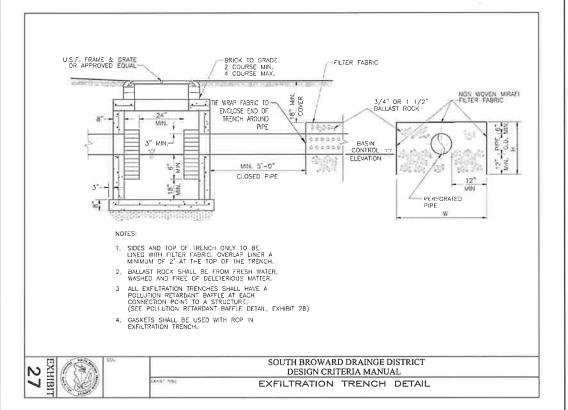




- THE COMPACION SHALL CONTACT SED 48 HOURS OF TWO (2) WOF HIS CAN'S PRICE TO 4 M RECOPED INSPECTION. TO SOFECIAL INSPECTIONS, FEASC CAL 5000 AT (05-X80-2-13). SEDIO WOODWO COLES AND ESCUI 8.00 AV IC 4:30 FU, VIONEM THROUGH FROM EXCEPT HOUDINS.
- ANY SEVISIONS TO PLANS PERMITTED BY SBCC MUST BE APPROVED BY THE DISTRICT ENCINEER PRIOR TO CONSTRUCTION
- 3 A PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND HELD AT LEAST FINE (5) DAYS PRIGR TO BCC HING CONSTRUCTION
- 4. A SELLOT SHOP PRAMINGS SHALL BE SUBMITTED TO SOOD AFTER APPROVAL BY RIE ENGINEER OF RECORD, PRIOR TO REGIMENCE CONSTRUCTION.
- 5 DURING CONSTRUCTION, SEDD PERSONNEL WILL ISSECT THE FOLLOWING MATALLINGS OF ALL WIDERGOODS ENGINEER FACULTS BEFORE SALF-LUNG, BOOKERINGS OF GORANGE TRICKLESS, SHAPN'S OF CRALL AND LAKE BRINGS FRIJAT THE DEED OUT TO THE URLAND ASSEMBLE THAN OF CRALL THE WILLIAM SHAPPING FRIJATION FOR THE URLAND ASSEMBLE THE WILLIAM SHAPPINGS FRIJATION CONSTRUCTION WORK. RE-HASPECTIONS AND ENTRODORDARY ASPECTIONS WILL BE SUBJECT TO ADDITIONAL FOR CHARGES BY SODO.
- 6 THE COMPRICTOR CONSTRUCTING OR EXCHANGE LARES OR OTHER WATER EDITES SHULL EXCRECE ETHICAL CALIENT TO INSIDE THAT THE SUF SCHES AND URE OUT LIKES ARE CONSTRUCTED IN ACCORDANCE WITH HE AFFEND PLANS FOR THE SIXELEPHIAN CONTRACTION OR OWNER SHALL PRODUCLE, OF AS REQUIRED BY SEED, ORTHON A SLIKEY, PRIOW A FLORE RECOSTRED STRUCTOR OF THE LOCATION. 99 SEDS, ORDINA A SLARY, PROM A FLORA RECISTRED SURFORM OF THE LOCATION OF THE CEPT OF LINES PRIOR TO FORM OF THE SET SLOPES. THE SURFOY SHALL EFFICIENCY PRODUCTION OF ANY DECEMBER POST TO THE COMERGEOUTHOR BOSINGS BANKING CONSTRUCTION OF ANY DELEMBER POST, ANALOGES TO THE ANY THE CONSTRUCTION OF ANY DESCRIPTION OF SERVICE ANY DESCRIPTION OF SERVICE ANY SERVICE AND SERVICE ANY SERVICE AND SERVICE ANY SERVICE AND SERVICE ANY SERVICE AND SERVICE AND SERVICE ANY SERVICE AND CORRECT N/REMEDY.
- 7 PAWNS AND ERANAGE "AS-BUILT" FLANS CERTIFIED BY THE ENGINEER OF RECORD AND APPROVED BY THE DISTRICT'S NAVINEER SHALL BE, REQUIRED BEFORE THE RELEASE OF THE ROHD OR LETTER OF CREEN, AS-BUILT'S SHALL CE PROVIDED AS AN OVER-AY OF THE APPROVED CONSTRUCTION DRAWINGS AND AT THE ADMITTISTED OR CRUMING SHALL CERTIFICATION TO THE REQUIREMENTS. OF SBDO'S CRITERIA WANUAL AS-BUILTS MUST ALSO BE PROVIDED IN ELECTRONIC FORMAT
- # AS-BULT DRAWNSS OF WATER BODES SHALL ACTUBE THE DATA REQUIRED UNDER EXHBIT 39 OF SEADS CRITERA MANUAL, THE AS-BULT CROSS SERVINGS SHALL BE PROMBED AT MOT MADE THEN 100 FOOT MICRAY, S AND AT ALL OWERL PRES CONSHIDCES MITHOUT HEADWALS
- \$300 WILL NOT COMPLETE THE FAMAL INSPECTION UNITY RECEPT OF THE AS-BUILT PACKAGE WHICH DUST INCLUDE THE ENGINEER'S CERTIFICATION AND TEST RESULTS FOR STABILIZATION OF LAKE/CANAL MANTENANCE EASEMENTS, 4RE RECEIVED.

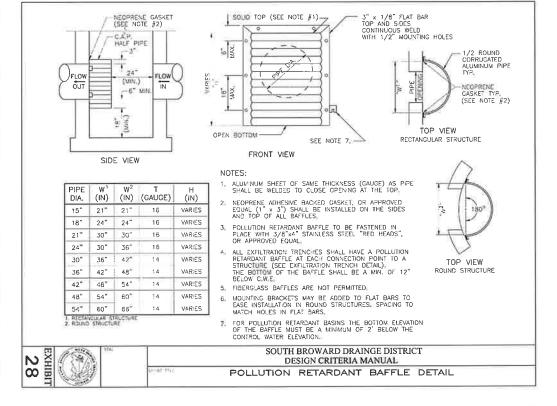


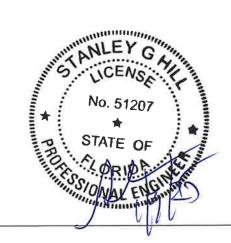




EXHIBIT

17



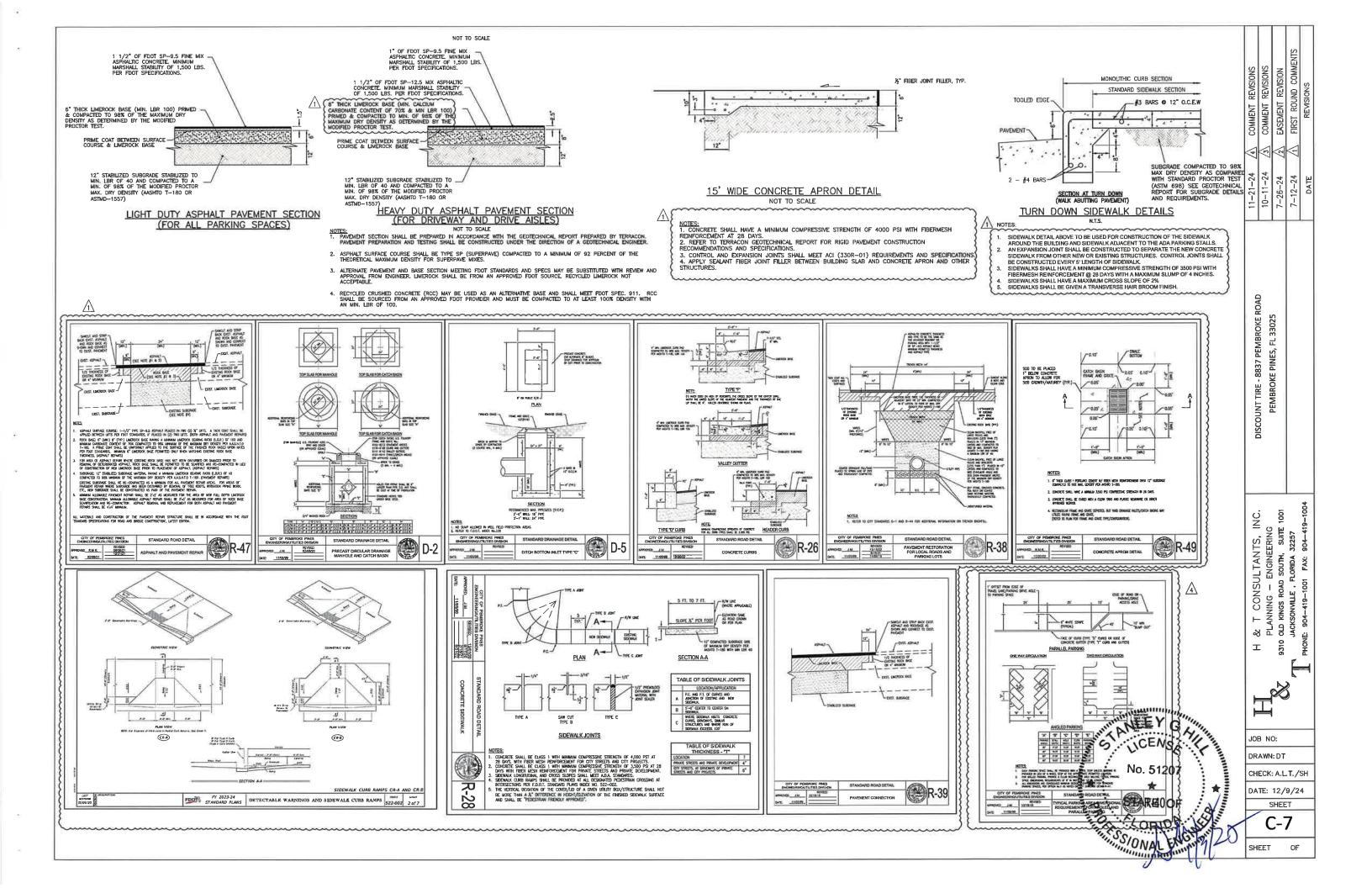


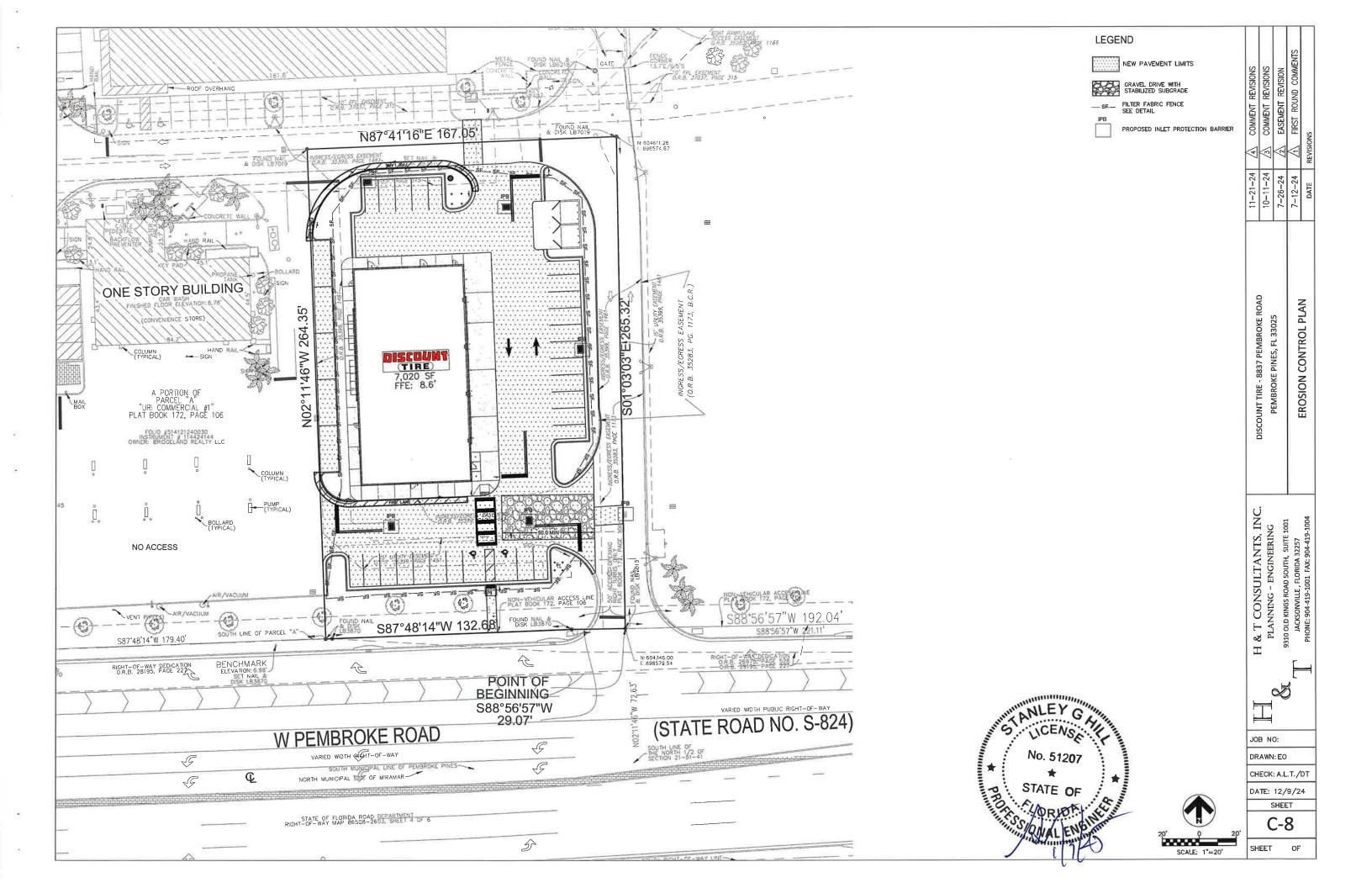


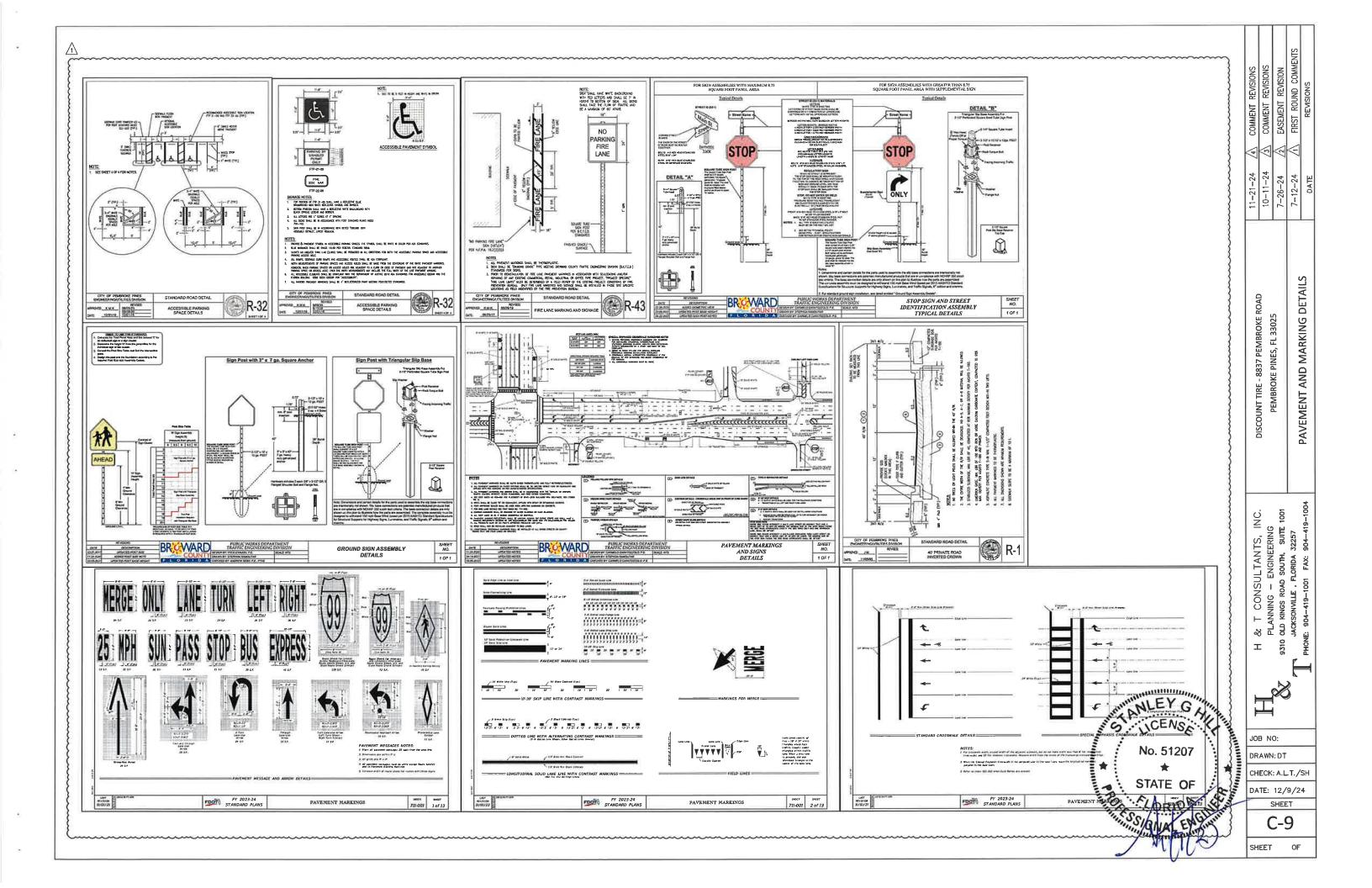
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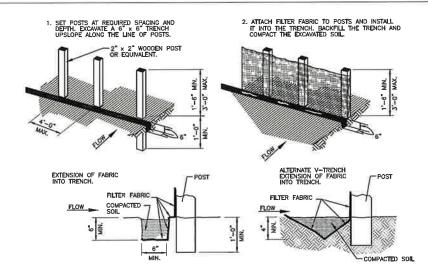
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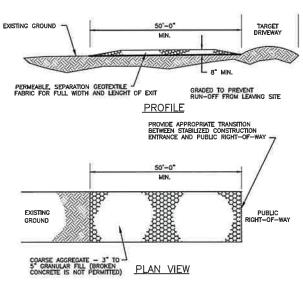




GENERAL NOTES:

- SET POSTS AT 4-FEET MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAXIMUM.
- WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
- 3. REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE—THIRD OF THE HEIGHT OF THE FENCE.

FILTER FABRIC FENCE



CEMERAL NOTES

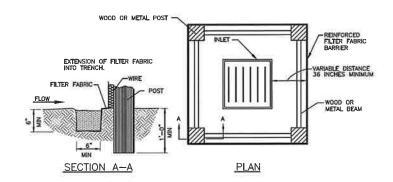
- GENERAL NOTES:

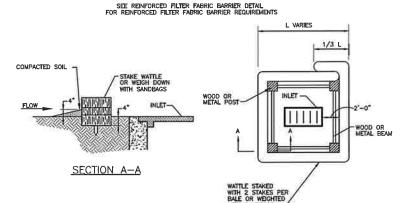
 1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
- CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
- 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
- WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDEN OR LENGTHEN STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
- PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
- 6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
- 7. ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE

 -CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER
 FILL MATERIAL, IN AN APPLICATION OF THICKNESS OF 8 INCHES.

 -WOOD MATS: OAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT
 WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 6
 INCHES.
 -STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.

STABILIZED CONSTRUCTION ACCESS





<u>PLAN</u>

TYPICAL INLET PROTECTION BARRIERS

POLLUTION PREVENTION NOTES:

- EROSION AND SEDIMENT CONTROL BMPS IN ADDITION TO THOSE PRESENTED ON THE PLANS AND OUTLINED IN THE EROSION AND SEDIMENT CONTROL PLAN (ECP), BEST MANAGEMENT PRACTICES (BMP) PLAN, OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED AS NECESSARY TO PREVENT TURBID DISCHARGES FROM FLOWING ONTO ADJACENT PROPERTIES OR ROADWAYS, OFF SITE STORM WATER CONVEYANCES OR RECEMBNG WATERS, OR ON SITE WETLANDS AND SURFACE WATERS. BMPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE SITE OPERATOR TO ENSURE THAT OFF SITE SURFACE WATER QUALITY REMAINS CONSISTENT WITH STATE AND LOCAL REGULATIONS. [THE OPERATOR IS THE ENTITY THAT OWNS OR OPERATES THE CONSTRUCTION ACTIVITY AND HAS AUTHORITY TO CONTROL THOSE ACTIVITIES AT THE PROJECT NECESSARY TO ENSURE COMPLIANCE.
- OFF SITE SURFACE WATER DISCHARGES, DISCHARGES TO THE MS4, OR DISCHARGES TO ONSITE WEILANDS OR SURFACE WATERS WITH TURBIDITY IN EXCESS OF 29 NEPHELOMETRIC TURBIDITY UNITS (NTUS) ABOVE BACKGROUND LEVEL SHALL BE IMMEDIATELY CORRECTED. SUCH INCIDENTS SHALL BE REPORTED TO AIR & WATER QUALITY WITHIN 24 HOURS OF THE OCCURRENCE. THE REPORT SHALL INCLUDE THE CAUSE OF THE DISCHARGE AND CORRECTIVE ACTIONS TAKEN.
- THE OPERATOR SHALL ENSURE THAT ADJACENT PROPERTIES ARE NOT IMPACTED BY WIND EROSION, OR EMISSIONS OF UNCONFINED PARTICULATE MATTER IN ACCORDANCE WITH RULE 62—296.320 (4)(C)1, F.A.C., BY TAKING APPROPRIATE MEASURES TO STABILIZE AFFECTED AREAS.
- FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ENTER STORM WATER DRAINS OR WATER BODIES, OR FUEL AND OTHER PETROLEUM PRODUCT SPILLS THAT ARE IN EXCESS OF 25 GALLONS SHALL BE CONTAINED, CLEANED UP, AND IMMEDIATELY REPORTED TO AIR & WATER QUALITY (PH: 941.861.5000; FAX: 941.861.0986). SMALLER GROUND SURFACE SPILLS SHALL BE CLEANED UP AS SOON AS PRACTICAL

IN CONTAMINATED SOIL AND/OR GROUNDWATER IS DISCOVERED DURING DEVELOPMENT OF THE SITE, ALL ACTIVITY IN THE VICINITY OF THE CONTAMINATION SHALL IMMEDIATELY CEASE, AND AIR & WATER QUALITY SHALL BE CONTACTED.

- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM:
 - NPDES CONSTRUCTION GENERIC PERMIT
 HOURS IN ADVANCE OF CONSTRUCTION
 COMMENCEMENT IN ACCORDANCE WITH RULE
 62.621.300(4)(A), F.A.C.
 - A COPY OF THE CERTIFIED NPDES NOI, OR A COPY OF THE FDEP COVERAGE CONFIRMATION LETTER SHALL BE POSTED AT THE SITE.
 - THE SWPPP SHALL BE CERTIFIED IN ACCORDANCE WITH RULE 62-621.300(4)(A)PART V.D.6, F.A.C., AND A COPY OF THE CERTIFIED DOCUMENT SHALL BE SUBMITTED TO THE COUNTY AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - A COPY OF THE SWPPP, AND COPIES OF THE INSPECTION AND MAINTENANCE RECORDS SHALL BE MAINTAINED AT THE PROJECT SITE, AND SHALL BE READILY AVAILABLE TO COUNTY OR STATE INSPECTORS PER APPLICABLE CODE.
- THE DISCHARGE OF GROUNDWATER PRODUCED THROUGH DEWATERING, TO SURFACE WATERS, OR TO ANY PORTION OF THE MS4 WILL REQUIRE SEPARATE PERMITTING FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). PERMIT(S) SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF DEWATERING. ANALYTICAL RESULTS FROM PRE—DISCHARGE TESTING SHALL BE PROVIDED THE FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION DISTRICT OFFICE.

No. 51207
STATE OF ST

11-21-24	\triangleleft	COMMENT REVISIONS
10-11-24	(F)	COMMENT REVISIONS
7-26-24	₹	EASEMENT REVISION
7-12-24	\forall	FIRST ROUND COMMENTS
DATE		REVISIONS

ISCOUNT TIRE - 8837 PEMBROKE ROAD
PEMBROKE PINES, FL 33025

& T CONSULTANTS, INC. PLANNING — ENGINEERING OLD KINGS ROAD SOUTH, SUITE 1001 JACKSONVILLE, FLORIDA 32257
E: 904-419-1001 FAX: 904-419-1004

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SHEET OF

STORM WATER POLLUTION PREVENTION PLAN

CONTRACTOR'S REQUIREMENTS OWNER'S REQUIREMENTS GENERAL SITE DESCRIPTION HAZARDOUS PRODUCTS CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND. PROJECT NAME AND LOCATION LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE. THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH DISCOUNT TIRE APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL HAZARDOUS MATERIALS. 8837 PEMBROKE ROAD PEMBROKE PINES, FL 33025 THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S · PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST. STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN, IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE DISTURBED AREA AND THE SEDIMENT BASIN, ANY TEMPORARY SEDIMENT STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER OWNER NAME AND ADDRESS: JDJ VENTURES LLC S 18459 PINES BLVD #311 PEMBROKE PINES FL 33029 ORIGINAL LARFLS AND MATERIAL SAFETY DATA WILL BE RETAINED: THEY CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL CONTAIN IMPORTANT PRODUCT INFORMATION. OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE COLLECTION FACILITY. SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS · DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION. . IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. SEQUENCE OF MAJOR ACTIVITIES: A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN OTHER CONTROLS DESCRIPTION: PRODUCT SPECIFIC PRACTICES EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT CONSTRUCTION OF A 7020 SF TIRE STORE INCLUDING VEHICLE USE AND PARKING AREAS, ETC. INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL STATE OR LOCAL AGENCY APPROVING SEDIMENT AND AND EROSION PLANS, OR STOOM WATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POULLTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE STEE IS PHALLY STABLEZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE: THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS PETROLEUM PRODUCTS WASTE DISPOSAL ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE INSTALL STABILIZED 9. INSTALL UTILITIES, STORM SEWER, INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE CONSTRUCTION ENTRANCE CURBS & GUTTER. APPLY BASE TO PROJECT REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF SOIL DISTURBING ACTIVITIES WILL INCLUDE: CLEARING, GRUBBING, EXCAVATION, FILL PLACEMENT AND GRADING; STORM SEWER, UTILITIES CONSTRUCTION AND PREPARATION FOR FINAL PLANTING AND SEEDING. INSTALL SILT FENCES AND HAY DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM LEAKAGE, PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED WASTE MATERIALS RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS CONTAINERS WHICH ARE CLEARLY LABELED, ANY ASPHALT SUBSTANCES BALES AS REQUIRED 11. COMPLETE GRADING AND ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S CLEAR AND GRUB FOR DIVERSION INSTALL PERMANENT COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT SWALES/DIKES AND SEDIMENT SEEDING/SOD AND PLANTING OF NON-COMPLIANCE. TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS SOILS: SEE SOIL BORING REPORT FOR SOILS DATA COMPLETE FINAL PAVING FERTH IZERS THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT. AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE CONSTRUCT SEDIMENTATION REMOVE ACCUMULATED FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY SIE MAPS: **SEE ATTACHED GRADING PLAN FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MARDS STRUCTURAL, AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS. TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL ALL SEDIMENT FROM BASINS WHEN ALL CONSTRUCTION BASIN PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT CONTINUE CLEARING AND COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT PROCEDURE FOR WASTE DISPOSAL NOTICES STATING THESE GRUBBING ACTIVITY IS COMPLETE AND THE LATER COMPETE WITH THE PERMANENT GRASSING. PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY STOCK PILE TOP SOIL IF REQUIRED PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE. SUPPENITEDIOTI. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEMBLET CONTROLS USED ONSITE IN GOOD WORKING ORDER. SITE IS STABILIZED, REMOVE ANY CONSTRUCTION SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEE ATTACHED EROSION & TURBIDITY CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES, AND TURBIDITY BARRIERS PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT SEALABLE PLASTIC BIN TO AVOID SPILLS. FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH & AROVE SEE GENERAL NOTES FOR REQUIRMENTS FOR TEMPORARY AND SEEING THAT THESE PROCEDURES ARE FOLLOWED. STABILIZE DENUDED AREAS AND SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AS REQUIRED PAINTS STOCKPILES AS SOON AS ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDIN AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH. HAZARDOUS WASTE NON-STORM WATER DISCHARGES TOTAL AREA OF SITE = 1.00± ACRES TEMPORARY CRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) TOTAL AREA TO BE DISTURBED = 1.00± ACRES ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD: SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER ER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE NAME OF RECEIVING WATERS: STORMWATER RETENTION POND TIMING OF CONTROLS/MEASURES SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE. MANUFACTURER, SITE PERSONNEL WILL BE INSTRUCTED IN THESE CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS. . WATER FROM WATER LINE FLUSHING PRACTICES AND THE SITE SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS, MILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED. AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES, THE SILT FENCES PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED). SPILL CONTROL PRACTICES AND HAY BALES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE CONTROLS . UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75 ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT RASIN PRIOR TO DISCHARGE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE PERCENT GOOD GRASS COVER. THE AREA WILL BE REWORKED AND THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS IT IS THE CONTRACTORS RESPONSIBILITY AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE RECULATIONS FOR SANITARY SEWER OR SERVIC SYSTEMS 12 MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONTRACTOR'S CERTIFICATION TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS E WITH THE PLANS, AFTER THE ENTIRE SITE IS STABILIZED, THE MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES. ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL OFFSITE VEHICLE TRACKING I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN. FIRMINATION SYSTEM (NPDFS) PERMIT THAT AUTHORIZES THE STORM WATER REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE NENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE DUMP TRUCKS HAULING STORM WATER MANAGEMENT MATERIALS AND FOHIPMENT NECESSARY FOR SPEL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE STORM WATER DRAINAGE WILL BE PROVIDED BY (DESRIPTION:) CONTROLS MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON BUILT IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND 14. PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY GLOVES, GOGGLES, LIQUID ABSORBENT (La. KITTY LITTER OR EQUAL), TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST COMPLETE, WHEN CONSTRUCTION IS COMPLETE, A TOTAL OF 1.00 ACRES WILL Provide Both Long—term vegetation and rapid growth seasonal vegetation. Slopes steeper than 4:1 shall be seeded and mulched INVENTORY FOR POLLUTION PREVENTION PLAN HAVE BEEN REGRADED, 0.00 ACRES LEFT UNDISTURBED. THE SITE DISCHARGES TO A WET DETENTION SYSTEM, WHERE PRACTICAL, TEMPORARY SEDIMENT BASIN CONTROLS ARE PROPERLY INSTALLED, MAINTAINED AND FUNCTIONING PROPERLY ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. TO PREVENT TURBID OR POLILITED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION: THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL DETENTION BASIN THE RETENTION SYSTEM IS DESIGNED TO RECOVER TREATMEN STRUCTURAL PRACTICES WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND VOLUME WITHIN 72 HOURS. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE CONTACT WITH A HAZARDOUS SUBSTANCE. ☐ Concrete ☐ Fertilizers ☐ Wood SET FORTH BY THE SOUTH FLORIDA RIVER WATER MANAGEMENT DISTRICT FOR T TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING. USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY ☐ Petroleum Based Products ☐ Masonry Blocks ☐ Asphalt REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED Cleaning Solvents ☐ Roofing Materials APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT ☐ Tar TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN SITE BY THE REGULATORY AGENCIES. SIZE OF THE SPILL. ☐ Detergents ☐ Paints ☐ Metal Studs TIMING OF CONTROLS/MEASURES AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF П \Box THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO REFER TO " CONTRACTORS RESPONSIBILITY" FOR THE TIMING OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDANTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION PREVENT THIS TYPE OF SPELL FROM REOCCURRING AND HOW TO CLEAN UP STABILIZATION PRACTICES SPILL PREVENTION THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED. HAY BALE BARRIER: HAY BALE BARRIERS CAN BE USED BELOW CERTIFICATION OF COMPLIANCE WITH FEDERAL STATE AND LOCAL REGULATIONS AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE MATERIAL MANAGEMENT PRACTICES A. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE. THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. PERSONNEL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO IN ACCORDANCE WITH FEDERAL STATE AND LOCAL LAWS RELATED TO STORM BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF. WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING, THESE PERMITS HAVE BEEN OBTAINED. C. WHERE EFFECTIVENESS IS REQUIRED FOR LESS THAN 3 MONTHS. NORMOLIALS WILL EACH RECOME RESPONSIBLE FOR A PARTICULAR PHASE GOOD HOUSEKEEPING D.E.R. DREDGE/FILL PERMIT C.O.E. DREDGE/FILL PERMIT S.F.W.M.D. M.S.S.W. PERMIT | N/A S.F.W.M.D. M.S.S.W. PERMIT | SUBMIT FOR PERMITTING OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF D. EVERY EFFORT SHOULD BE MADE TO LIMIT THE USE OF STRAW BALE THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE BARRIERS CONSTRUCTED IN LIVE STREAMS OR IN SWALES WHER HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED ONSITE DURING THE CONSTRUCTION PROJECT. THERE IS THE POSSIBILITY OF A WASHOUT. IF NECESSARY, MEASURES APPLICABLE IN THE OFFICE TRAILER ONSITE. SHALL BE TAKEN TO PROPERLY ANCHOR BALES TO ENSURE AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO POLLUTION PREVENTION PLAN CERTIFICATION DO THE JOB. WEY GA MAINTENANCE /INSPECTION PROCEDURES I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE CENSE ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED 2. FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW ROOF OR OTHER ENCLOSURE. SHEET OR OVERLAND FLOWS (Q < 0.5 OFS) ARE TYPICAL THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS. PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE S 300 SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO FOLLOWING LIMITATIONS: PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER. MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR . WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT. No. 51207 ORIGINAL MANUFACTURER'S LABEL B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES. OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAYED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE RECOMMENDED BY THE MANUFACTURER. INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS. & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY, SILT FENCES & SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER. IAY BALES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE STATE OF BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED DISCHARING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE SSIONAL ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT AT ONE TIME THE PROPOSED STORM WATER PONDS (OR TEMPORARY BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE—THIRD THE HEIGHT OF THE FENCE. PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE NS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS DATED: GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS, THIS PRACTICE ONSITE RECEIVE PROPER USE AND DISPOSAL APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN B STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE. NO. BY DATE SYMBOL REVISIONS SURVEY DATA: PGS.: BY DATE DRAWN BY: DESIGN ENGINEE DISCOUNT TIRE PROJECT NO. BY | DATE | SURVEYED DATE: CHECKED BY: DATE: 8837 PEMBROKE RD.

RIGHT-OF-WAY CHECKED

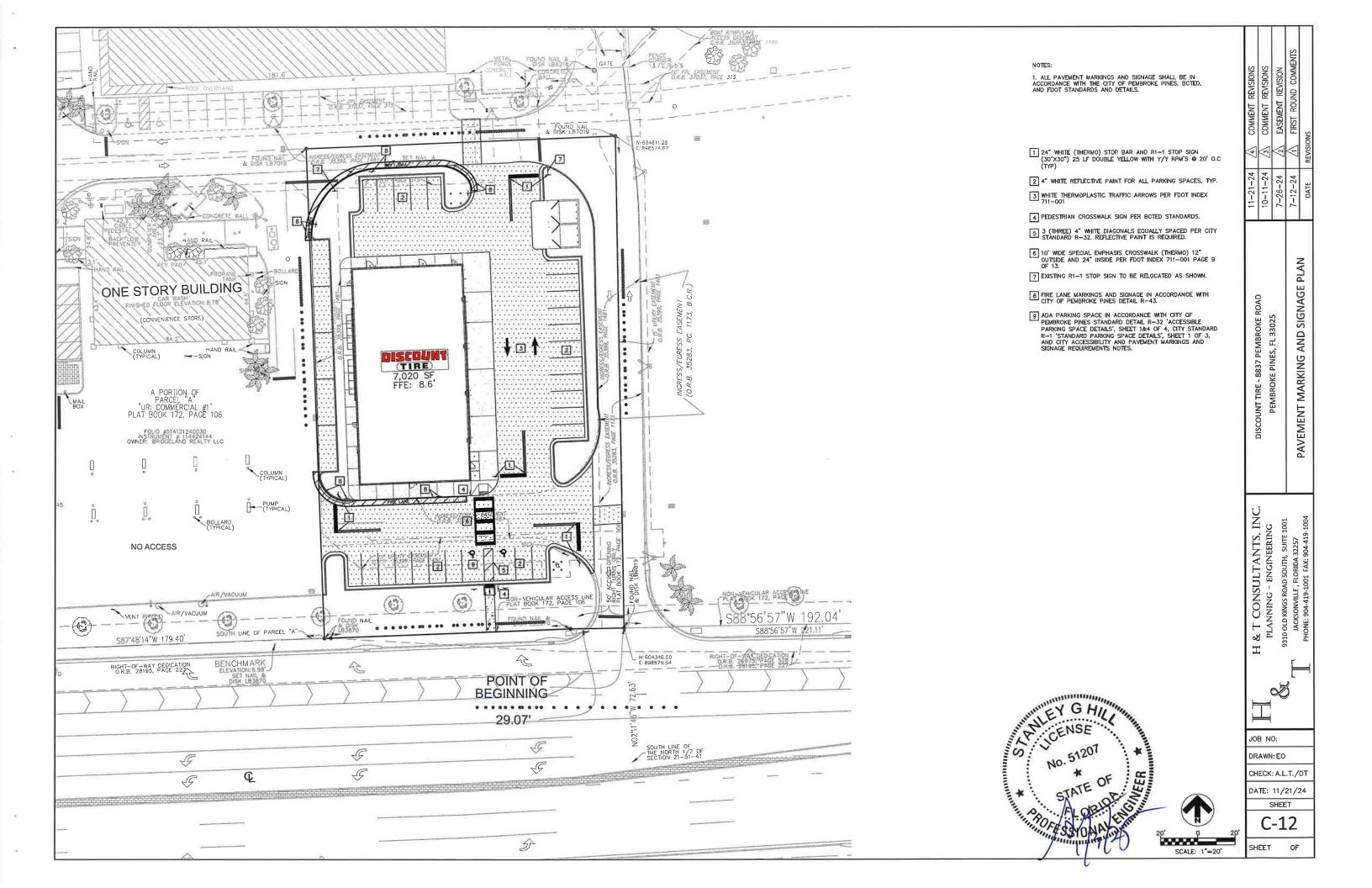
STORM WATER POLLUTION PREVENTION PLAN

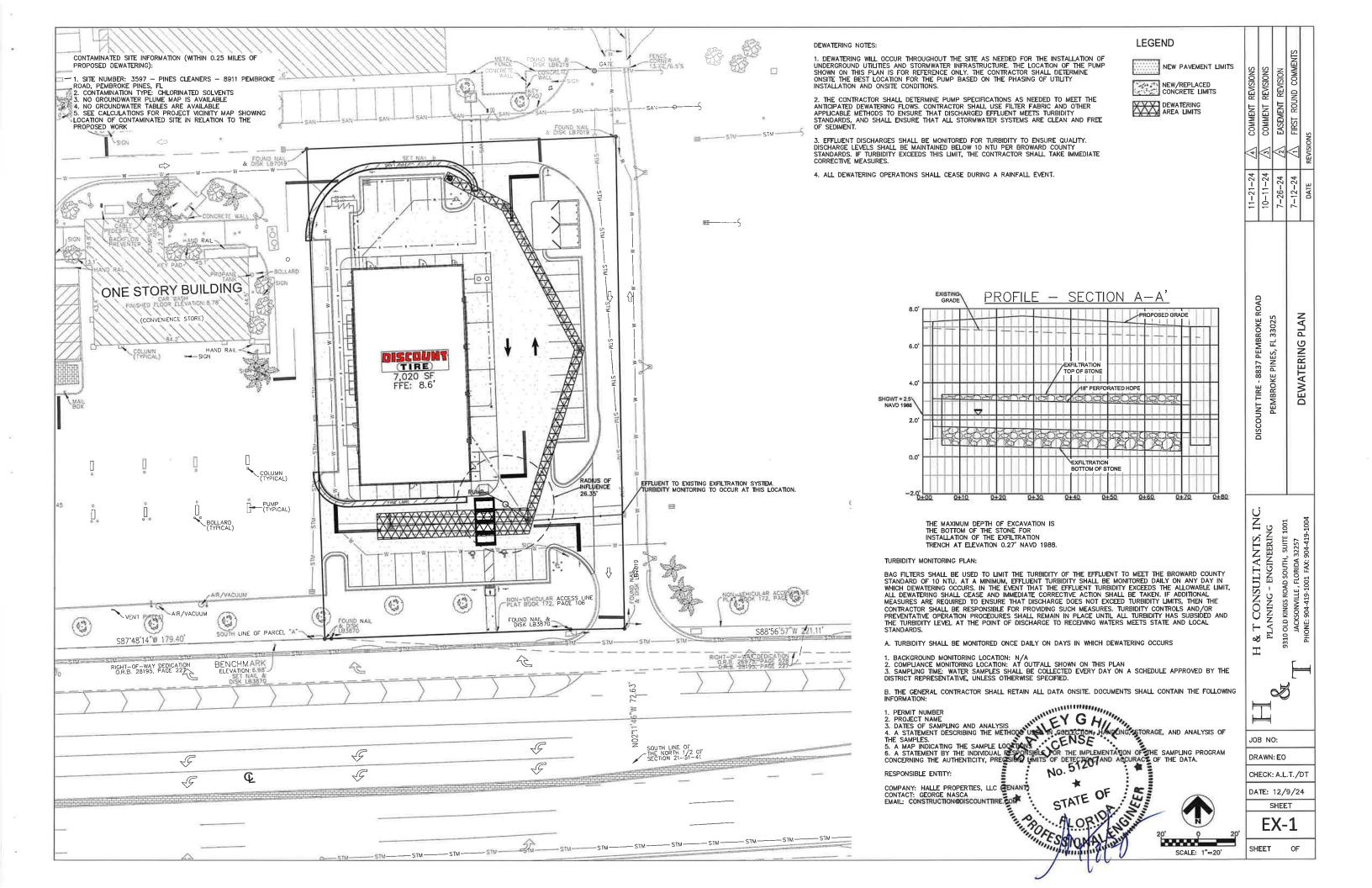
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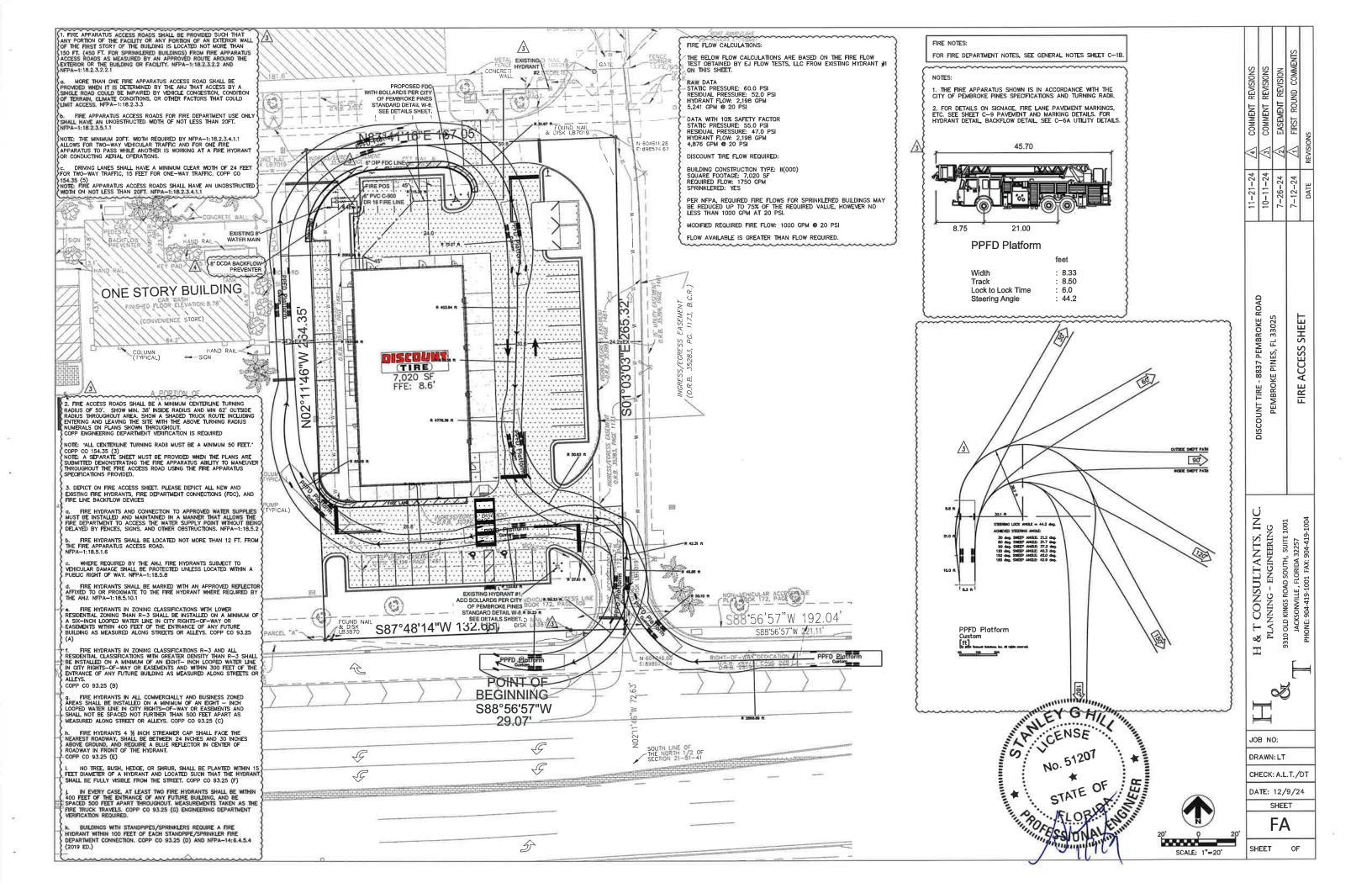
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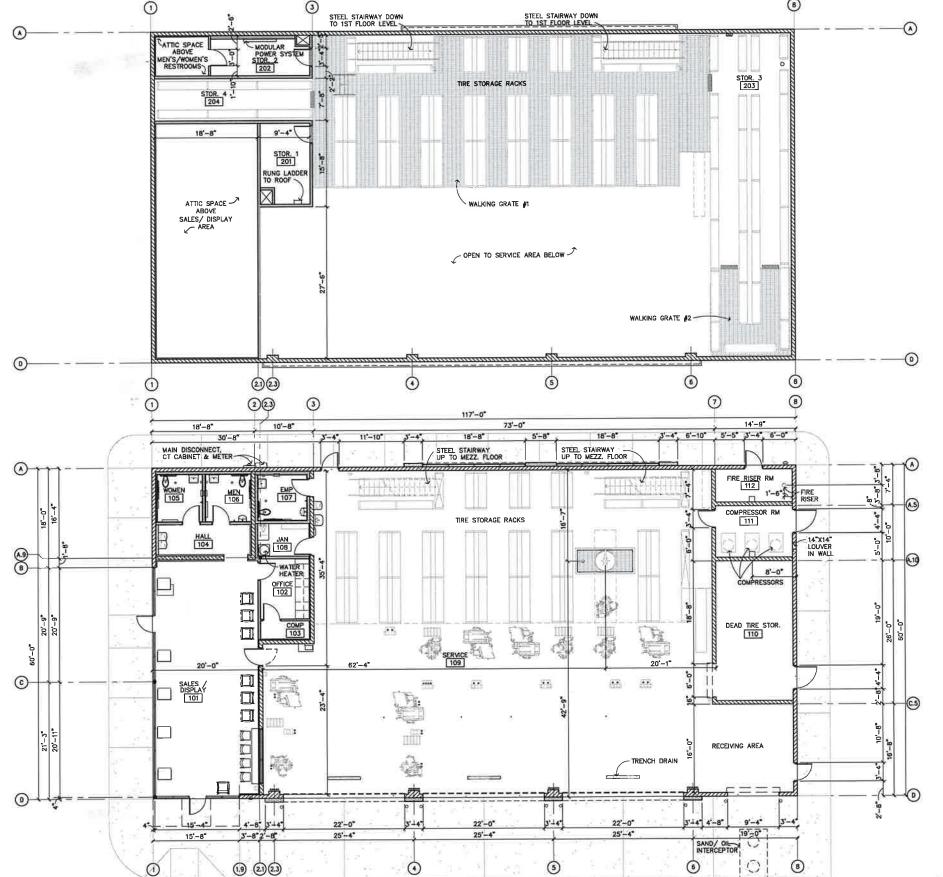
PEMBROKE PINES, FL 33025

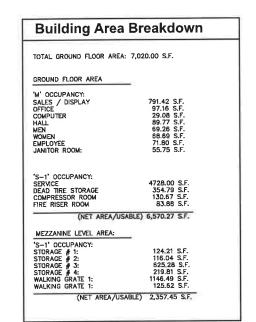
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CONCEPTUAL MEZZ. FLOOR PLAN

CALE: 1/8" = 1'-0"



REV:

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DATE: 07.18.2024 JOB # A.2401080



CONCEPTUAL FLOOR PLANS

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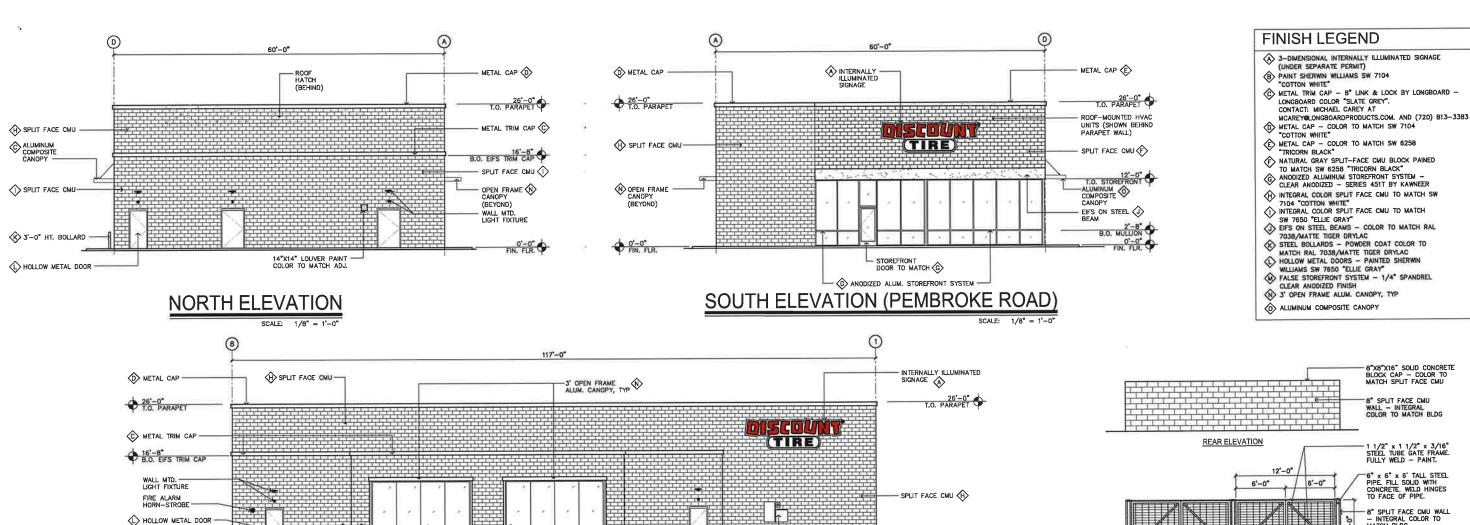


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Sheet No.

A.1



FALSE STOREFRONT W HOLLOW METAL DOOR -

OVERHEAD SECTIONAL DOOR

FACTORY PRE-FINISHED POWDER COAT TO MATCH RAL 7038 / MATTE TIGER DRYLAC

WEST ELEVATION

EAST ELEVATION

EIFS ON STEEL BEAMS

8"X8"X16" SOLID CONCRETE BLOCK CAP — COLOR TO MATCH SPLIT FACE CMU 8" SPLIT FACE CMU WALL - INTEGRAL COLOR TO MATCH BLDG 1 1/2" x 1 1/2" x 3/16" STEEL TUBE GATE FRAME. FULLY WELD — PAINT. 8" SPLIT FACE CMU WALL — INTEGRAL COLOR TO MATCH BLDG HEAVY DUTY CANE BOLT WITH SLEEVES IN CONC. SLAB - OPEN AND CLOSED POSITIONS. FRONT ELEVATION 6" CONC. SLAB WITH # 3'S • 18" O.C. EACH WAY OVER AGG. BASE. SEE SITE PLAN FOR CONFIGURATION 1" DIA. SLEEVES FOR CANE BOLTS (TYP. OF 8) PAINTED 6'-0" HIGH GATES, STEEL DECK FASTENED TO INSIDE OF METAL FRAME. 6" DIA. PAINTED BOLLARDS 8" CMU WALL TO MATCH BUILDING MATERIALS AND COLORS. PLAN



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DATE: 07.10.2024 JOB # A.2401080



0'-0" FIN. FLR.

E METAL CAP

26'-0" T.O. PARAPET ROOF-MOUNTED HVACHUNITS (SHOWN BEHIND PARAPET WALL)

F SPLIT FACE CMU

12'-0"
T.O. STOREFRONT

© ALUMINUM COMPOSITE CANOPY

DEFS ON STEEL

BEAM

2'-8" B.O. MULLION

ANODIZED ALUM. STOREFRONT SYSTEM

0'-0" FIN, FLR.

NOTE: AT PILASTERS, THE SIDES
OF THE BLOCK THAT FACE THE STOREFRONT AND
DOOR OPENINGS ARE SMOOTH, PAINT EXPOSED
PRECISION CMU SURFACE TO MATCH CMU

INTERNALLY ILLUMINATED SIGNAGE

DISCOUNT

(TIRE)

KNOX BOX MOUNTED RECESSED IN WALL -• +5'-0' AFF.

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SPLIT FACE CMU

CONCEPTUAL ELEVATIONS

8837 PEMBROKE RD. **PEMBROKE PINES, FL 33025**



FIN. FLR.

26'-0" T.O. PARAPET

METAL TRIM CAP 🖒

B.O. EIFS TRIM CAP

SPLIT FACE CMU ()

COILING DOOR: FACTORY
PRE-FINISHED POWDER
COAT TO MATCH:
RAL 7038 / MATTE

WALL MTD. LIGHT FIXTURE

3"-0" HT. BOLLARD (K)

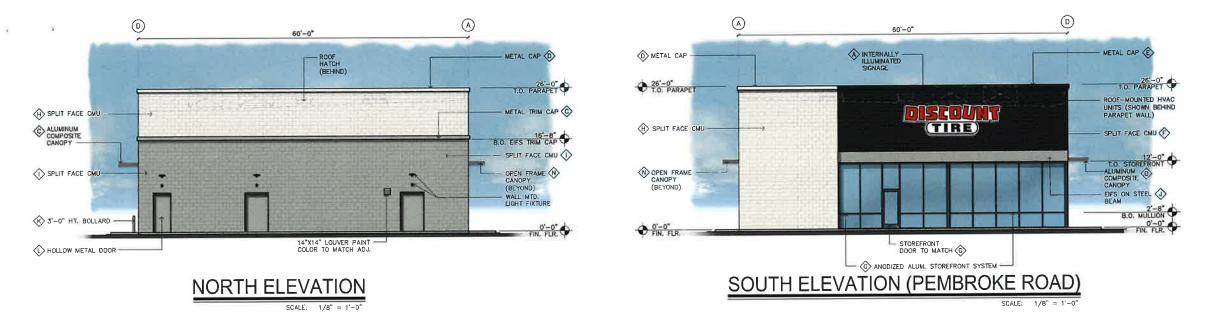
BRASS DOWNSPOUT NOZZLE

DISCONNECT, CT CABINET AND METER B

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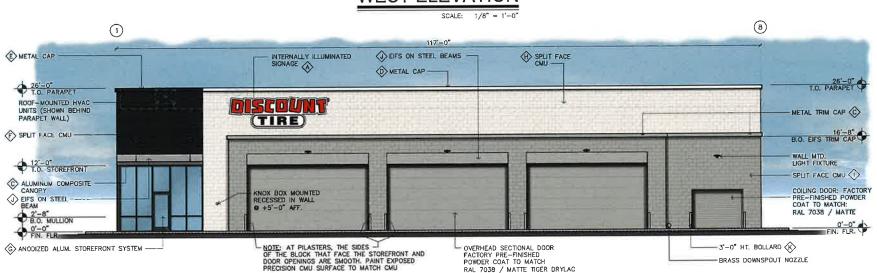
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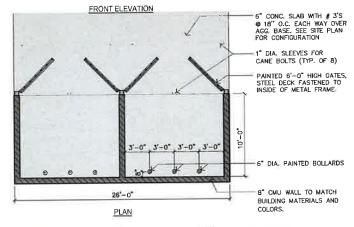








8"X8"X16" SOLID CONCRETE BLOCK CAP — COLOR TO MATCH SPLIT FACE CMU 8" SPLIT FACE CMU WALL - INTEGRAL COLOR TO MATCH BLDG REAR ELEVATION 1 1/2" x 1 1/2" x 3/16" STEEL TUBE GATE FRAME. FULLY WELD — PAINT. PPE FILL SOLID WITH CONCRETE. WELD HINGES TO FACE OF PIPE. 6'-0" 6'-0" -8" SPLIT FACE CMU WALL - INTEGRAL COLOR TO MATCH BLDG CORRUGATED METAL DECK - WELDED TO INSIDE OF GATE FRAME, PAINT TO MATCH RAL 7038/MATTE TIGER DRYLAC HEAVY DUTY CANE BOLT WITH SLEEVES IN CONC. SLAB - OPEN AND CLOSED POSITIONS.



TRASH ENCLOSURE PLAN / ELEVATIONS

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CONCEPTUAL COLOR ELEVATIONS

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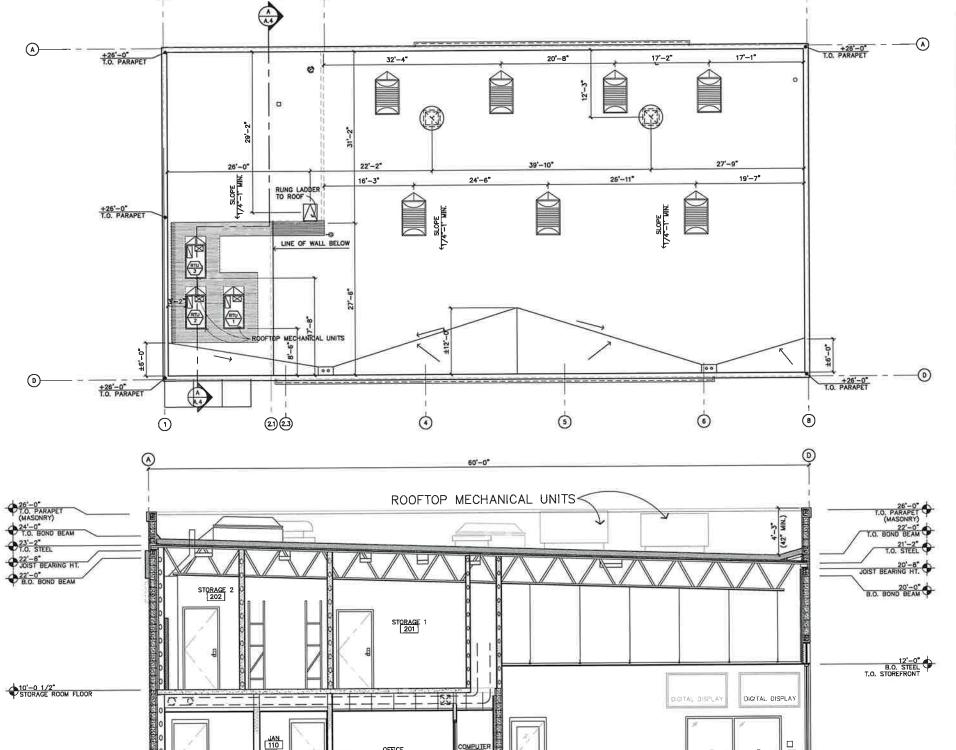
PLUMP ENGINEERING INC.

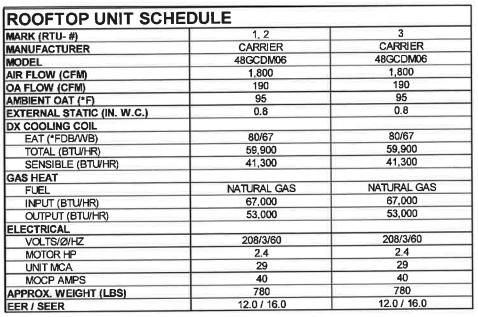
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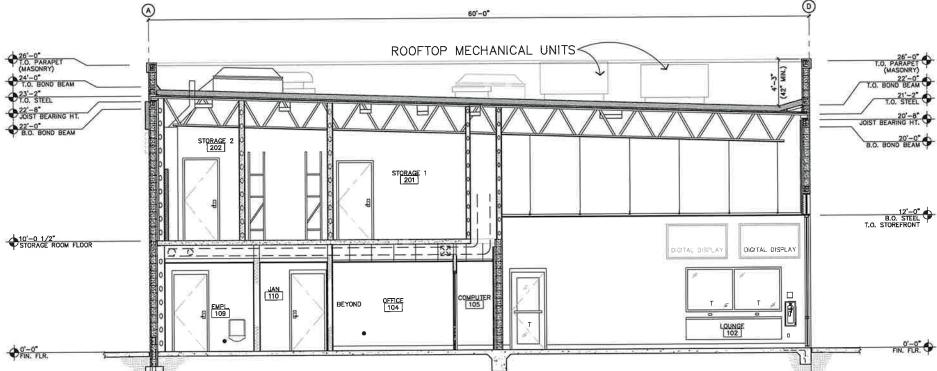






(B)

CONCEPTUAL ROOF PLAN



REV:

ALT - 2L

DATE: 07.10.2024 JOB # A.2401080



REF. 23/A3.1, 21/A3.4, 21 & 22/A4.1 & 23/A5.2

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CONCEPTUAL ROOF PLAN

8837 PEMBROKE RD. **PEMBROKE PINES, FL 33025**



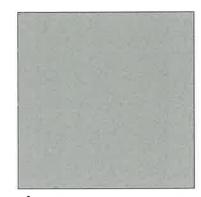
PLUMP ENGINEERING INC. CONSULTING ENGINEERS

STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, CIVIL, SURVEYING, ARCHITECTURAL 914 E. KATELLA AVENUE, ANAHEIM, CA 92805 P (714) 385-1835 F(714) 385-1834 www.plumpgroup.com

Sheet No.



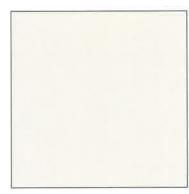
ANODIZED ALUMINUM STOREFRONT SYSTEM – CLEAR ANODIZED FINISH ARCADIA AFG601T



E.I.F.S ON STEEL BEAMS
COLOR: RAL 7038

"MATTE TIGER DRYLAC"
STEEL BOLLARDS
COLOR: RAL 7038

"MATTE TIGER DRYLAC"



B PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"

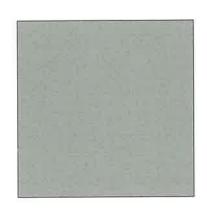




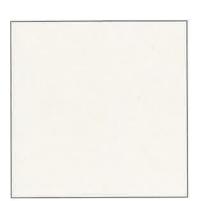
8" METAL CAP BY ATAS INTERNATIONAL INC. COATED: "BLACK"



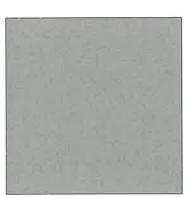
© METAL TRIM CAP — 8" LINK & LOCK BY LONGBOARD — LONGBOARD COLOR "SLATE GREY"



HOLLOW METAL DOORS –
PAINTED SHERWIN WILLIAMS
SW 7650 "ELLIE GRAY"



INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7104 "COTTON WHITE"



INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7650 "ELLIE GRAY"



3' OPEN FRAME ALUM. CANOPY, "MATTE/BRUSHED STAINLESS STEEL"

CANOPY ALUCOBOND
COLOR: "MATTE/BRUSHED
STAINLESS STEEL"



F NATURAL SPLIT-FACE CMU PAINTED: "COLOR TO MATCH SW 6258 "TRICORN BLACK"

ALT - 2L

REV: DATE: 07.18.2024 JOB # A.2401080



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CONCEPTUAL MATERIAL BOARD

8837 PEMBROKE RD. PEMBROKE PINES, FL 33025

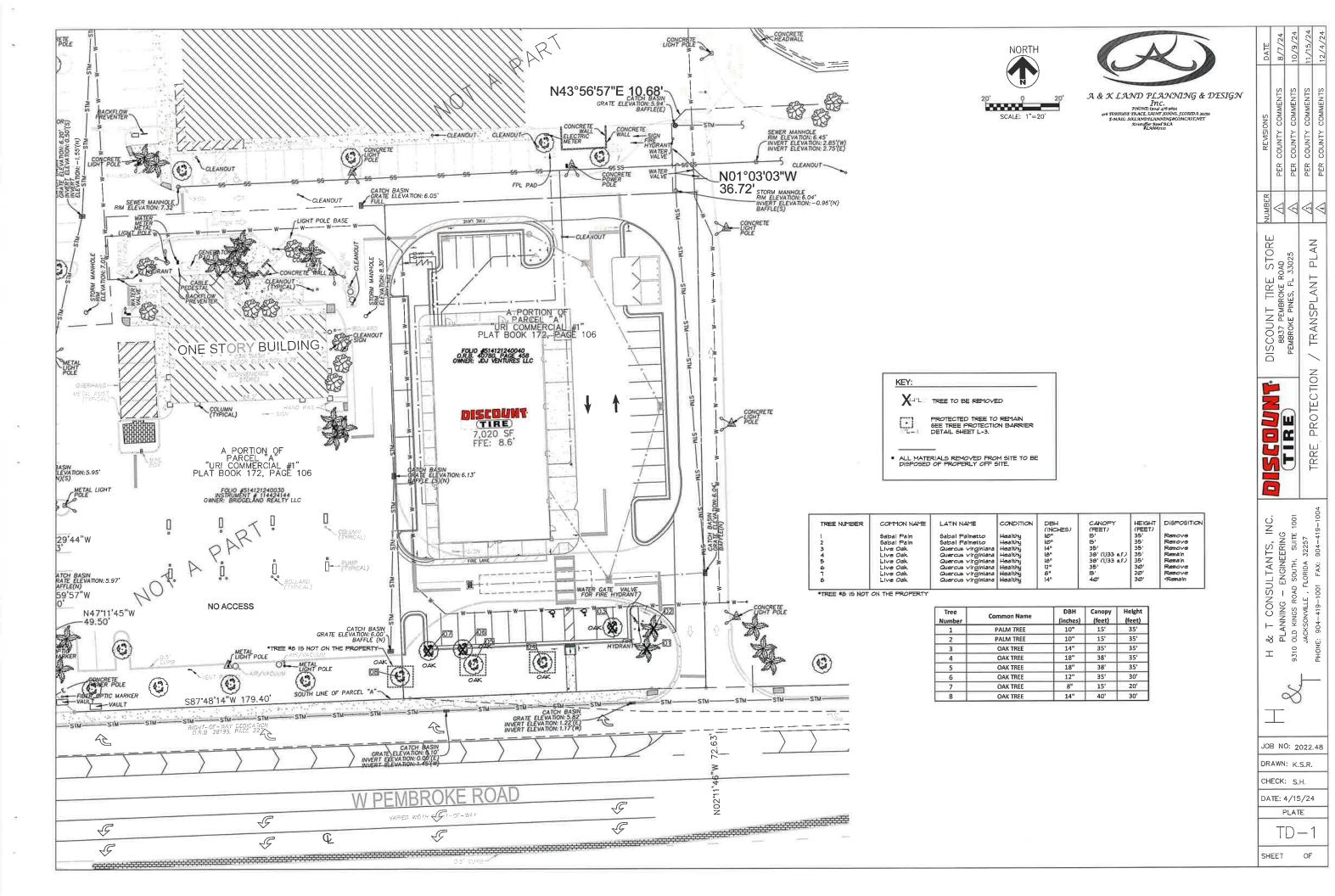


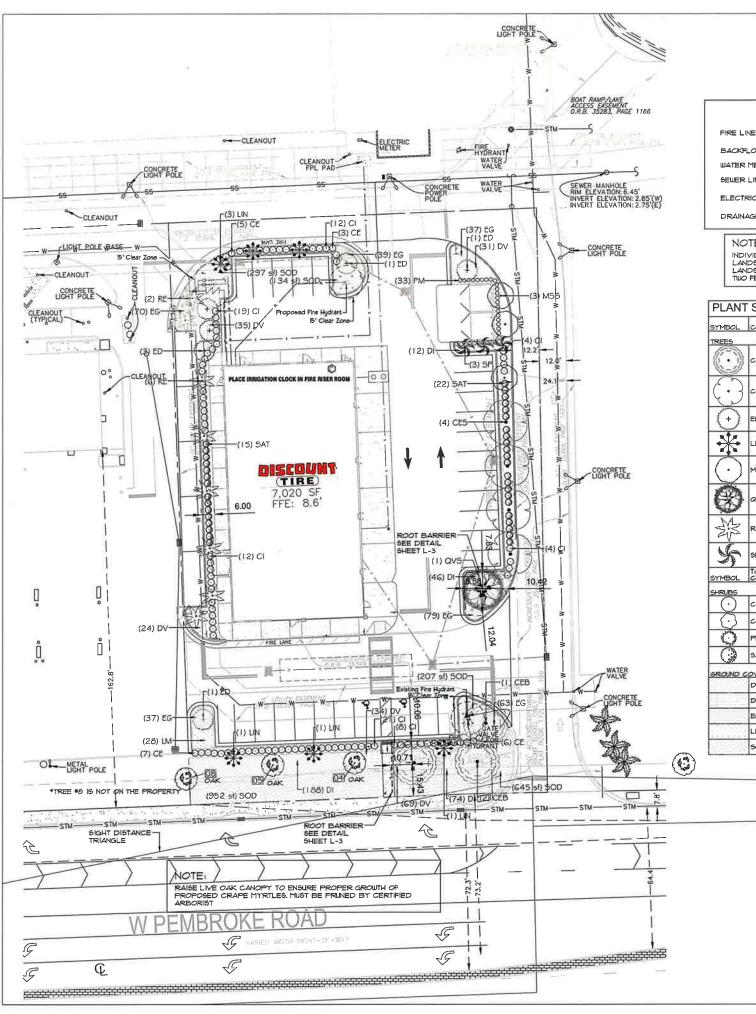
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CONSULTING ENGINEERS
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ARCHITECTURAL
914 E. KATELLA AVENUE, ANAHEIM, CA 92805
P (714) 395-1835 (714) 385-1834
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Sheet No.

A.5





UTILITY LEGEND FIRE LINE BACKFLOW PREVENTER WATER METER SEWER LINE ELECTRIC LINE DRAINAGE LINE

NOTE:

INDIVIDUAL INTERIOR PARKING LOT AREAS SHALL BE LANDSCAPED WITH SHRUBS, GROUNDCOVER, OR OTHER AUTHORIZED LANDSCAPE MATERIAL NOT TO EXCEED AND MAINTAINED TO TWO FEET (24 INCHES) IN HEIGHT OR LESS

	1	1				DROUGHT TOLERANCE		
MBOL	CODE	laty.	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS.	TOLERANCE	NATIVE	PERCE
REE5	_	-						
	CEB	э	Buttonwood / Conocarpus erectus	AS SHOWN	Mature Spread = 20'-30' 14' - 16' Ht., 3" D.B.H., T'-6' Clear Trunk	YES	YE5	9%
3	CES	4	Silver Buttonwood / Conocarpus erectus 'Sericeus'	AS SHOWN	Mature Spread = 15'-20' 14' - 16' Ht. 3" D.B.H., 7'-6' Clear Trunk	YES	YES	12%
Œ	ΕÞ	6	Japanese Blueberry Tree / Elaeocarpus decipiens	ДБ БНОШН	Mature Spread = 20'-30'	YES	No	18%
*	LIN	6	Crape Myrtle / Lagerstroemia x Natchez'	AS SHOWN	Mature Spread = 20'-30' 2' - 4' Ht., 2" D.B.H., 6' Clear Trunk	YES	NO	18%
\odot	MSS	В	Simpson's Stopper / Myrclanthes fragrans	AS SHOWN	Mature Spread = 8'-15' Ø' + 2' Ht., 5" DBH., 4'-6' Clear Trunk	YE5	YE5	9%
3	avs	ı	Specimen Live Oak / Quercus virginlana	AS SHOWN	Mature Spread = 60'-120' 14' - 16' Ht., 3" DBH., 1'-6' Clear Trunk	YES	YES	3%
彩	RE	В	Florida Royal Palm / Roystonea elata	AS SHOWN	Mature Spread = 25' 2' - 14' Clear trunk	YE5	YE5	24%
S	SP	В	Cabbage Palmetto / Sabal palmetto	AS SHOWN	Mature Spread = 12' 12' - 14' Clear trunk	YES	YES	9%
MBOL	Total	34 QTY	COMMON / BOTANICAL NAME	SPACING				
RUBS								
0	CE	21	Silver Buttonwood / Conocarpus erectus 'Sericeus'	36" o.c.	36" ht. x 24" spd. minimum full 4 dense			
\odot	CI	80	Coco Plum / Chrysobalanus Icaco	36" 0.6.	36" ht. x 24" spd. minimum full 4 dense			
No. of	PM	33	Podocarpus / Podocarpus macrophyllus	24" o.c.	36" ht. x 24" spd. minimum full 4 dense			
0	SAT	37	Schefflera / Schefflera arboricola 'Trinette'	36" o.c.	36" ht. x 24" spd. minimum full 4 dense			
OUND I	COVERS							1
	DI	320	Fortnight Lily / Dietes iridioides	24" o.c.	I gallon, minimum full 4 dense			
	DV	143	Flax Lily / Dianella tasmanica Variegata'	24" 0.5.	l gallon, minimum full 4 dense			
	E6	325	Brazilian Dwarf Morning Glory / Evolvulus glomeratus 'Blue My Mind'	18" 05.	1 gallon, minimum full 4 dense			
	LM	28	Lily Turf / Lirlope muscari	24" 0.6.	I gallon, minimum full 4 dense			
EAST	50D	2,235 sf	St. Augustine Seville / Stenotaphrum secundatum 'Seville'					1

L SIGHT DISTANCE

Tree Number	Common Name	(inches)	Canopy (feet)	Height (feet)
1	PALM TREE	10*	15*	35
2	PALM TREE	10	15"	35*
3	OAK TREE	14*	35"	35"
4	OAK TREE	18"	38'	35"
5	OAK TREE	18	381	35"
6	OAK TREE	12*	35"	30'
7	OAK TREE	8*	15"	20'
8	OAK TREE	14"	40"	30'





A & K LAND PLANNING & DESIGN INC.
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Ī	9	3
JOB	NO:	20

DISCOUNT TIRE STORE 8837 PEMBROKE ROAD PEMBROKE PINES, FL 33025

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& T CONSULTANTS, INC. PLANNING — ENGINEERING DLD KINGS ROAD SOUTH, SUITE 1001 ACKSONVILE, FLORIDA 32257

PLA OLD JACKS

PLAN

LANDSCAPE

NO: 2022,48 DRAWN: K,S.R. CHECK: S.H. DATE: 4/15/24 PLATE L-1SHEET OF

General Notes and Specifications

- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.

 When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions or obstructions, notify owner's representative before planting.

- fill, adverse drainage conditions or obstructions, notify owner's representative before planting.

 3. All plants must be healthy, vigorous material, free of pests and disease.

 4. All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.

 5. All plant material must be approved by the Landscape Architect before the plant material is installed.

 6. Any changes to the plant material (size, type, etc..), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.

 7. All plants to be field graven or container grown as indicated an plant list.
- All plants to be field grown or container grown as indicated an plant list.

 Store plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet pact moss, or, in a manner acceptable to ewner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.

 8. All plants shall be triangular spaced.

- trom containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.

 8. All plants shall be triangular spaced.
 9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
 10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH rating of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
 11. All plants and planting areas must be completely mulched as specified with three (3) inches of arganic mulch. Provide 4" minimum clearance of mulch from all shrub trunks and 6" minimum clearance from all tree trunks.
 12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
 13. The planting shall be done in accordance with acceptable horticultural practices.
 14. The planting shall be done in accordance with acceptable horticultural practices.
 15. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or gulying, wrapping, spraying, fertilization, planting, and adequate maintenance throughout the required maintenance period.
 14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, watering, fertilizing, cultivating, weeding, mowing, mulching, lightening and repairing of guys, resetting plants to proper grade or upright position, restoration of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and diseases. The landscape contractor's responsibility for m

- naterial.

 18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- 19. All planting beds to be treated with pre-emergent weed control prior to planting.
- Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- 21. All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

CHARLES OF THE STATE OF THE STA	
ORDINANCE CHAPTER 366 SCHEDULE AND IRRIGATION	DECHIDEMENTS:
Cholinance Charlen 300 Schebole And Inhigation	HEGOINEWENTO.

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

- NO WATERING FROM 10AM TO 4 FM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON WEDNESDAY AND SATURDAY EVEN NUMBER ADDRESSES OR THOSE ENDING
- WITH A-M MAY WATER ON THURS AND SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON TUESDAY AND FRIDAY
- APPLY UP TO 1 INCH OR LESS OF WATER EACH CYCLE

NOVEMBER - MARCH (STANDARD TIME)

- NO WATERING FROM 10 AM TO 4 PM ODD NUMBER ADDRESSES, OR THOSE ENDING WITH N.Z. OR NO ADDRESS MAY WATER ON
- SATURDAY EVEN NUMBER ADDRESSES OR THOSE ENDING
- WITH A-M MAY WATER ON SUDAY NON-RESIDENTIAL ADDRESSES MAY WATER
- ON ONLY ON TUESDAY
- APPLY UP TO 1 INCH OR LESS OF WATER

YMBOL	CODE	GTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	DROUGHT TOLERANCE	NATIVE	PERCEN
	TOODE	IG:1	COMPON / BOTANICAL NAME	IS-ALING	SPECIFICATIONS	TOLERANCE	MATIVE	FROE
	CEB	3	Buttonwood / Conocarpus erectus	AS SHOWN	Mature Spread = 20'-30' 14' - 16' Ht., 3" D.B.H., 1'-8' Clear Trunk	YES	YES	9%
<hr/> (:)	CES	4	Silver Buttonwood / Conocarpus erectus 'Sericeus'	AS SHOWN	Mature Spread = 15'-20' 14' - 16' Ht., 3" D.B.H., 1'-8' Clear Trunk	YE5	YE5	12%
(\pm)	ED	6	Japanese Blueberry Tree / Elaeocarpus decipiens	AS SHOWN	Mature Spread = 20'-30' 12' - 14' Ht. 2" D.B.H. 6' Clear Trunk	YES	No	18%
*	LIN	6	Crape Myrtle / Lagerstroemia x 'Natchez'	AS SHOWN	Mature Spread = 20'-30' 12' - 14' Ht., 2" D.B.H., 6' Clear Trunk	YES	NO	18%
\odot	M55	з	Simpson's Stopper / Myrclanthes fragrans	AS SHOWN	Mature Spread = 8'-15' 10' - 12' Ht., 15" D.B.H., 4'-6' Clear Trunk	YES	YE5	9%
8	avs	1	Specimen Live Oak / Quercus virginiana	AS SHOWN	Mature Spread = 60'-120' 14' - 16' Ht., 3" D.B.H., 1'-8' Clear Trunk	YE5	YES	3%
	RE	8	Florida Royal Palm / Roystonea elata	ДБ БНОШЛ	Mature Spread = 25' 2' - 4' Clear trunk	YE5	YES	24%
S	SP	3	Cabbage Palmetto / Sabal palmetto	да эноши	Mature Spread = 12' 12' - 14' Clear trunk	YES	YES	9%
YMBOL	CODE	ary	COMMON / BOTANICAL NAME	SPACING				
HRUBS								
\odot	CE	21	Silver Buttonwood / Conocarpus erectus 'Sericeus'	36° o.c.	36" ht. x 24" spd. minimum full 4 dense			
0	GI	80	Coco Plum / Chrysobalanus Icaco	36° 02.	36" ht. x 24" spd. minimum full 4 dense			1
N. W.	PM	93	Podocarpus / Podocarpus macrophyllus	24" 0.6.	36" ht. x 24" apd. minimum full 4 denae			1
	SAT	37	Schefflera / Schefflera arboricola "Trinette"	36" 04.	36" ht. x 24" apd minimum full 4 dense			1
ROUND (COVERS							
5.300	DI	320	Fortnight Lily / Dietes iridioides	24" o.c.	I gallon, minimum full 4 danse			
	DΥ	143	Flax Lily / Dianella tasmanica 'Variegata'	24" o.c.	I gailon, minimum full 4 dense			
	E6	325	Brazillan Dwarf Morning Glory / Evolvulus glomeratus 'Blue My Mind"	18ª o.c.	I gallon, minimum full 4 dense			
	LM	28	Lily Turf / Liriope muscari	24" o.c.	I gallon, minimum full 4 dense			
125	SOD	2,235 sf	St. Augustine Seville / Stenotaphrum secundatum 'Seville'					1

NOTES:

- 1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH. ALL MULCH TO BE 6" AWAY FROM TREE TRUNKS.
- 2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD. 3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.

- 4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.
 5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- 6. ALL TREE MULCH BOWLS TO BE 36" MINIMUM
- 7. CONTRACTOR TO VERIFY ALL QUANTITIES

NOTE:

INDIVIDUAL INTERIOR PARKING LOT AREAS SHALL BE LANDSCAPED WITH SHRUBS, GROUNDCOVER, OR OTHER AUTHORIZED LANDSCAPE MATERIAL NOT TO EXCEED AND MAINTAINED TO TWO FEET (24 INCHES) IN HEIGHT OR LESS

LANDSCAPE CALCULATIONS:

43,496 SF TOTAL AREAS

City of Pembroke Pines Landscape Code Requirements	Required	Propose
SEC 155.631 Meet minimum bufferyard requirements.		
SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single species. 1. All properties three stories and below minimum: (a) 20% of required trees meet 14-16' H with 3" diameter at breast height (b) 20% of required trees meet 12-14' H with 2" diameter at breast height (c) 60% of required trees required meet 155.664 (M). 2. All properties four stories and above minimum: 2 disting adia = 36 Tot (a) 30% of required trees meet 14-16' H with 3" diameter at Breast height (b) 30% of required trees meet 12-14' H with 2" diameter at breast height (c) 40% of required trees required meet 155.664 (M).	1 22	8 12 36
SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways – All Properties. One tree for each 50 lineal feet or fraction thereof, or one tree for every 250 square feet. South 62 L	F. 3	3
SEC 155.661 [J] Landscaping Adjacent to Abutting Properties – All Properties. The required number of trees shall be calculated as one tree provided for every 50 lineal feet or fractional part thereof.		
SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential Properties. 1. For non-residential properties the planting requirement shall be calculated on the following basis:		
(a) One tree every 5,000 square feet of gross area.	9	9
(b) Ten shrubs every 5,000 square feet of gross area.	90	п
SEC. 155.663 (F) Interior parking and paved area landscaping. Parking lots shall comply with the following minimum requirements: 1. One tree: (a) Every five parking spaces; and (b) Every 100 square feet of interior landscaping; (1763ef. 2. Ten square feet of interior landscaping every parking space up to 50 spaces; 3. One hundred square feet of landscaping every ten parking spaces over 50 spaces;	6 В 25Ø	7 18 1,763
4. One square foot of landscaping: (a) Every 100 square feet of paved areas up to 50,000 square feet; and (b) Every 200 square feet of paved area over 50,000 square feet; and	169	1,763
City of Pembroke Pines Landscape Code Requirements	-	
SEC 155,631 Meet minimum bufferyard requirements.		



A & K LAND PLANNING & DESIGN Inc.
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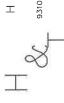
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LANNING – ENGINEERING

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ACKSONWILE, FLORIDA 32257

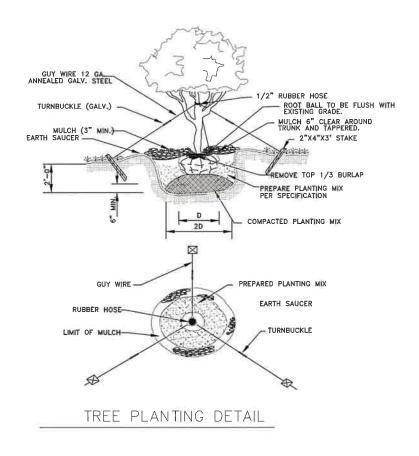
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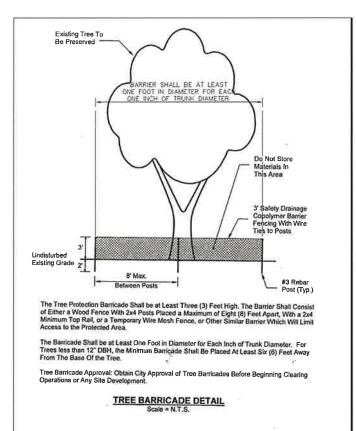


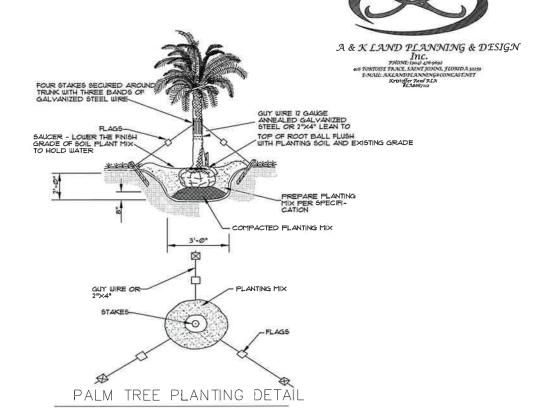
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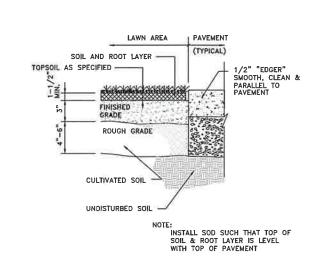
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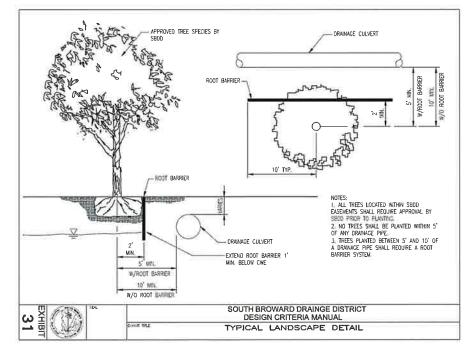


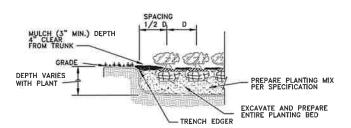






SOD DETAIL





SHRUB & GROUNDCOVER PLANTING DETAIL

TREE PLANTING DETAIL	OISCOUN TIRE
SPACING 1/2 D	H & T CONSULTANTS, INC. PLANNING – ENGINEERING 9310 OLD KINGS ROAD SOUTH, SUITE 1001
ULCH (3" MIN.) DEPTH CLEAR ROM TRUNK	\ \ <u>\</u>

DATE: 4/15/24
PLATE

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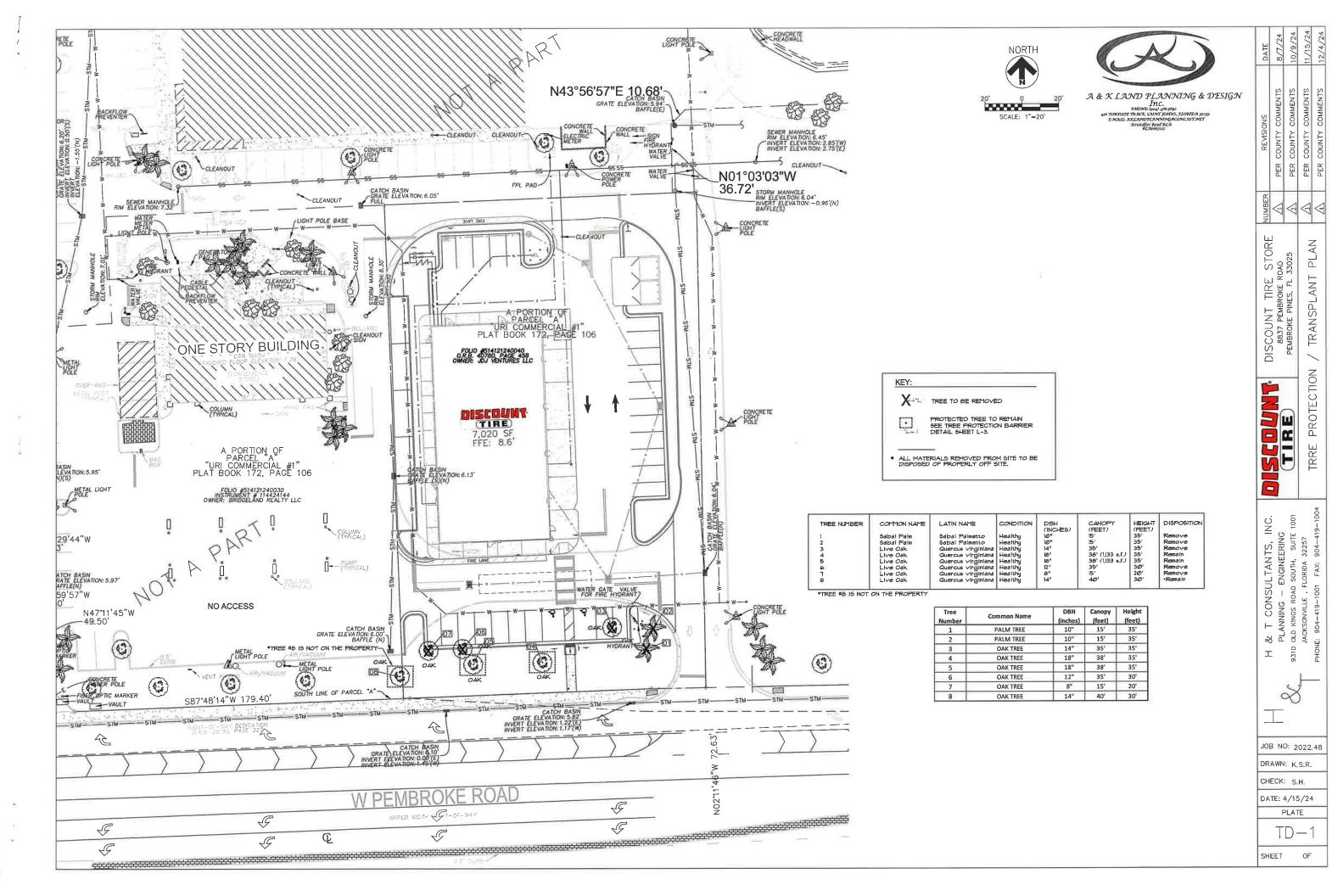
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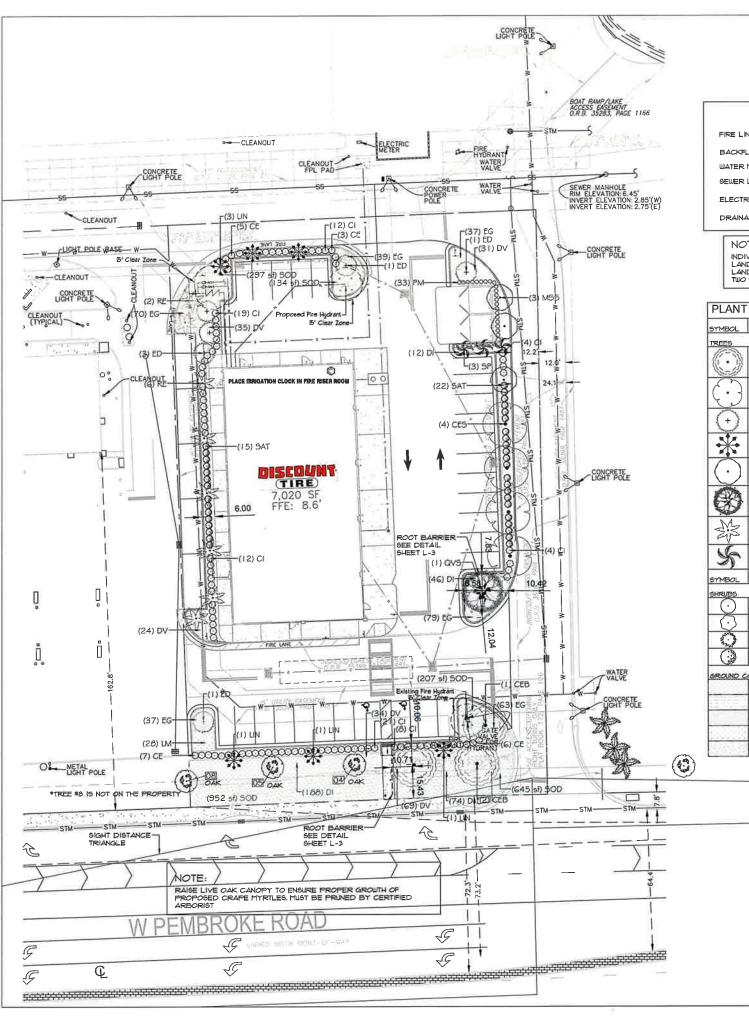
DRAWN: K.S.R.

CHECK: S.H.

DISCOUNT TIRE STORE 8837 PEMBROKE ROAD PEMBROKE PINES, FL 33025

DETAILS





UTILITY LEGEND FIRE LINE BACKFLOW PREVENTER WATER METER ELECTRIC LINE DRAINAGE LINE

NOTE:

INDIVIDUAL INTERIOR PARKING LOT AREAS SHALL BE LANDSCAPED WITH SHRIBS, GROUNDCOVER, OR OTHER AUTHORIZED LANDSCAPE MATERIAL NOT TO EXCEED AND MAINTAINED TO TUO FEET (24 INCHES) IN HEIGHT OR LESS

						DROUGHT TOLERANCE		
MBOL	CODE	QTY	COMMON / BOTANICAL NAME	SPACING	SPECIFICATIONS	TOLERANCE	NATIVE	PERCENT
EE5			<u> </u>	r —				-
7.3	CEB	3	Buttonwood / Conocarpus erectus	AS SHOWN	Mature Spread = 20'-30'			
-11	***		<u> </u>		14' - 16' Ht., 3" D.B.H., 7'-8' Clear Trunk.	YE5	YE5	9%
5	CES	4	Silver Buttonwood / Conocarpus erectus 'Sericeus'	AS SHOWN	Mature Spread = 15'-20'			
	UL5	Ť	, and a second of the second o		14' - 16' Ht., 3" D.B.H., 7'-8' Clear Trunk	YE5	YES	12%
(+)	ED	6	Japanese Blueberry Tree / Elaeocarpus decipiens	10.0110001	Mature Spread = 20'-30'			
1				AS SHOWN	12' - 14' Ht., 2" D.B.H., 6' Clear Trunk	YES	No	18%
*	LIN	6	Grape Myrtle / Lagerstroemia × 'Natchez'		Mature Spread = 20'-30'			
				AS SHOWN		YES	NO	18%
.)	MSS	3	Simpson's Stopper / Myrcianthes fragrans	AS SHOWN	Mature Spread = 8'-15' 10' - 12' Ht., 15" D.B.H., 4'-6' Clear Trunk			
ast Maria				AS SHOWN	10 - 12 Htt, 13 3321, 4 3 31321 11413	YE5	YES	5%
TOTAL PROPERTY.	QVS	1	Specimen Live Oak / Quercus virginiana		Mature Spread = 60'-120'			
				AS SHOWN	14' - 16' Ht., 3" D.B.H., T'-8' Clear Trunk	YES	YE5	3%
	RE	В	Fiorida Royal Palm / Roystonea elata		Mature Spread = 25'			
ars.	V=			AS SHOWN	12' - I4' Clear trunk	YE5	YE5	24%
S	SP	э	Cabbage Palmetto / Sabal palmetto		Mature Spread = 12'			
e y	Total :	34		AS SHOWN	12' - 14' Clear trunk	YES	YES	9%
MBOL	Total •	QTY	COMMON / BOTANICAL NAME	SPACING				-
RUBS			T					-
\odot	CE	21	Sliver Buttonwood / Conocarpus erectus 'Sericeus'	36" o.c.	36" ht. x 24" spd. minimum full 4 dense			4
\odot	CI	80	Coco Plum / Chrysobalanus Icaco	36" o.c.	36" ht. x 24" apd. minimum full 4 dense			
0	PM	33	Podocarpus / Podocarpus macrophyllus	24' 0.6.	36" ht. x 24" spd. minimum full 4 dense			
	SAT	37	Schefflera / Schefflera arboricola 'Trinette'	36" o.c.	36" ht. x 24" spd. minimum full 4 dense			
ROUND C	OVERS							1
00000	DI	320	Fortnight Lily / Dietes iridioides	24° o.c.	I gallon, minimum full 4 dense			
	DV	143	Flax Lily / Dianella tasmanica 'Varlegata'	24° o.c.	I gallon, minimum full 4 dense			1
	EG	325	Brazillan Dwarf Morning Glory / Evolvulus glomeratus 'Bive My Mind"	18" o.c.	I gallon, minimum full 4 dense			1
2831	LM	28	Lily Turf / Liriope muscari	24° oc.	I gallon, minimum full 4 dense			
25 20	SOD	2,235 sř	St. Augustine Seville / Stenotaphrum secundatum 'Seville'					1

LIGHT DISTANCE TRIANGLE

Number	Common Name	(inches)	(feet)	(feet
1	PALM TREE	10"	15"	35'
2	PALM TREE	10*	15"	35"
3	OAK TREE	14"	35'	35"
4	OAK TREE	18"	38"	35"
5	OAK TREE	18*	38'	35"
6	OAK TREE	12"	35"	30"
7	OAX TREE	8*	15"	20"
8	OAK TREE	14"	40"	30
	Number 1 2 3 4 5 6 7	Number Common Name	Number Common Name (inches)	Number Common Name (Inches) (feet)





A & K LAND PLANNING & DESIGN

INC.
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DISCOUNT 8837 PEMBF

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CONSULTANTS, I

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PLAN

General Notes and Specifications

- Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for repairing any and all damage to utilities, structures, site appurtenances, etc., which occurs as a result of the landscape construction.

 When conditions detrimental to plant growth are encountered, such as rubble
- fill, adverse drainage conditions or obstructions, notify owner's representative

- fill, adverse drainage conditions or obstructions, notify owner's representative before planting.

 3. All plants must be healthy, vigorous material, free of pests and disease.

 4. All trees, palms, and shrubs shall be grade "Florida Fancy" per Grades and Standards For Nursery Plants (parts one and two), available through Florida Dept. of Agriculture and Consumer Services.

 5. All plant material must be approved by the Landscape Architect before the plant material is installed.

 6. Any changes to the plant material (size, type, etc..), irrigation or any other deviations from the plans must be approved by the Landscape Architect prior to the change being implemented by the contractor. The contractor must provide written proof of authorization for any changes.

 7. All plants to be field grown or container grown as indicated on plant list.
- must provide written proof of dunorization for day changes.

 All plants to be field grown or container grown as indicated on plant list.

 Shore plants in shade and protect from weather. If plants cannot be planted immediately upon delivery, property protect them with soil, wet peat moss, or,in a manner acceptable to owner's rep. Do not remove container grown stock from containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.

 8. All plants shall be triangular spaced.

- trem containers until planting time. Protect roots of plant from drying or other possible injury. Keep plant ball moist at all times.

 8. All plants shall be triangular spaced.
 9. Obtain agronomic soils test for all planting areas and tree pits prior to excavation of tree pits. Tests shall be performed by an approved soils testing laboratory and shall include fertility and suitability analysis with written recommendations for soil amendments, fertilizer and chemical conditioner application rates for soil preparation, planting backfill mix, and post maintenance fertilization program. Submit a copy of soils report to owner's rep. and landscape architect.
 10. Add soil amendments as recommended by soil test in quantities necessary to bring soil mixture to pH roting of between 5.5 and 6.0. Minerals used for pH correction shall be commercially produced for this purpose.
 11. All plants and planting areas must be completely mulched as specified with three (3) inches of organic mulch. Provide 4* minimum clearance of mulch from all shrub trunks and 6* minimum clearance from all tree trunks.
 12. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
 13. The planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant and tree pit preparation, pruning, staking or gulying, wrapping, spraying, fertilization, planting, and adequate mointenance throughout the required maintenance period.
 14. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: pruning, wetering, fertilizing, cultivating, weeding, mowing, mulching, tightening and repairing of guys, resetting plants to proper grade or upright position, restarction of plant saucer, and furnishing and applying such sprays as necessary to keep free of insects and disasses. The landscape contractor's responsibility for maintenance (exclusive of replacement within the guarantee period) shall terminate one year

- material.

 18. At the conclusion of this planting, if the owner's rep. or owner has reason to believe that the plants are not of the specified grade, he will request a re-grading or inspection, and such evidence will be the basis for requesting replacement of plants and for legal or other action according to law, should this become necessary.
- 19. All planting beds to be treated with pre-emergent weed control prior to planting.
- 20. Contractor is to check the site weekly to insure all plant material is healthy and well watered.
- 21. All disturbed areas to be sodded or seeded with Paspalum notatum as noted.

ORDINANCE CHAPTER 366	SCHEDULE AND IRRIGATION	REQUIREMENTS:

MARCH-NOVEMBER (DAYLIGHT SAVINGS TIME)

- NO INSTERING FROM IDAM TO 4 PM
- ODD NUMBER ADDRESSES OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON WEDNESDAY AND SATURDAY

 EYEN NUMBER ADDRESSES OR THOSE ENDING
- WITH A-M MAY WATER ON THURS, AND SUNDAY
- NON-RESIDENTIAL ADDRESSES MAY WATER ON THESDAY AND FRIDAY
- APPLY UP TO \$ INCH OR LESS OF WATER EACH CYCLE

NOVEMBER - MARCH (STANDARD TIME)

- NO WATERING FROM 10 AM TO 4 FM ODD NUMBER ADDRESSES_OR THOSE ENDING WITH N-Z OR NO ADDRESS MAY WATER ON
- APPLY UP TO 3 INCH OR LESS OF WATER
- SATURDAY EVEN NUMBER ADDRESSES OR THOSE ENDING WITH A-M MAY WATER ON SUNDAY NON-RESIDENTIAL ADDRESSES MAY WATER

YMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SPECIFICATIONS	DROUGHT TOLERANCE	NATIVE	PERCEN	
	CODE	(G) I	COMMON 7 BOTANIOAE TOURE	SPACING				
	CEB	э	Buttonmood / Conocarpus erectus	AS SHOWN	Mature Spread = 20'-30' 14' - 16' Ht., 3" D.B.H., T'-8' Clear Trunk	YES	YE5	9%
(·)	CES	4	Silver Buttonwood / Conocarpus erectus 'Sericeus'	ДБ БНОШМ	Mature Spread = 15'-20' 14' - 16' Ht., 3" D.B.H., 1'-8' Clear Trunk	YE5	YES	12%
(+)	ED	6	Japanese Blueberry Tree / Elaeocarpus decipiens	AS SHOWN	Mature Spread = 20'-30' 12' - 14' Ht., 2" D.B.H., 6' Clear Trunk	YES	No	18%
*	LIN	6	Crape Myrtle / Lagerstroemia x 'Natchez'	AS SHOWN	Mature Spread = 20'-30' 2' - 4' Ht., 2" D.B.H., 6' Clear Trunk	YES	NO	18%
\odot	MSS	3	Simpson's Stopper / Myrclanthes Fragrans	AS SHOWN	Mature Spread = 8'-15' 10' - 12' Ht., 15" D.B.H., 4'-6' Clear Trunk	YES	YES	9%
(8)	avs		Specimen Live Oak / Quercus virginiana	AS SHOWN	Mature Spread = 60'-120' 14' - 16' Ht., 3" DBH., 7'-8' Clear Trunk	TES	YES	3%
必必	RE	В	Florida Royal Palm / Roystonea elata	Mature Spread = 25' AS SHOWN 2' - 14' Clear trunk		YE5	YES	24%
5	SP	з	Cabbage Palmetto / Sabal palmetto	AS SHOWN	Mature Spread = 12' 12' - 14' Clear trunk	YES	YES	9%
YMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SPACING				
IRUBS								
\odot	CE	21	Silver Buttonwood / Conocarpus erectus 'Sericeus'	36' 0.c.	36" ht. x 24" spd. minimum full 4 dense			1
0	CI	80	Coco Plum / Chrysobalanus icaco	36" 0.6.	36" ht. x 24" spd. minimum full 4 dense			
Harris and	PM	33	Podocarpus / Podocarpus macrophyllus	24" o.c.	36" ht. x 24" apd. minimum full 4 dense			
	SAT	37	Schefflera / Schefflera arborkola 'Trinette'	36" 0.6.	36" ht. x 24" spd. minimum full 4 dense			
ROUND C	COVERS							1
	DI	320	Fortnight Lily / Dietes Iridioides	24" 0.6.	I gallon, minimum full 4 dense			
	DV	193	Flax Lily / Dianella tasmanica 'Variegata'	24" 0£.	I gallon, minimum full 4 dense			
	ES	325	Brazilian Dwarf Morning Glory / Evolvulus glomeratus 'Biue My Mind"	18° o.c.	l gallon, minimum full 4 dense			
	LM	28	Lily Turf / Liriope muscari	24" o.c.	1 gallon, minimum full 4 dense			
DEC-33	SOD	2.235 sf	St. Augustine Seville / Stenotaphrum secundatum 'Seville'					

LANDSCAPE CALCULATIONS:

SEC 155.661 (G) Trees in excess of five shall have no more than 20% of a single 1. All properties three stories and below min

(a) 20% of required trees meet 14-16' H with 3" diameter at breast height

(c) 60% of required trees meet 12-14" H with 2" diameter at breast height (c) 60% of required trees required meet 155-664 (M), 36 Regulad. 34 Planted •

2. All properties four stories and above minimum: 2 gritting cals • 36 Tot.

(a) 30% of required trees meet 14-16' H with 3" diameter at Breast height (b) 30% of required trees meet 12-14' H with 2" diameter at breast height

SEC 155.661 (I) Landscape Adjacent to Public Right-of-Ways - All Properties.

One tree for each 50 lineal feet or fraction thereof, or one tree for every

SEC 155.661 (J) Landscaping Adjacent to Abutting Properties - All Properties,

SEC. 155.662 (C) Minimum Landscape Requirements for Non-Residential

1. For non-residential properties the planting requirement shall be

SEC. 155.663 (F) Interior parking and paved area landscaping.

Parking lots shall comply with the following minimum requirements:

2. Ten square feet of interior landscaping every parking space up to 50

3. One hundred square feet of landscaping every ten parking spaces over

(a) Every 100 square feet of paved areas up to 50,000 square feet; and

(b) Every 200 square feet of payed area over 50,000 square feet; and

The required number of trees shall be calculated as one tree provided for

City of Pembroke Pines Landscape Code Requirements SEC 155.631 Meet minimum bufferyard requirements

(c) 40% of required trees required meet 155,664 (M).

every 50 lineal feet or fractional part thereof.

(a) One tree every 5,000 square feet of gross area.

(b) Ten shrubs every 5,000 square feet of gross area.

(b) Every 100 square feet of interior landscaping;

City of Pembroke Pines Landscape Code Regulrements SEC 155.631 Meet minimum bufferyard requirements.

calculated on the following basis;

(a) Every five parking spaces; and

4. One square foot of landscaping:

spaces;

50 spaces:

TOTAL AREAS: ZONING:

43,496 SF.

South 162 L.F.

1,763e.f.

Regulred Proposed

п

1,763

1,763

250

169

NOTES:

- 1. MULCH ALL PLANTING BEDS WITH 3" ORGANIC MULCH. ALL MULCH TO BE 6" AWAY FROM TREE TRUNKS.
- 2. ALL DISTURBED AREAS NOT OTHERWISE LANDSCAPED SHALL BE SODDED WITH BAHIA SOD.
- 2. ALL DISTORBED AREAS NOT OTHERWISE ENIOSCATED STALLE. SOURCE WITTER 18 000.

 3. ALL PLANT MATERIAL TO BE FLORIDA NO. 1 QUALITY OR BETTER.

 4. NO SUBSTITUTIONS WITHOUT PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

 5. ALL TREES AND PLANTS SHALL MEET MINIMUM SPECIFIED SIZES IN INCHES AND FEET, REGARDLESS OF CONTAINER SIZE INDICATED. WHERE DIFFERENCES OCCUR, THE LARGER SPECIFICATION SHALL PREVAIL.
- 6. ALL TREE MULCH BOWLS TO BE 36" MINIMUM 7. CONTRACTOR TO VERIFY ALL QUANTITIES

INDIVIDUAL INTERIOR PARKING LOT AREAS SHALL BE LANDSCAPED WITH SHRUBS, GROUNDCOVER, OR OTHER AUTHORIZED LANDSCAPE MATERIAL NOT TO EXCEED AND MAINTAINED TO



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	DISCOUNT TIRE STOP
	8837 PEMBROKE ROAD
# E	PEMBROKE PINES, FL 33025
LANDS	LANDSCAPE DETAILS

V

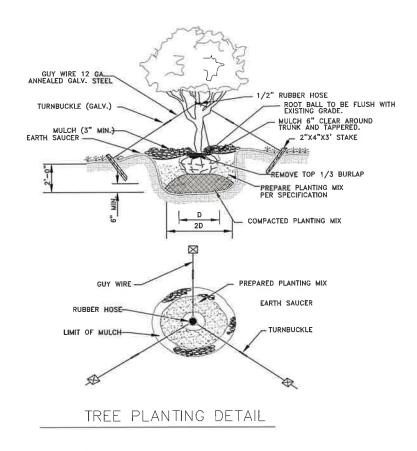
1001 NC. CONSULT T CON-ANNING & BLA 工

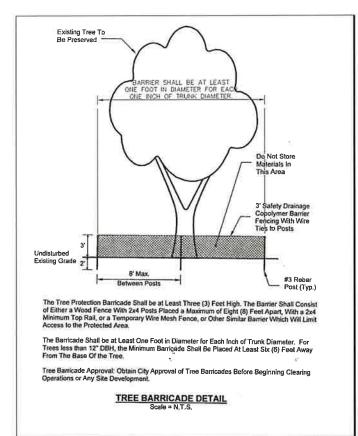


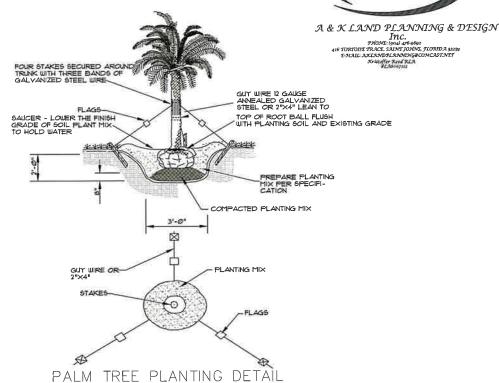
JOB NO: 2022.48 DRAWN: K.S.R. CHECK: S.H. DATE: 4/15/24 PLATE

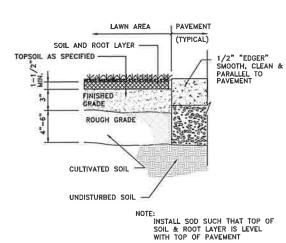
SHEET

TWO FEET (24 INCHES) IN HEIGHT OR LESS

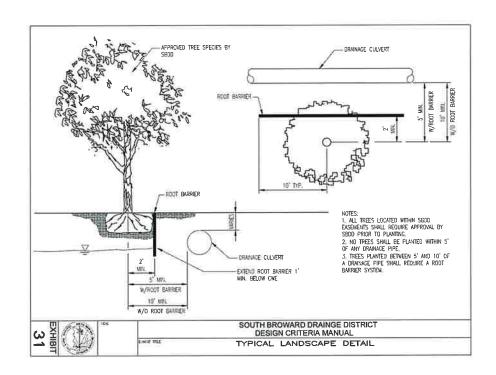


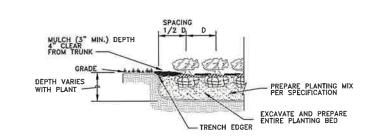






SOD DETAIL





SHRUB & GROUNDCOVER PLANTING DETAIL

REVISIONS	PER COUNTY COMMENTS	PER COUNTY COMMENTS	PER COUNTY COMMENTS	PER COUNTY COMMENTS	
NUMBER	\triangleleft	⊗	⊗	\triangleleft	
TACTS THE TIMES		PEMBROKE PINES, FL 33025	() = {	LANDSCAPE DETAILS	
		TIRE	-	LANDS	

H & T CONSULTANTS, INC.
PLANNING — ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004



JOB NO: 2022,48

DRAWN: K.S.R.

CHECK: S,H.

DATE: 4/15/24

L-3

SHEET OF

EXTERIOR LIGHT FIXTURE SCHEDULE Label QTY Manufacturer Catalog ARC2 LED P4 30K ARC2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K 3903 29,4252 RSX1 LED P4 40K R4 Q RSX1 LED P4 40K R4 HS

RSX LED Area Luminaire Size 1 P4 Lumen
Package 4000K CCT Type R4 Distribution
with HS shield QHS

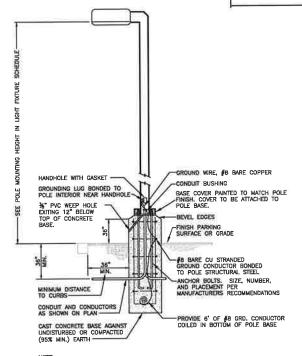
TOTAL: 86,156 LUMENS

CALCULATION SUMMARY								
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min		
SITE	1 +	1.9 fc	12.7 fc	0.0 fc	N/A	N/A		
PROPERTY LINE	+	0.4 fc	1.7 fc	0.0 fc	N/A	N/A		

ALL LEVELS ARE IN FOOTCANDLES

ALL POLE MOUNTED FIXTURES AND POLES TO BE MANUFACTURER'S "NATURAL ALUMINUM" FINISH.

MAX LUMENS FOR ACRES ON SITE IS 245,100 LUMENS.



NOTE: DIAMETER & DEPTH OF CONCRETE BASE TO BE DETERMINED ON A REGIONAL BASIS. STRUCTURAL ENGINEER SHALL SIZE REBAR AND CONCRETE BASED ON REGIONAL WEATHER AND SOILS CONDITIONS.

NOTE: CONTRACTOR TO INSTALL NON-SHRINK MORTAR GROUT BETWEEN POLE BASE PLATE AND CONCRETE FOUNDATION AS REQUIRED AND SPECIFIED BY POLE MANUFACTURER.

02 POLE BASE DETAIL



NO. e PLUMP ENGINEERING INC.
REHITECTURAL STRUCTURAL
M.E.P. CIVIL. SURVEYING
914 E. KATELLA AVERILE,
ANAHEIM. CA 92805
(714) 385-1835 WWW peka.com







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8837 Pembroke Road PEMBROKE PINES, FL 33025

STORE NUMBER: FLS 12706 A.2401080 PROJECT MANAGER: GEORGE NACSA SHEET TITLE: PHOTOMETRIC PLAN

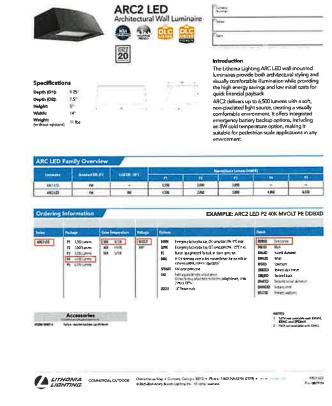
PREPARED BY: GREGORY SUTYAK OFFICE: 216.227.8505 X1002 CELL: 216.633.7888

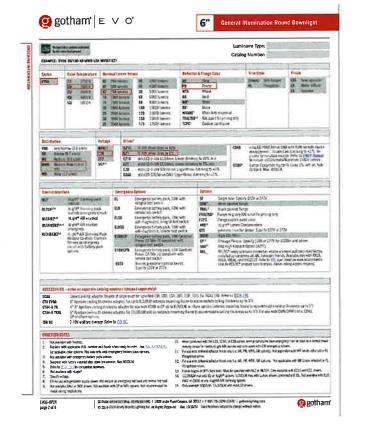
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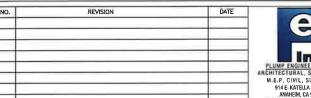
SHEET NUMBER:

DATE: 12/13/2024

















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8837 Pembroke Road PEMBROKE PINES, FL 33025 STORE NUMBER: FLS 12706 A.2401080 PROJECT MANAGER: GEORGE NACSA

DRAWN BY: WHS

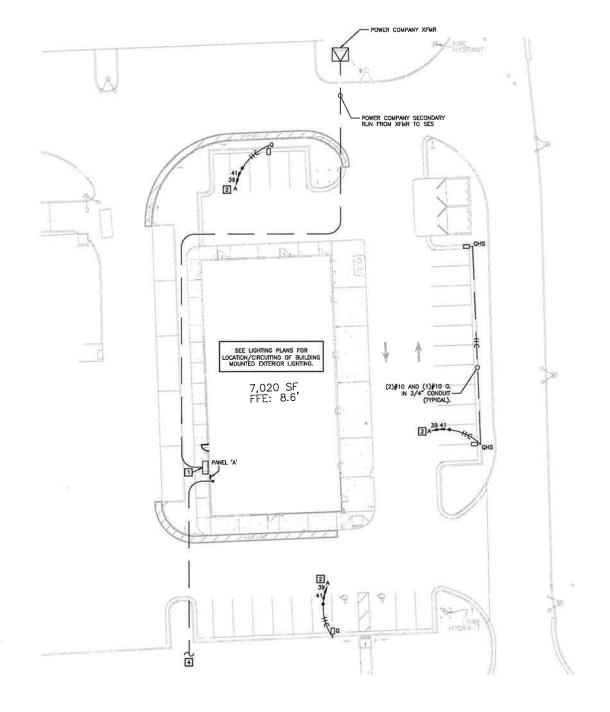
PROJECT MANAGER: GEORGE NACSA PREPARED BY: GREGORY SUTYAK OFFICE: 216.227.8505 X1002 CELL: 216.633.7888

ES1.1

DATE: 12/13/2024

SHEET TITLE:

SITE LIGHTING INFORMATION



O TELECTRICAL SITE PLAN

NORTH

e Inc







DISCLAIMER:

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8837 Pembroke Road PEMBROKE PINES, FL 33025

STORE NUMBER: FLS 12706 A.2401080 PROJECT MANAGER: GEORGE NACSA

PREPARED BY: GREGORY SUTYAK OFFICE: 216.227.8505 X1002 CELL: 216.633.7888

SITE PLAN ELECTRICAL NOTES 1 LOCATION OF UTILITY METER AND SERVICE DISCONNECT SWITCH.
REFERENCE SHEETS E2.0 AND E3.0 FOR MORE INFORMATION. 2 EXTEND CIRCUITS THROUGH CONTACTOR, REFER TO WIRING DIAGRAM O ON SHEET E3.0.

ELECTRICAL GENERAL NOTES

A PROVIDE (1) 2" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FOR TELEPHONE SERMICE, VERIFY EXACT LOCATION OF SITE DEMARCATION WITH CMIL PLANS, OWNER, SERVICE, PROVIDER, AND ARCHITECTURAL PLANS PRIOR TO ROUGH-IN. VERIFY CONDUIT ROUTING TO INTERIOR OF BUILDING WITH OWNER STUB CONDUIT A WINKING OF 36" AFT. CONNECT TO RIGID METAL CONDUIT PRIOR TO BUILDING. ROUTE 2" CONDUIT TO PROPERTY LINE — CORDINATE EXACT REQUIREMENTS WITH OWNER/TELEPHONE SERVICE PROVIDER.

THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLANCE WITH ALL UTILITY COMPANIES REQUIREMENTS. ROUTING OF INCOMING POWER AND TELEPHONE SERVICES FOR ESTIMATING PURPOSES ONLY. ACTUAL ROUTING, CONDUIT, TRENCH AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY UTILITY COMPANIES. VERIFY REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.

3 NOT USED.

SHEET TITLE: ELECTRICAL SITE PLAN

ES2.0

SHEET NUMBER:

DRAWN BY: WHS DATE: 12/13/2024