MIAMI ROAD 19TH ST - APARTMENT HOMES

MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

DEVELOPMENT REVIEW COMMITTEE

DESIGN SPECIFICATIONS

FLORIDA BUILDING CODE 2020 & ASCE 7-16:

OCCUPANCY CLASSIFICATION = R3 (RESIDENTIAL)

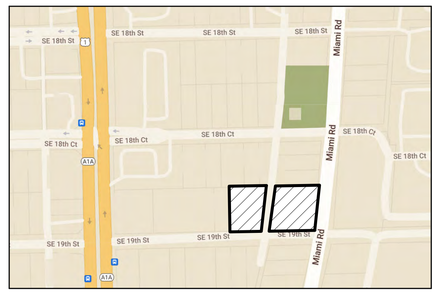
TYPE OF CONSTRUCTION=TYPE V CONSTRUCTION

CONSULTANTS

TYPE	CONTACT INFORMATION
DESIGNER OF RECORD	PEAR ENGINEERING, INC. PHONE: 954-612-9591 7900 NOVA DRIVE - SUITE #104 - DAVIE, FL 33324 EMAIL: DANIEL@PEARENG.COM
MECHANICAL, ELECTRICAL & PLUMBING ENGINEER	PEAR ENGINEERING, INC. PHONE: 954-612-9591 7900 NOVA DRIVE - SUITE #104 - DAVIE, FL 33324 EMAIL: DANIEL@PEARENG.COM
CIVIL ENGINEER	AJ HYDRO ENGINEERING, INC. PHONE: 954-347-3397 5932 NW 73RD COURT PARKLAND, FL 33067 EMAIL: AJHYDRO@BELLSOUTH.NET
LANDSCAPE ARCHITECT	RAHIM VEDAEE PHONE: 954-868-4763 EMAIL: RVEDAEE1@YAHOO.COM

INDEX

LOCATION MAP



N

PARCEL# 504214033230
PARCEL# 504214033240
PARCEL# 504214033241
PARCEL# 504214033250

No.	REVISION	DATE

7900 Nova Drive
Davie, FL 33324
(954) 612-9591
daniel@peareng.com

Pear Engineering
Mechanical | Electrical | Plumbing
CERTIFICATE OF AUTHORIZATION #32353

MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

DRAWN BY:	VR
CHECKED BY:	DR
JOB #:	PM2219
DATE:	11/9/2022 1:29:38 PM

DANIEL RIVEROS
FLORIDA PE #73152

COVERSHEET

A0.0

DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 03/10/2022

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only completed the sections indicated for application type with N/A for those section items not applicable. Refer to "*Specifications for Plan Submittal*" by application type for information requirements for submittal. Select the application type and approval level in SECTION A and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL

Select the application type from the list below and check the applicable type.

☐ LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN)	☐ LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC)	☒ LEVEL III PLANNING AND ZONING BOARD (PZB)	☐ LEVEL IV CITY COMMISSION (CC)
- New nonresidential less than 5000 square feet - Change of use (same impact or less than existing use) - Plat note/Nonvehicular access line amendment - Administrative site plan - Amendment to site plan* - Property and right-of-way applications (MOTs, construction staging) - Parking Agreements (separate from site plans)	- New Nonresidential 5,000 square feet or greater - Residential 5 units or more - Nonresidential use within 100 feet of residential property - Redevelopment proposals - Change in use (if great impact than existing use) - Development in Regional Activity Centers (RAC)* - Development in Uptown Project Area* - RAC signage	- Conditional Use - Parking Reduction - Flex Allocation - Cluster / Zero Lot Line - Modification of Yards* - Waterway Use - Mixed Use Development - Community Residences* - Social Service Residential Facility (SSRF) - Medical Cannabis Dispensing Facility* - Community Business District for uses greater than 10,000 square feet	- Land Use Amendment - Rezoning - Plat Approval - Public Purpose Use - Central Beach Development of Significant Impact* - Vacation of Right-of-Way City Commission Review Only *(review not required by PZB)* - Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F

☐ EXTENSION	☐ DEFERRAL	☐ APPEAL/DE NOVO	☐ PROPERTY AND ROW ITEM
- Request to extend approval date for a previously approved application	- Request to defer after an application is scheduled for public hearing	- Appeal decision by approving body - De Novo hearing items	- Road closures - Construction staging plan - Revocable licenses
COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, E

**Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.*

B APPLICANT INFORMATION

If applicant is the business operator, complete the agent column and provide property owner authorization.

Applicant/Property Owner	801 SE 19th Street LLC	Authorized Agent	Hope Calhoun, Esq.
Address	4828 Ashford Dunwoody Rd #200	Address	14 SE 4th Street, Suite 36
City, State, Zip	Atlanta, GA 30338	City, State, Zip	Boca Raton, FL 33432
Phone		Phone	9544053324
Email		Email	hcalhoun@dmbblaw.com
Proof of Ownership		Authorization Letter	Letter Attached
Applicant Signature:		Agent Signature:	

C PARCEL INFORMATION

Address/General Location	801 SE 19th Street
Folio Number(s)	504214033250
Legal Description *(Brief)*	Corner of Miami Road and SE 19th
City Commission District	4 - Ben Sorensen
Civic Association	Harbordale Civic Association, Inc.

D LAND USE INFORMATION

Existing Use	Residential
Land Use	Employment Center
Zoning	RMM-25
Proposed *Applications requesting land use amendments and rezonings.*	
Proposed Land Use	N/A
Proposed Zoning	N/A

E PROJECT INFORMATION

Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.

Project Name	Miami Road Apartments		
Project Description *(Describe in detail)*			
Estimated Project Cost	$ *(Estimated total project cost including land costs for all new development applications only)*		
Waterway Use	No	Traffic Study Required	No
Flex Units Request	Yes	Parking Reduction	No
Commercial Flex Acreage	No	Public Participation	No
Residential Uses		Non-Residential Uses	
Single Family		Commercial	
Townhouses	19	Restaurant	
Multifamily		Office	
Cluster/Zero Lot Line		Industrial	
Other		Other	2 live/work units
Total *(dwelling units)*	19	Total *(square feet)*	

F PROJECT DIMENSIONAL STANDARDS

Indicate all required and proposed standards for the project. Circle yes or no where indicated.

	Required Per ULDR	Proposed
Lot Size *(Square feet/acres)*		38,455 sqft= 0.88 acres
Lot Density *(Units/acres)*	MXU: 56 units; RMM-25: 26 units	19 units
Lot Width		
Building Height *(Feet)*		35 ft
Structure Length		41'-9"
Floor Area Ratio *(F.A.R)*		East Parcel = 0.46 FAR; West Parcel = 0.44 FAR
Lot Coverage		East Parcel = 9,304 Sq Ft; West Parcel = 8,189 Sq Ft
Open Space		
Landscape Area	35% - 13,460 Sq Ft	35% - 13,500 Sq Ft
Parking Spaces	40	40
SETBACKS *(Indicate direction N,S,E,W)*	Required Per ULDR	Proposed
Front [____]	East Parcel = 25 ft; West Parcel = 25 ft	East Parcel = 21 ft; West Parcel = 22 ft
Side [____]	East Parcel = 10 ft; West Parcel = 10 ft	East Parcel = 10 ft; West Parcel = 10 ft
Corner / Side [____]	25% lot width, not < 10ft, not > 25 ft	East Parcel = 18 ft
Rear [____]	East Parcel = 20 ft; West Parcel = 20 ft	East Parcel = 20 ft; West Parcel = 20 ft

For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.

Tower Stepback	Required Per ULDR	Proposed	Proposed Deviation
Front / Primary Street [____]			
Sides / Secondary Street [____]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			___

G AMENDED PROJECT INFORMATION

Provide approved and proposed amendments for project. Circle yes or no where indicated.

Project Name	
Proposed Amendment Description *(Describe in detail)*	

	Original Approval	Proposed Amendment	Amended Item
Residential Uses *(dwelling units)*			
Non-Residential Uses *(square feet)*			
Lot Size *(Square feet/acres)*			
Lot Density *(Units/acres)*			
Lot Width			
Building Height *(Feet)*			
Structure Length			
Floor Area Ratio *(F.A.R)*			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate *(square feet)*			
Residential Unit Size *(minimum)*			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION

Provide information for specific request. Circle approving body and yes or no.

Project Name	
Request Description	

EXTENSION REQUEST	
Approving Body	
Original Approval Date	
Expiration Date *(Permit Submittal Deadline)*	
Expiration Date *(Permit Issuance Deadline)*	
Requested Extension *(No more than 24 months)*	
Code Enforcement *(Applicant Obtain by Code Compliance Division)*	

DEFERRAL REQUEST	
Approving Body	
Scheduled Meeting Date	
Requested Deferral Date	
Previous Deferrals Granted	
Justification Letter Provided	

APPEAL REQUEST / DE NOVO HEARING	
Approving Body	
30 Days from Meeting *(Provide Date)*	
60 Days from Meeting *(Provide Date)*	
Appeal Request	
Indicate Approving Body Appealing	
De Novo Hearing Due to City Commission Call-Up	

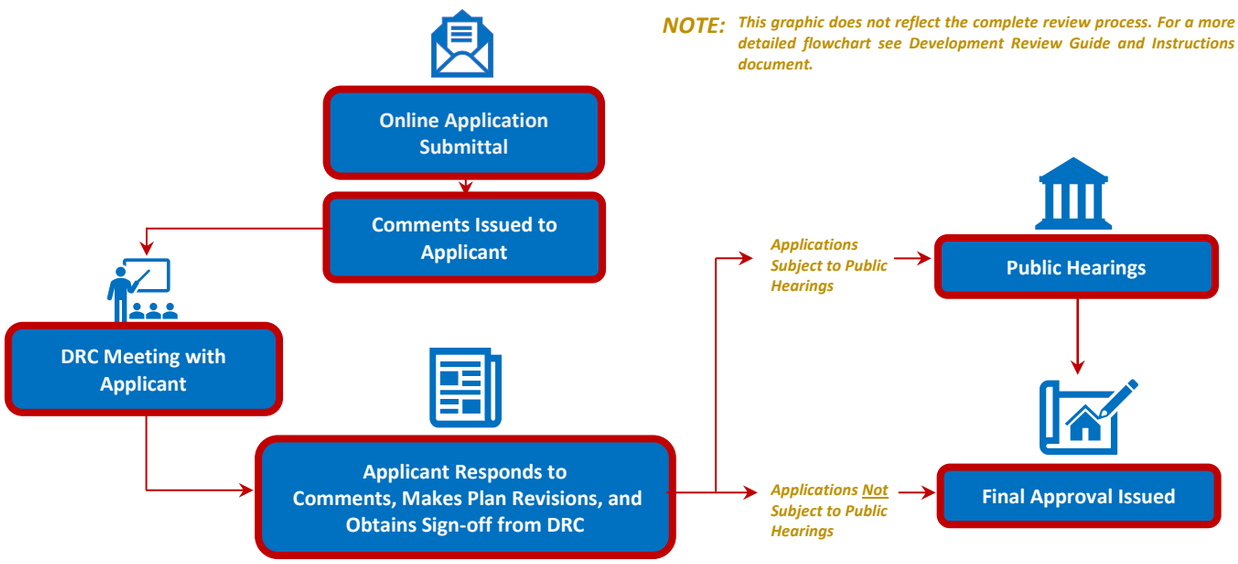
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed incomplete.

- ☐ **Preliminary Development Meeting** completed on the following date: 10/13/22 PROVIDE DATE
- ☐ **Development Application Form** completed with the applicable information including signatures.
- ☐ **Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- ☐ **Address Verification Form** applicant contact Devon Anderson at 954-828-5233 or Danderson@fortlauderdale.gov
- ☐ **Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- ☐ **Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- ☐ **Traffic Methodology, Study or Statement** submittal of a traffic study or traffic statement.
- ☐ **Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- ☐ **Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal LauderBuild. No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at LauderBuild Plan Room.

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's File Naming Convention.
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the Development Application Guide and Instructions document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or LauderBuild, see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS	LAUDERBUILD ASSISTANCE AND QUESTIONS
Planning Counter 954-828-6520, Option 4 planning@fortlauderdale.gov	DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615
WEB SITE: MECO400.COM, EMAIL: INFO@MECO400.COM

GRAPHIC SCALE

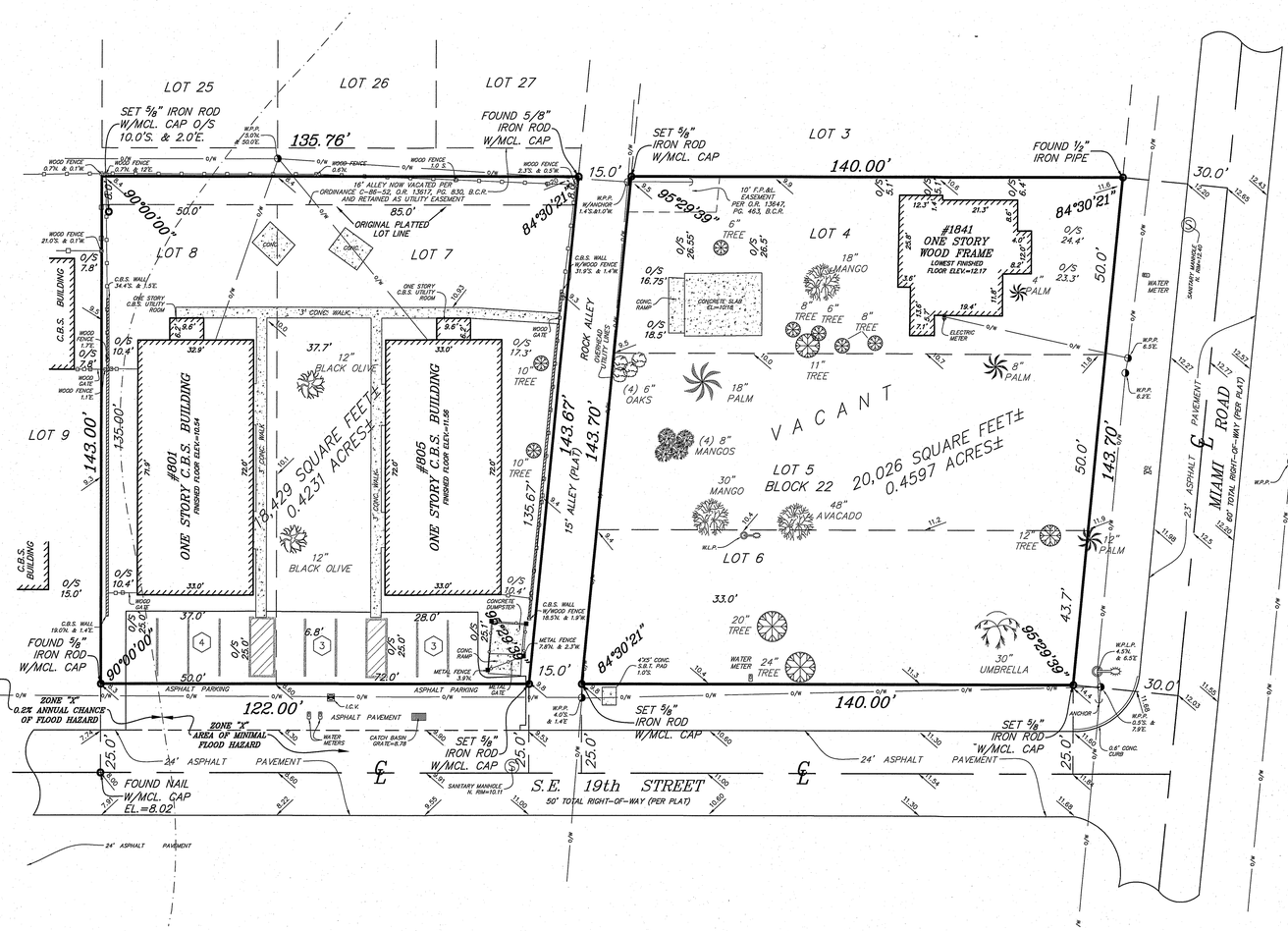
20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

www.MECO400.com

RECORD LAND SURVEY

LOTS 4, 5, 6, 7, & 8, TOGETHER WITH THE ABUTTING 8 FEET OF VACATED ALLEYWAY LYING NORTH OF SAID LOTS 7 AND 8 OF BLOCK 22, EVERGLADES LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, PLAT BOOK 2, PAGE 15, B.C.R.



Location Sketch
Not To Scale

LEGEND

Δ = CENTRAL ANGLE (DELTA)	MHW = MEAN HIGH WATER
A/C = AIR CONDITIONING	MISC. = MISCELLANEOUS
A.K.A. = ALSO KNOWN AS	M.L.P. (☼) = METAL LIGHT POLE
A.L.P. = ALUMINUM LIGHT POLE	± = MORE OR LESS
A.L.T.A = AMERICAN LAND TITLE ASSOCIATION	M/W = MONITORING WELL
A OR L = ARC LENGTH	NGS = NATIONAL GEODETIC SURVEY
B.C.R. = BROWARD COUNTY RECORDS	NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
B.F.P. = BACK FLOW PREVENTOR	NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
B.H. = BULKHEAD	NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
℄ = BASE LINE	N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
C.A.T.V. = CABLE TV TERMINAL OR BOX	NO. = NUMBER
CALC. = CALCULATED	O.R.B. = OFFICIAL RECORDS BOOK
C.B.S. = CONCRETE, BLOCK AND STUCCO	O/S = OFFSET
℄ = CENTERLINE OF RIGHT-OF-WAY	O/W = OVERHEAD UTILITY LINES
CH. = CHORD	PG. = PAGE
CH.BRG. = CHORD BEARING	P.B. = PLAT BOOK
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.B.C.R. = PALM BEACH COUNTY RECORDS
C.L.F. = CHAIN LINK FENCE	P.C. = POINT OF CURVE
C.L.P. = CONCRETE LIGHT POLE	P.C.D. = POLLUTION CONTROL DEVICE
C.P.L.P. = CONCRETE POWER LIGHT POLE	P.I. = POINT OF INTERSECTION
C.P.P. = CONCRETE POWER POLE	P.I.V. = POST INDICATOR VALVE
CO. = COMPANY	P.O.B. = POINT OF BEGINNING
CONC. = CONCRETE	P.O.C. = POINT OF COMMENCEMENT
C/O = CLEAN OUT	P.R.C. = POINT OF REVERSE CURVE
D.B. = DEED BOOK	P.R.M. = PERMANENT REFERENCE MONUMENT
DESC. = DESCRIPTION FROM FORMER DESCRIPTION	R = RADIUS
DIA. = DIAMETER	R.C.P. = REINFORCED CONCRETE PIPE
D.B.H. = DIAMETER AT BREAST HEIGHT	R/W = RIGHT-OF-WAY
ELEC. = ELECTRIC	S.B.T. = SOUTHERN BELL TELEPHONE
ELEV. OR EL. = ELEVATION	S/S = SEWER VALVE
ft. = FEET	S.H.W. = SEASONAL HIGH WATER LINE
F.H. = FIRE HYDRANT	S.P. = STATE PLANE
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION	SQ./FT. = SQUARE FEET
F.I.N.D. = FLORIDA INLAND NAVIGATION DISTRICT	S.T.L. = SURVEY TIE LINE
F/K/A = FORMERLY KNOWN AS	TAN. = TANGENT
F.P.L. = FLORIDA POWER AND LIGHT CO.	TAN.BRG. = TANGENT BEARING
G/V = GAS VALVE	T.O.B. = TOP OF BAFFLE
G.T.H. = GREASE TRAP MANHOLE	W.M. = WATER METER
H.H. = HAND HOLE	W/V = WATER VALVE
I.C.V. = IRRIGATION CONTROL VALVE	W.B.H. = WET FACE OF BULKHEAD
INV. = INVERT	W/F = WET FACE OF CAP
L.P.G. = LIQUID PROPANE GAS	W.L.P. = WOOD STREET LIGHT POLE
L.B. = LICENSED BUSINESS	W.P.L.P. = WOOD POWER STREET LIGHT POLE
MAG. = MAGNETIC	W.P.P. = WOOD POWER POLE
M.D.C.R. = MIAMI DADE COUNTY RECORDS	W/MCL. CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
MEAS. = FIELD MEASURE	W/W.C. = WITH WITNESS CAP # 285
(8) = PARKING SPACES	= HANDICAPPED PARKING SPACE
HH = NON-VEHICULAR ACCESS LINE	

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) This drawing is not valid unless sealed with an authorized surveyors seal.

4) Boundary survey information does not infer Title or Ownership.

5) All iron rods 5/8", unless otherwise noted.

6) Reference Bench Mark: City of Fort Lauderdale BM # SE 480, Elevation = 10.912 (NAVD88).

7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: ⊗ or ⊙; Elev. = 9.87

8) This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard and Area of Minimal Flood HazardPer Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.

9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.

10) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

OFFICE NOTES

FIELD BOOK NO. 1086/68, 69, 70, 71 &72, PRINT, LB# 401/22-23, TDS

JOB ORDER NO. U-0399, U-1151, V-6518

CHECKED BY:

DRAWN BY: NATE, KT

Legal Description:

Lots 4, 5, 6, 7, and 8, Together with the abutting 8 feet of vacated alleyway lying North of said Lots 7 and 8 of Block 22, EVERGLADES LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, according to the plat thereof, recorded in Plat Book 2, Page 15, of the public records of Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing xxx,xxx square feet or x.xxxx acres, more or less.

SURVEYOR'S CERTIFICATE

Re: Survey prepared by McLaughlin Engineering Company under Job Order No. U-0399,U-1151 dated August 18, 2006.

This Certificate and the attached survey (captioned above) are made for the benefit of REGIONS BANK; STANTON-PENDER OF MIAMI ROAD I, LLC; RUDEN, MCCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A., and FIRST AMERICAN TITLE INSURANCE COMPANY and GREENSPOON MARDER, P.A.. I hereby certify:

1. That the survey was made on the ground and is correct.

2. That the survey shows the location of the perimeter of the land by courses and distances.

3. That the survey shows the location of all easements and rights-of-way, including all easements and rights-of-way shown as exceptions on the Mortgagee Title Insurance Commitment TS-52454 (2164-999450), dated at August 3, 2006, at 8:00 a.m., written on First American Title Insurance Company.

4. That the survey shows established building lines and setback restrictions.

5. That the survey shows lines of streets abutting the land and the width thereof, and that ingress and egress to the subject property is provided by SE 19th Street & Miami Road the same being a dedicated public right-of-way maintained by the City of Ft. Lauderdale and the State of Florida.

6. That the survey shows the improvements to the extent constructed, if applicable, and the relation of the improvements by distances to the perimeter of the land, the established building lines and street lines.

7. That if the land is described as being on a filed map or plat, a legend relating the survey to said map or plat is on the survey.

8. That the survey shows any visible coastal body of water or navigable waterway within 150 feet of the land, if applicable.

9. The existing visible improvements do not encroach upon any easements, or rights-of-way, except as shown on survey.

10. The subject property does not visibly serve any adjoining property for drainage, ingress or egress or any other purpose.

11. That the property is not within a special flood hazard area as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development. This Property lies in Flood Zone "X", Base Elevation= N/A, in Community 125105 on Panel for 12011C 0218F.

12. That the survey represented hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida as adopted by the Department of Professional Regulation, Board of and Surveyors, Rule 21 HH-6, and the Florida Board of Land Surveyors pursuant to 472.027 of the Florida Statutes.

Dated: 8/24/06

TITLE NOTES:

There are no other easements, road reservations, or rights-of-way of record affecting this property per First American Title Insurance Company Office File No. TS-52454, (2164-999450) dated August 3rd, 2006 at 8:00 A.M.

10) Easement per O.R. 13647, Page 463 B.C.R. affects this property as shown
12) Ordinance per O.R. 13617, Page 830 B.C.R. affects this property as shown
13) Restrictions per O.R. 41244, Page 11, B.C.R. affect this property (Nothing Plottable)

CERTIFICATION:

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 27th day of January, 2005.
Revised street name this 13th day of April, 2005.
Resurveyed this 27th day of May, 2005.
Revised title information added this 18th day of August, 2006.
Resurveyed this 1st day of December, 2021.

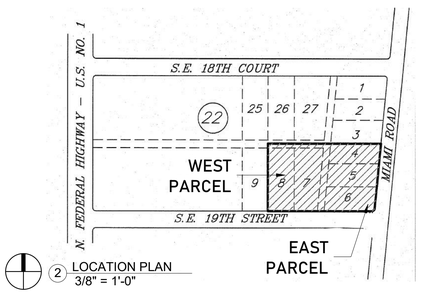
McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FILE NO.: 05 - 3 - 018(21)

\\server2021\D\Drive-Sync\V6000s\V6518\V6518.dwg, 12/20/2021 2:50:23 PM, \PRINTED BY KTorcel\\

1 PROPOSED SITE PLAN
1/16" = 1'-0"



2 LOCATION PLAN
3/8" = 1'-0"

3 KEY PLAN
1" = 60'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL RIVEROS P.E. ON 9/4/2020 USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

DANIEL RIVEROS
FLORIDA PE #73152

SITE PLAN DATA

FLORIDA BUILDING CODE 2020 & ASCE 7-16:		
LEGAL DESCRIPTION	EVERGLADE LAND SALES CO FIRST ADD TO LAUDERDALE CORR PL 2-15 D LOT 4, LOT 5, LOT 6 ,LOT 7,8 & S 8 OF ABUTTING VAC ALLEY DESC IN OR 13617/830 BLK 22	
LAND USE DESIGNATION	EMPLOYMENT CENTER	
ZONING DESIGNATION	RMM-25	
MUNICIPALITY	CITY OF FORT LAUDERDALE	
FEMA ZONE	ZONE X	
BFE	N/A	
OCCUPANCY CLASSIFICATION	R2 (RESIDENTIAL)	
TYPE OF CONSTRUCTION	TYPE VB CONSTRUCTION	
SITE AREA	EAST PARCEL 20,026 SQ.FT. WEST PARCEL 18,429 SQ.FT. **TOTAL SITE AREA 38,455 SQ.FT = 0.88 ACRES**	
BUILDING FOOTPRINT COVERAGE	EAST PARCEL 9,304 SQ.FT	WEST PARCEL 8,189 SQ.FT.
RESIDENTIAL DEVELOPMENT	19 APARTMENT UNITS SEE AREA CALCULATION TABLE	
F.A.R	EAST PARCEL 0.46 FAR	WEST PARCEL 0.44 FAR
PARKING DATA	2.1/UNIT = 40 PARKINGS REQUIRED	40 PARKINGS PROVIDED
BUILDING HEIGHT	35 FT	
STRUCTURE LENGTH	41'-9" LENGHT	
NUMBER OF STORIES	3 STORIES	

SETBACK TABLE

ZONING DESIGNATION	**RMM-25 & MIXED USE OVERLAY**	
	REQUIRED	**PROVIDED**
DENSITY	MXU: 50 UNITS/ GROSS ACRE 50UNITS/ 0.88 ACRES = 56 UNITS RMM-24: 25 UNITS/ NET ACRE 25 UNITS/0.88 ACRES = 26 UNITS	19 UNITS
LANDSCAPE	35% - 13,460 SQ.FT	35% - 13,500 SQ.FT
DIST. BETWEEN BLDG.	10 ft. or 20% of tallest building (whichever is greater)	35 FT
EAST PARCEL		
FRONT YARD	25 FT.	21 FT
CORNER YARD	25% of Lot width not less than 10FT nor greater than 25FT	18FT
SIDE SETBACK	10FT	10FT
REAR SETBACK	20 FT	20 FT
WEST PARCEL		
FRONT YARD	25 FT.	22FT
SIDE SETBACK	10FT	10FT
REAR SETBACK	20 FT	20 FT

SITE NOTES

1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH, GRADING, SUB-GRADES AND COMPACTNG AS INDICATED IN THE CONTRACT DOCUMENTS.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNERSHALL BE PROTECTED AS REQUIRED
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY OWNER ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM JOB SITE
4. IF SIDEWALK IS PROVIDED IT SHALL BE AS DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT
5. COORDINATE WITH MECHANICAL, ELECTRICAL, AND LANDSCAPING PLANS FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATION THAT COULD BE DAMAGED
6. MAINTAIN SITE CLEAN OF CONSTRUCTION DEBRIS
7. PROVIDE CERTIFIED SOIL TREATMENT PRIOR TO POURING OF SLAB
8. REFER TO SITE PLAN FOR SEWER DISPOSAL SYSTEM DRIVEWAYS GRADING AND FENCING
9. ALL RAINWATER MUST BE MAINTAIN WITHIN THE PROPERTY LINES.

MECHANICAL EQUIPMENT

ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND WILL BE SCREENED AS PER ULDR SEC.

No.	REVISION	DATE

7900 Nova Drive
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(954) 612-9991
daniel@peareng.com
Pearl Engineering
Mechanical & Electrical Engineering
CERTIFICATE OF AUTHORIZATION #33353

MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316
MIAMI ROAD 19TH ST APARTMENT HOMES

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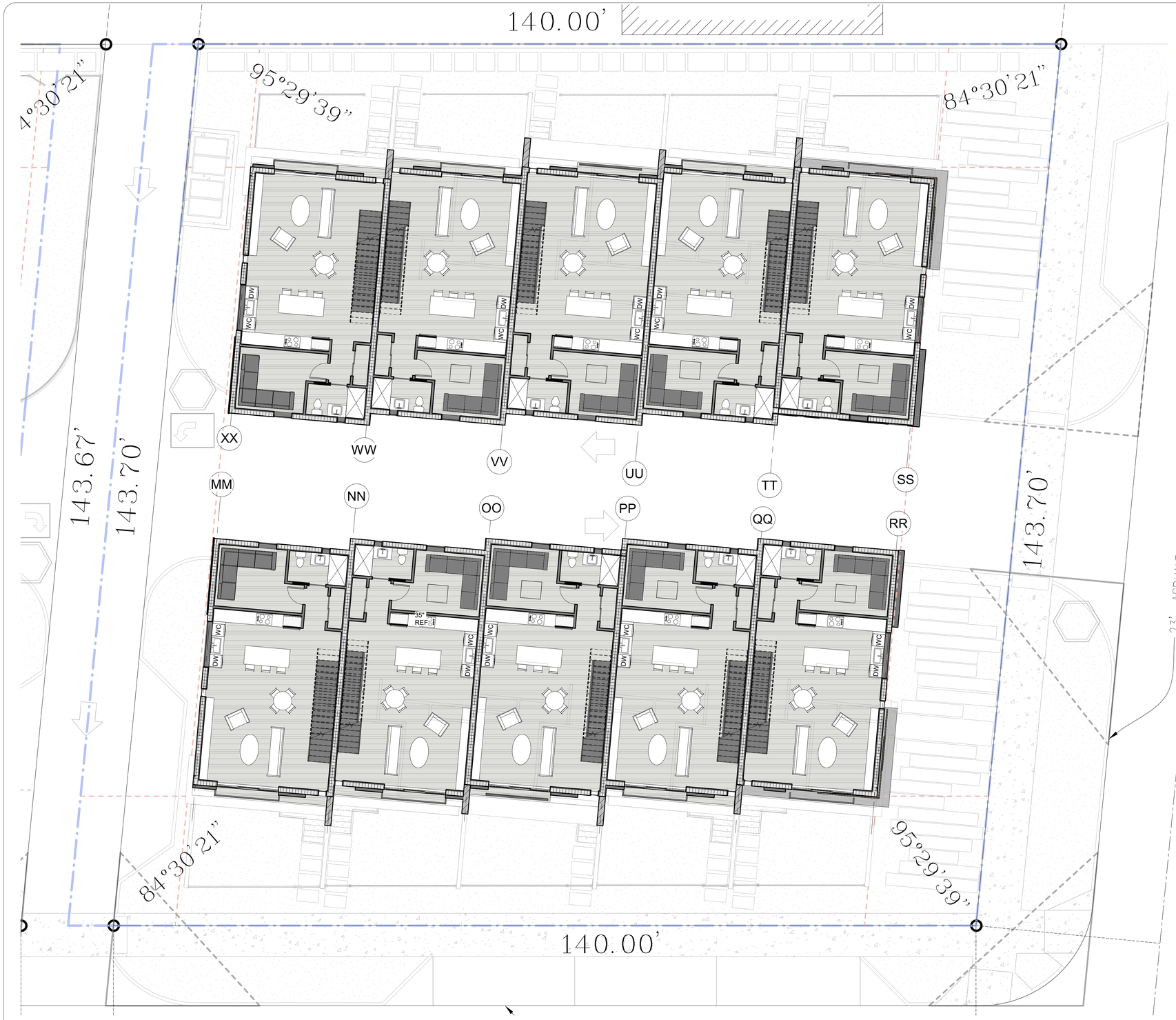
DANIEL RIVEROS
FLORIDA PE #73152

PROPOSED SITE PLAN

A1.1



1 EAST PROPOSED SECOND FLOOR
1/8" = 1'-0"

2 KEY PLAN.
1 1/2" = 1'-0"

DANIEL RIVEROS
LICENSE
No 73152
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

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DANIEL RIVEROS
FLORIDA PE #73152

EAST 2ND FLOOR

A1.2

1 EAST PROPOSED THIRD FLOOR
1/8" = 1'-0"

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

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DANIEL RIVEROS
FLORIDA PE #73152

EAST 3RD FLOOR PLAN

A1.3

1 WEST PROPOSED SECOND FLOOR
1/8" = 1'-0"

2 KEY PLAN
1 1/2" = 1'-0"

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

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FLORIDA PE #73152

WEST 2ND FLOOR PLAN

A1.4

1 WEST PROPOSED THIRD FLOOR
1/8" = 1'-0"

DANIEL RIVEROS LICENSE No 73152 STATE OF FLORIDA PROFESSIONAL ENGINEER

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

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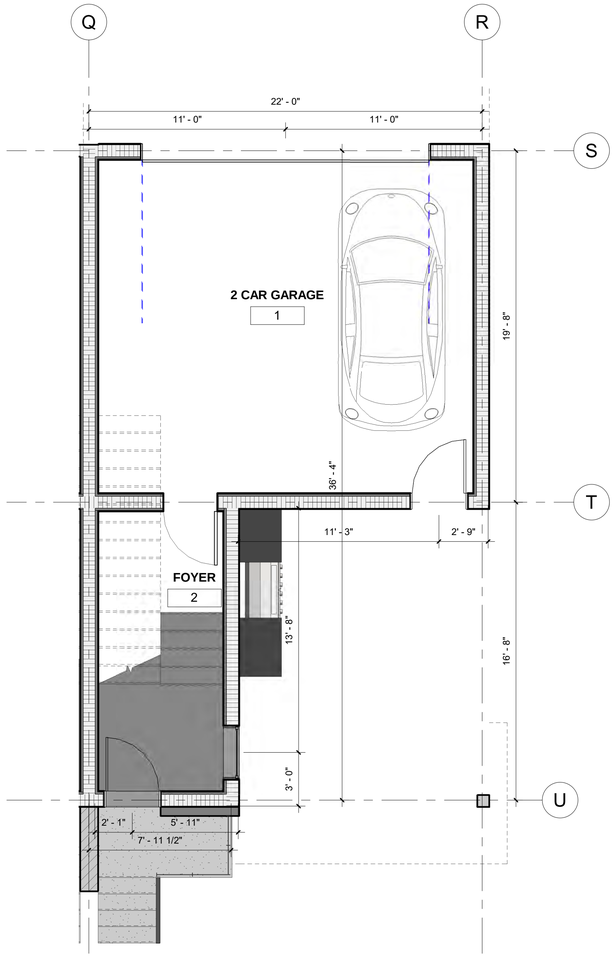
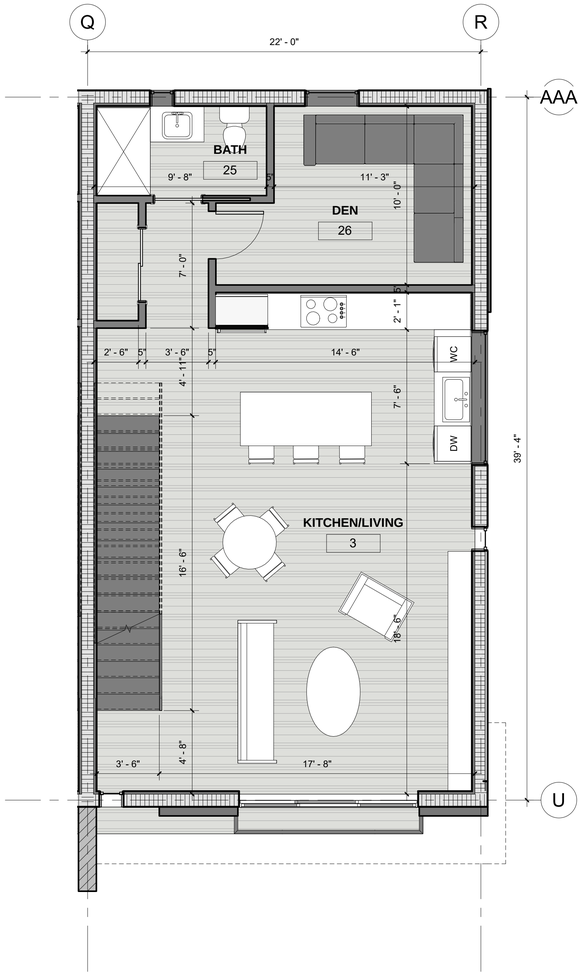
WEST 3RD FLOOR PLAN

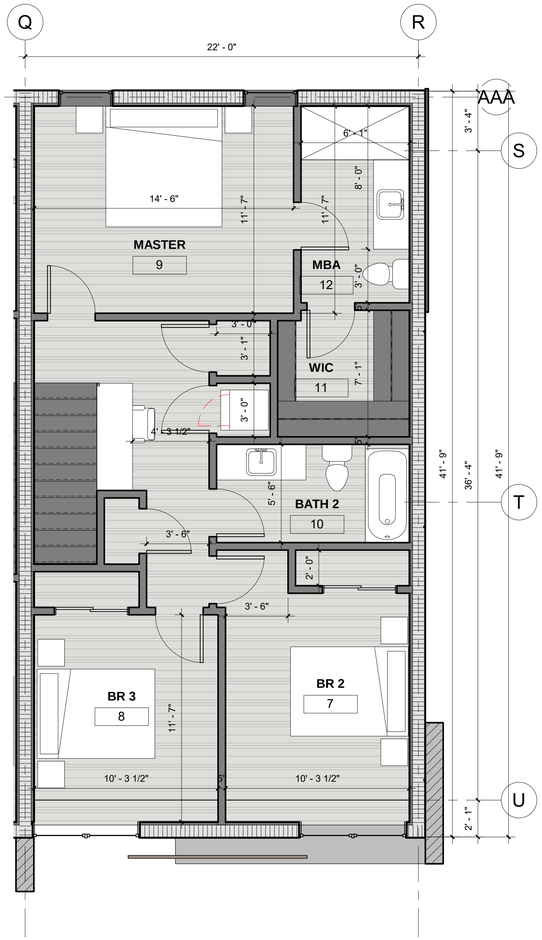
A1.5



1 TYPE A FIRST FLOOR
1/4" = 1'-0"



2 TYPE A SECOND FLOOR
1/4" = 1'-0"



3 TYPE A THIRD FLOOR
1/4" = 1'-0"

TYPE A AREA CALCULATION

1ST FLOOR	142 SQ.FT.
2ND FLOOR	894 SQ.FT
3RD FLOOR	932 SQ.FT.
TOTAL A/C	**1,968 SQ.FT**
GARAGE	452 SQ.FT
TOTAL	2,420 SQ.FT

4 KEY PLAN A
1 1/2" = 1'-0"

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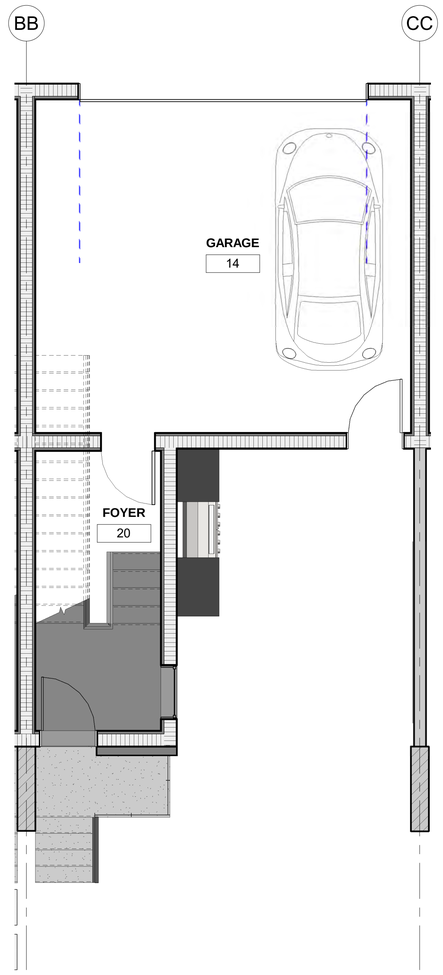
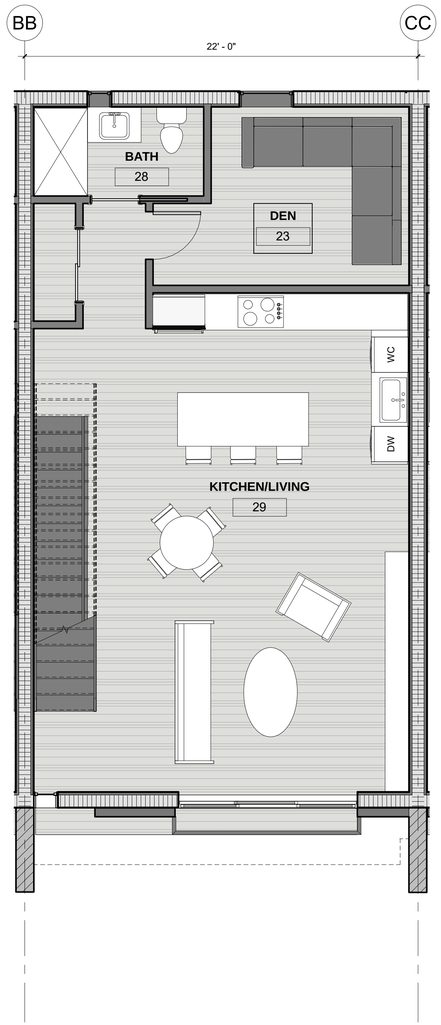
FLOOR PLANS
TYPE A

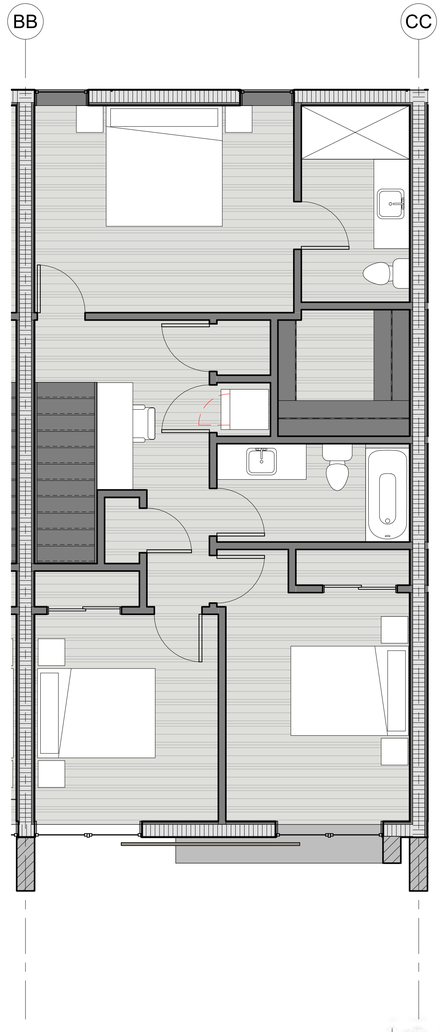
A2.1



1 TYPE B FIRST FLOOR
1/4" = 1'-0"



2 TYPE B SECOND FLOOR
1/4" = 1'-0"



3 TYPE B THIRD FLOOR
1/4" = 1'-0"

TYPE B AREA CALCULATION

1ST FLOOR	142 SQ.FT.
2ND FLOOR	894 SQ.FT
3RD FLOOR	932 SQ.FT.
TOTAL A/C	**1,968 SQ.FT**
GARAGE	452 SQ.FT
TOTAL	2,420 SQ.FT

4 KEY PLAN B
1 1/2" = 1'-0"

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

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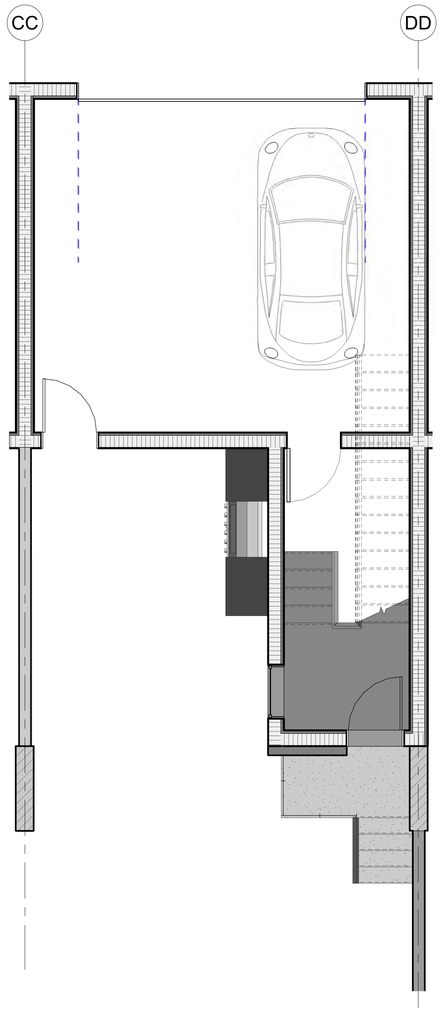
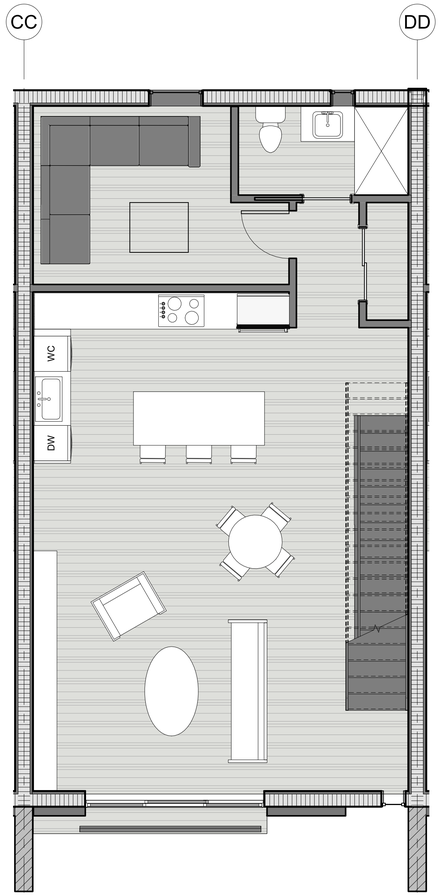
FLOOR PLANS
TYPE B

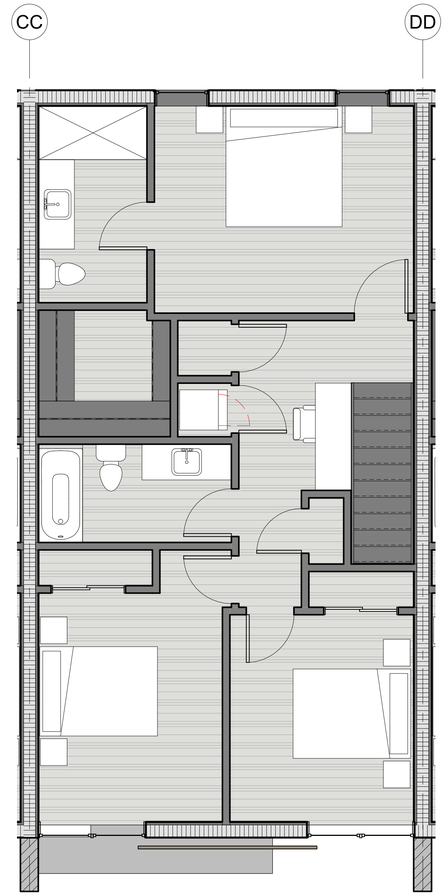
A2.2



1 TYPE C FIRST FLOOR
1/4" = 1'-0"



2 TYPE C SECOND FLOOR
1/4" = 1'-0"



3 TYPE C THIRD FLOOR
1/4" = 1'-0"

TYPE C AREA CALCULATION

1ST FLOOR	142 SQ.FT.
2ND FLOOR	894 SQ.FT
3RD FLOOR	932 SQ.FT.
TOTAL A/C	**1,968 SQ.FT**
GARAGE	452 SQ.FT
TOTAL	2,420 SQ.FT

4 KEY PLAN C
1 1/2" = 1'-0"

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MIAMI ROAD 19TH ST
APARTMENT HOMES

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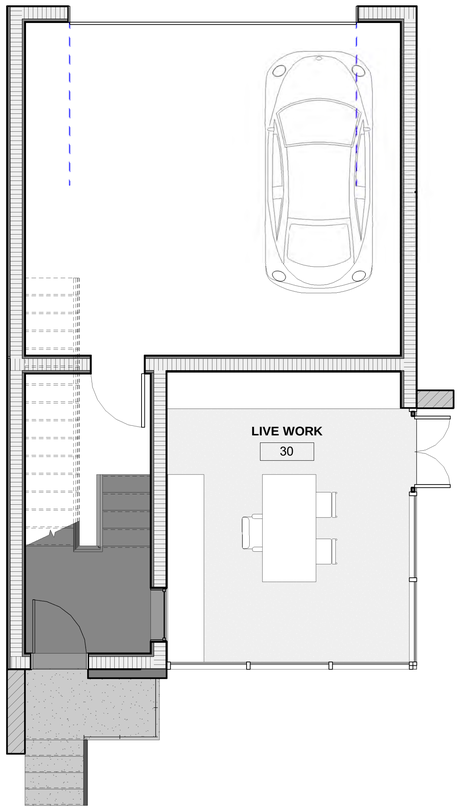
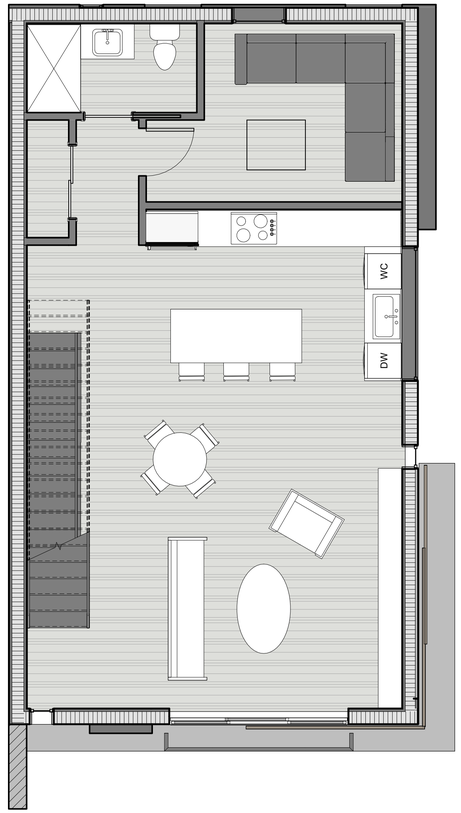
FLOOR PLAN
TYPE C

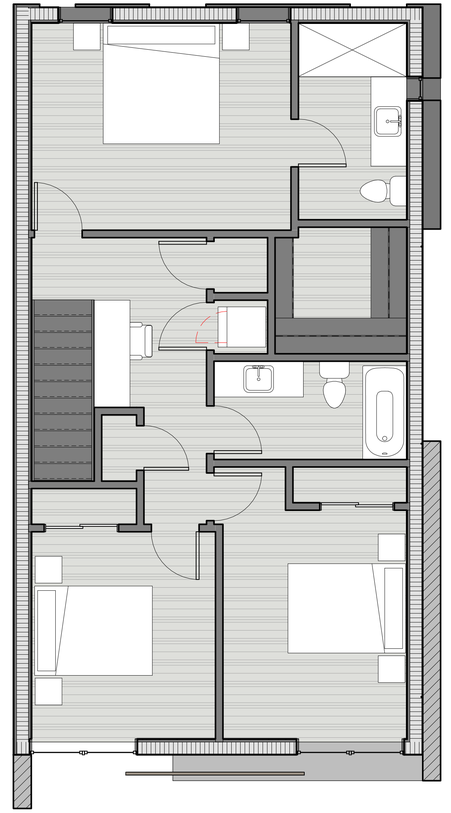
A2.3



2 TYPE D FIRST FLOOR
1/4" = 1'-0"



3 TYPE D SECOND FLOOR
1/4" = 1'-0"



4 TYPE D THIRD FLOOR
1/4" = 1'-0"

TYPE D AREA CALCULATION

1ST FLOOR	379 SQ.FT.
2ND FLOOR	894 SQ.FT
3RD FLOOR	932 SQ.FT.
TOTAL A/C	**2,205 SQ.FT**
GARAGE	452 SQ.FT
TOTAL	2,657 SQ.FT

1 KEY PLAN D
1 1/2" = 1'-0"

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST
APARTMENT HOMES

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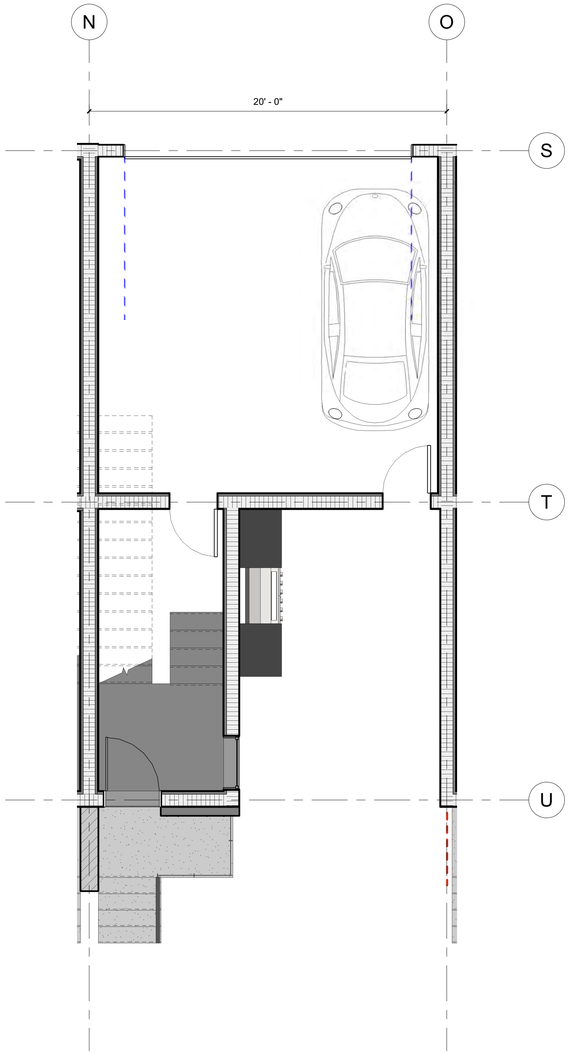
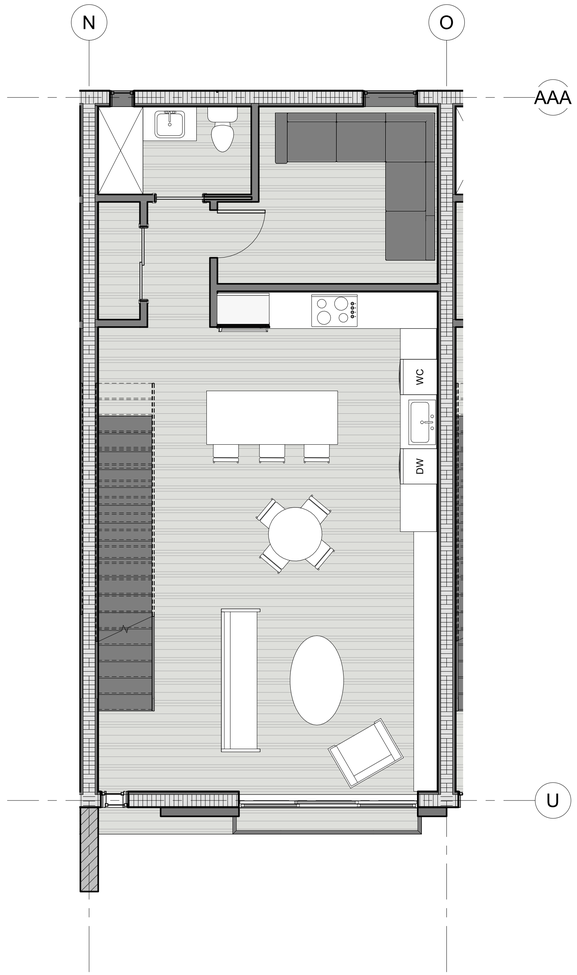
FLOOR PLAN
TYPE D

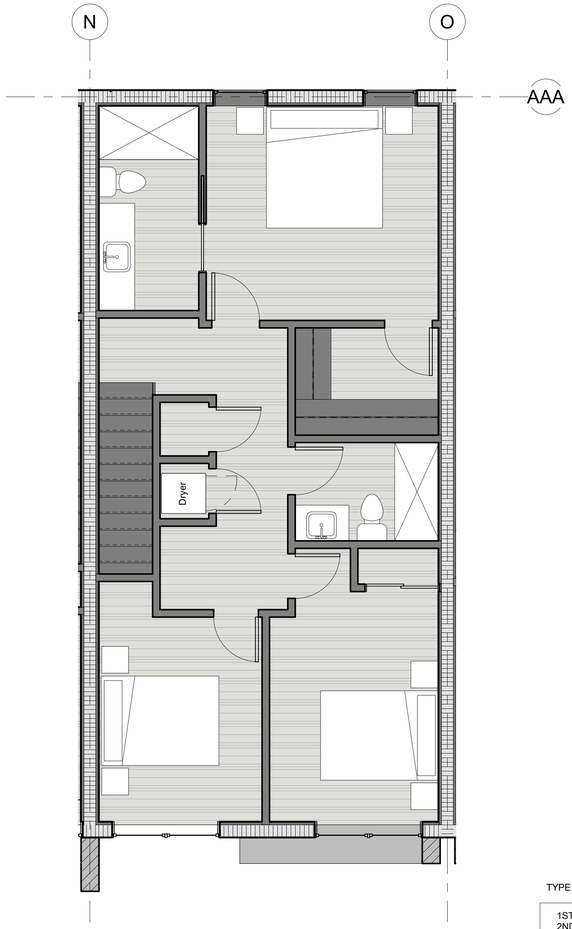
A2.4



2 TYPE E FIRST FLOOR
1/4" = 1'-0"



3 TYPE E SECOND FLOOR
1/4" = 1'-0"



4 TYPE E THIRD FLOOR
1/4" = 1'-0"

TYPE E AREA CALCULATION

1ST FLOOR	147 SQ.FT.
2ND FLOOR	800 SQ.FT
3RD FLOOR	835 SQ.FT
TOTAL A/C	**1,782 SQ.FT**
GARAGE	404 SQ.FT
TOTAL	2,186 SQ.FT

5 KEY PLAN E
1 1/2" = 1'-0"

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

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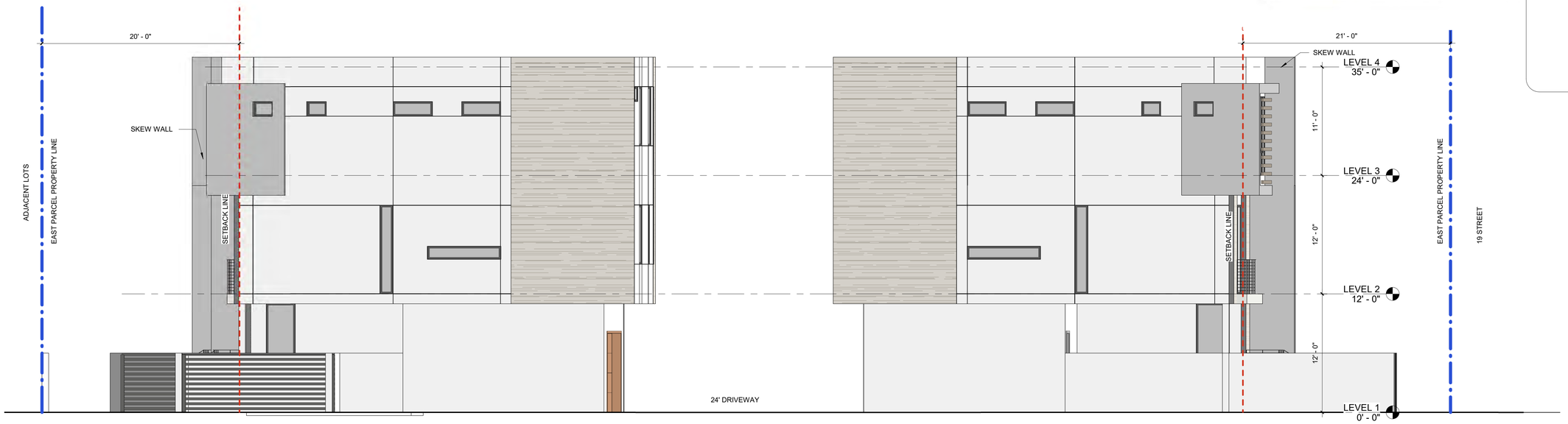
FLOOR PLAN TYPE E

A2.5



1 EAST PARCEL/ WEST ELEVATION
3/16" = 1'-0"

2 EAST PARCEL / FACING SW 19TH ELEVATION
3/16" = 1'-0"

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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

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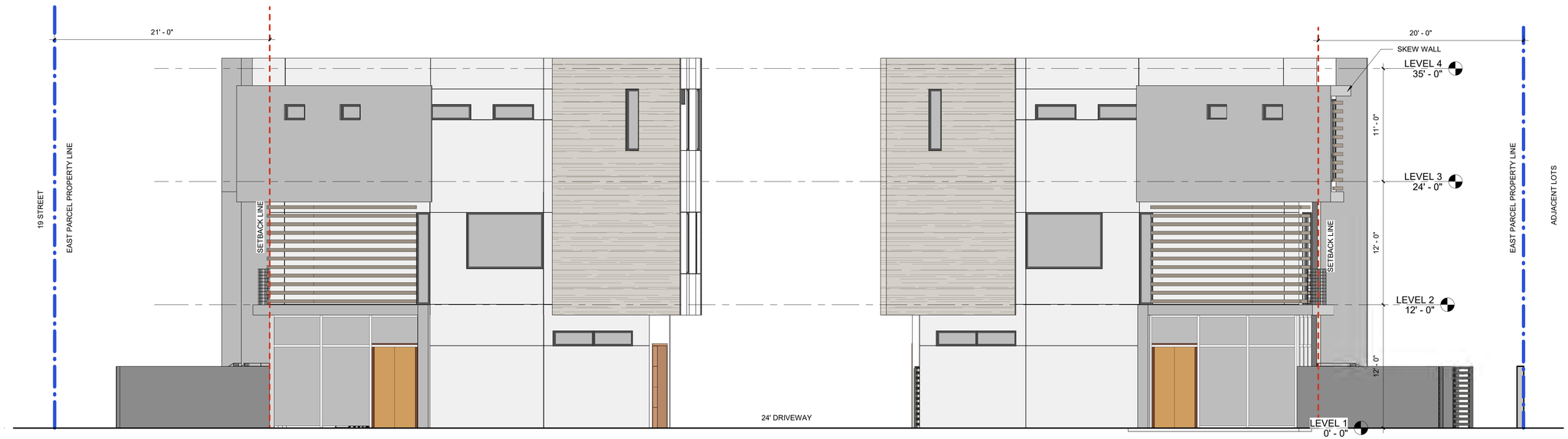
FLORIDA PE #73152

EAST BUILDING ELEVATIONS

A4.1

1 EAST PARCEL/ FACING DRIVEWAY ELEVATION
3/16" = 1'-0"



2 EAST PARCEL/ FACING MIAMI ROAD
3/16" = 1'-0"

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Mechanical & Electrical Engineering
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MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

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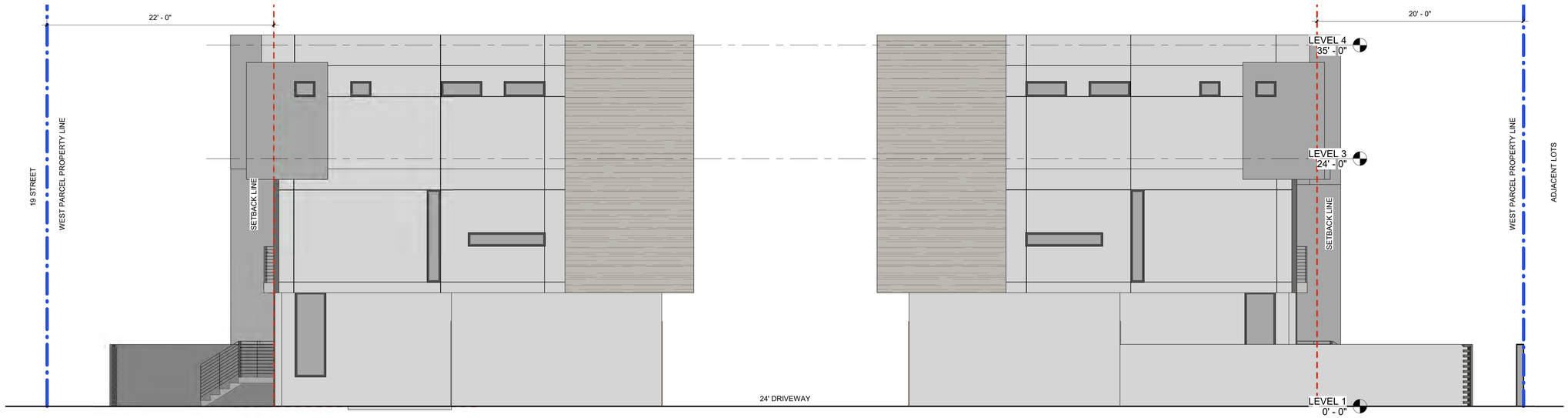
FLORIDA PE #73152

EAST BUILDING ELEVATIONS

A4.2

1 WEST PARCEL/ FACING MIAMI ROAD
3/16" = 1'-0"



2 WEST PARCEL/ EAST ELEVATION
3/16" = 1'-0"

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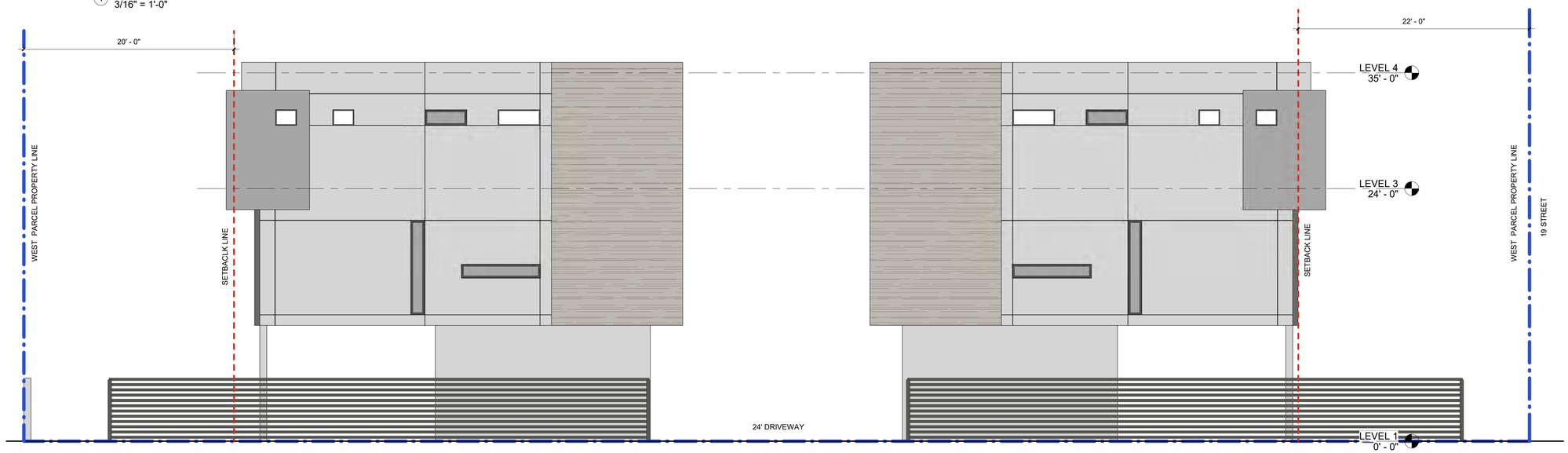
WEST BUILDING ELEVATIONS

A4.3

1 WEST PARCEL/ FACING DRIVEWAY
3/16" = 1'-0"



2 WEST PARCEL/ WEST ELEVATION
3/16" = 1'-0"

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MIAMI ROAD 19TH ST APARTMENT HOMES

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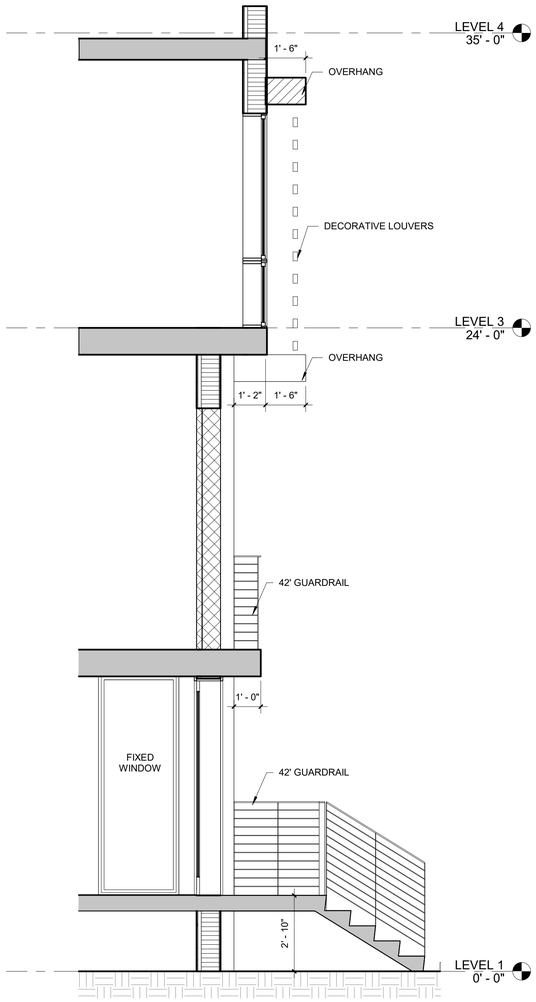
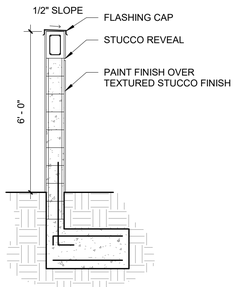
WEST BUIDLING ELEVATION

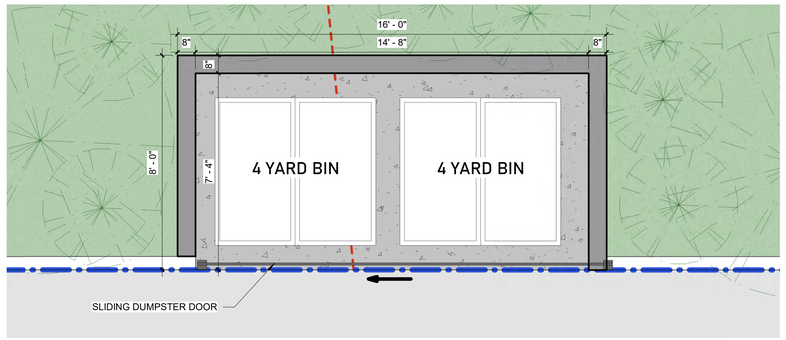
A4.4



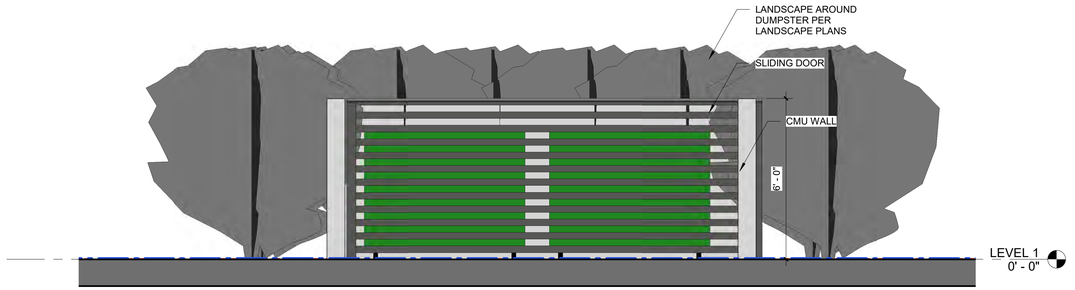


4 PERIMETER SIDE WALL DETAIL
3/8" = 1'-0"

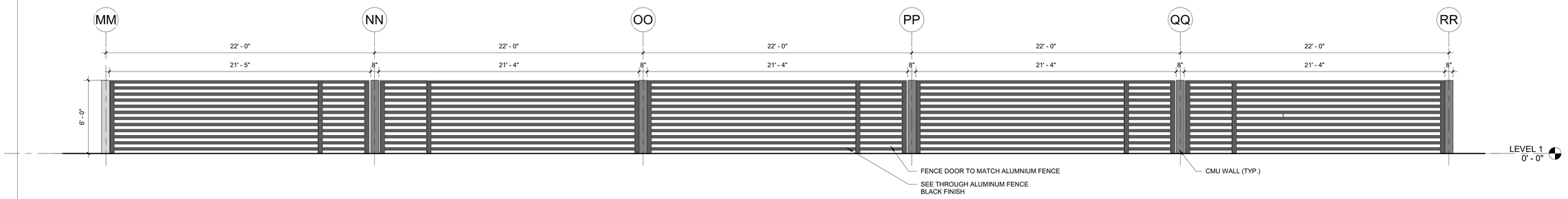
5 SECTION A
3/8" = 1'-0"



1 DUMPSTER PLAN
3/8" = 1'-0"



2 FRONT ELEVATION
3/8" = 1'-0"



3 TYP. FENCE ELEVATION
1/4" = 1'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL RIVEROS P.E. ON 9/4/2020 USING A DIGITAL SIGNATURE

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

DANIEL RIVEROS
FLORIDA PE #73152

No.	REVISION	DATE

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Davie, FL 33324
(954) 612-9694
daniel@peareng.com

Pear Engineering
Mechanical & Electrical Engineering
CERTIFICATE OF AUTHORIZATION #33333

MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

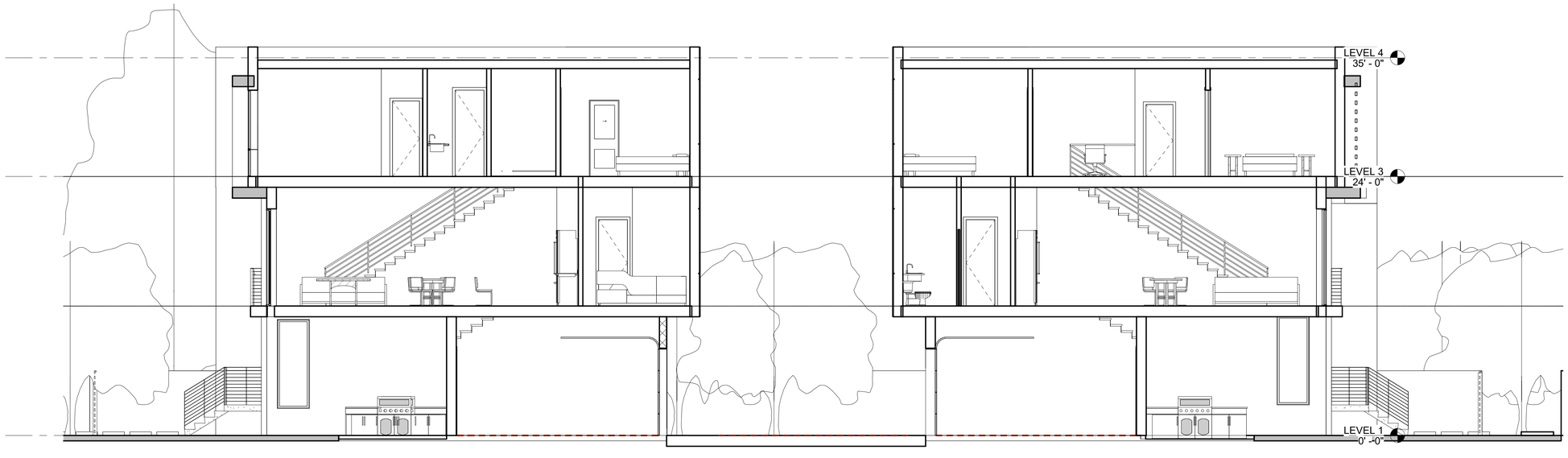
MIAMI ROAD 19TH ST
APARTMENT HOMES

DRAWN BY:	VR
CHECKED BY:	DR
JOB #:	PM2219
DATE:	11/9/2022 1:35:20 PM

DANIEL RIVEROS
FLORIDA PE #73152

DETAILS

A5.1



1 WEST PARCEL/ SECTION 1
3/16" = 1'-0"

2 WEST PARCEL/ SECTION 2
3/16" = 1'-0"

No.	REVISION	DATE

7900 Nova Drive
Davie, FL 33324
(954) 612-9934
daniel@peareng.com

Pear Engineering
Mechanical & Electrical Engineering
CERTIFICATE OF AUTHORIZATION #33333

MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

DRAWN BY:	VR
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DANIEL RIVEROS
FLORIDA PE #73152

BUILDING SECTIONS

A6.0

CONCRETE TILE

STUCCO

+ SIMULATING WOOD LOUVERS

TRAVERTINE TILE

STAIRCASE

WOOD CEILING

LIVING ROOM AREA

KITCHEN AREA

No.	REVISION	DATE

7900 Nova Drive
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Pearl Engineering
Mechanical & Electrical Planning
CERTIFICATE OF AUTHORIZATION #32353

MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST APARTMENT HOMES

DRAWN BY:	VR
CHECKED BY:	DR
JOB #:	PM2219
DATE:	11/9/2022 1:35:32 PM

DANIEL RIVEROS
FLORIDA PE #73152

MATERIALS

A6.1

Note:

Power line along the Alley to be placed underground.

PLANT MATERIAL SCHEDULE

NUMBER SYMBOL

SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	48" HT. X 20" SPR., 24" O.C.	NO	170	Medium
CR	Clusia rosea	CLUSIA	36" HT. X 24" SPR., 24" O.C.	Yes	95	Low
CE	Conocarpus erectus	Silver buttonwood	24" HT. X 20" SPR., 24" O.C.	Yes	189	Medium
TF	Tripsacum floridanum Dwarf	Dwarf Fakahatchee Gras	18" HT. X 15" SPR., 24" O.C.	Yes	16	Medium
AG	Arachis glabrata	Perennial peanut	4" HT. X 4" SPR	No	140	Medium
SOD	ST. AUGUSTINE FLORATAM	SODDED AREA	CONTRACTOR SHALL VERIFY QUANTITY			APPROX. 9,268 S.F.

NOTE: 2" OF SOIL SHALL BE ADDED UNDER ALL SOD

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

0 4 8 12 16

N

LANDSCAPE NOTES:

SITE CALCULATIONS

TOTAL SITE AREA — 38,455 SQFT
BUILDING FOOTPRINT —
PERVIOUS — 13,746 SQFT

City of Fort Lauderdale LANDSCAPE REQUIREMENTS

SITE TREES: Sec. 47-21.13.B.1.a
(1) TREES / 1,000 SQFT
(39) TREES REQUIRED / (54) TREES PROVIDED
5 GEIGER, 8 PINK TABEBUIA, 10 SIMPSON STOPPERS, 8 PIGEON PLUM
30 MONTGOMERY PALM, 33 SABAL PALMS, 6 ROYAL PALMS

STREET TREES:
(1) TREE / 20 LF FRONTAGE WHEN POWERLINE ARE PRESENT=
154' LINEAL FOOT MIAMI RD
(7) TREES REQUIRED / (7) TREES PROVIDED- 5 SILVER BUTTONWOOD,
2 SATIN LEAF.

(1) TREE/ 40 LF OF FRONTAGE- 271 ALONG SE 19th ST-
(7) TREES REQUIRED/ (7) TREES PROVIDED.
4 LIVE OAKS, 1 SILVER BUTTONWOOD, 2 SIMPSON STOPPERS

Site Shrubs Sec. 47-21.13.15 (12) / 1000 SQFT.
(220) Required/ (340) provided.

Sec. 47-21.13.10 At least forty percent (40%) of all required trees shall consist of native species. TOTAL TREES PROVIDED (81)
(41) REQUIRED/(55) PROVIDED

Sec. 47-21.13.15 At least forty percent (40%) of all required shrubs shall consist of native species.
(188) REQUIRED/(281) PROVIDED

TOTAL SOD AREA 22%

VUA LANDSCAPE NOTES:

VUA CALCULATIONS Sec. 47-21.12.A

VUA AREA — 17,493 SQFT
EAST PARCEL — 9,304 SQFT
WEST PARCEL — 8,189 SQFT
VUA 20% LANDSCAPE AREA — 3,498 SQFT

City of Fort Lauderdale LANDSCAPE REQUIREMENTS

VUA TREES: Sec. 47-21.12.C
(1) TREES / 1,000 SQFT
= (18) TREES REQUIRED / (18) TREES PROVIDED

VUA SHADE 3.5" CALIPER TREES 25%
(5) TREES REQUIRED / (5) TREES PROVIDED
2 GUMBO LIMBO, 1 BRIDAL VEIL, 2

VUA 2.5" CALIPER SHADE TREES 25%
(4) TREES REQUIRED / (4) TREES PROVIDED, 2 WHITE TABEBUIA. 2 SATIN LEAF

VUA FLOWERING TREES 20%
(4) TREES REQUIRED / (4) WHITE TABEBUIA TREES PROVIDED

VUA PALMS TREES 20%
(4) PALMS REQUIRED / (4) PALMS PROVIDED
6 SABAL PALMS, 6 MONTGOMERY PALMS

VUA OPTIONAL SPECIES TREES/PALMS 10%
(1) PALMS REQUIRED / (1) PALMS PROVIDED 1 MONTGOMERY PALM

Shrubs Sec. Sec. 47-21.12.C.1
(6) / 1000 SQFT.
(108) Required/ (130) provided.

REVISION / DATE

LiveScapes
18710 SW 96 Ave
Miami Fl 33157

MIAMI ROAD 19th STREET
FORT LAUDERDALE FL

19 UNITS MIAMI ROAD 19th

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	19th M
DATE:	11/5/2022

N

SCALE 1/16"=1'

SEAL

L-1.1

Note:

Power line along the Alley to be placed underground.

PLANT MATERIAL SCHEDULE

NUMBER / SYMBOL

SYMBOL	NAME	COMMON NAME	SPECIFICATIONS	NATIVE	QUAN	Drought Tolerant
VM	Veitchia montgomeryana	Montgomery Palm	12'–14' HT. MIN 8" CT	NO	30	Low
SP	Sabal palmetto	Sabal Palm	14'–18' HT. MIN 8" CT	YES	33	Low
RR	Roystonea regia	Royal Palm	18' HT. MIN 8" CT	Yes	8	Low
BA	Bulnesia arborea	Verawood	16' HT. 3.5" Cal, 5' Sprd	No	1	Medium
CG	Caesalpinia Granadillo	Bridal Veil	MIN. 3.5" CAL. 16' HT. 7' SPR.	No	1	Low
BS	Bursera simaruba	Gumbo Limbo	MIN. 3.5" CAL. 16' HT. 7' SPR.	Yes	3	Low
TB	Tabebula bahamensis	White Tabebuia	MIN. 2.5" CAL. 14' HT. 5' SPR.	No	6	Medium
TH	Tabebula heterophylla	Pink Tabebuia	MIN. 2.5" CAL. 14' HT. 5' SPR.	No	8	Medium
CES	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	MIN. 2" CAL. 12' HT. 6' SPR.	YES	6	Low
QV	Quercus virginiana	Live Oak	MIN. 2.5" CAL. 14' HT. 6' SPR.	Yes	4	Low
MF	Myrcianthes fragrans	Simpson Stopper	MIN. 2" CAL. 12' HT. 6' SPR.	Yes	12	Low
CD	Coccoloba diversifolia	Pigeon Plum	MIN. 2" CAL. 12' HT. 6' SPR.	Yes	8	Low
CS	Cordia sebestena	Orange Geiger	MIN. 2" CAL. 10'–12' HT. 6' SPR.	YES	5	Medium
CO	Chrysophyllum oliviforme	Satin Leaf	MIN. 2" CAL. 12' HT. 6' SPR.	Yes	4	Medium

LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

0 4 8 12 16

LANDSCAPE NOTES:

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(220) Required/ (240) provided.

Sec. 47–21.13.10 At least forty percent (40%) of all required trees shall consist of native species. TOTAL TREES PROVIDED (81)
(41) REQUIRED/(55) PROVIDED

Sec. 47–21.13.15 At least forty percent (40%) of all required shrubs shall consist of native species.
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VUA LANDSCAPE NOTES:

VUA CALCULATIONS Sec. 47–21.12.A

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VUA 2.5" CALIPER SHADE TREES 25%
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VUA FLOWERING TREES 20%
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6 SABAL PALMS, 6 MONTGOMERY PALMS

VUA OPTIONAL SPECIES TREES/PALMS 10%
(1) PALMS REQUIRED / (1) PALMS PROVIDED 1 MONTGOMERY PALM

Shrubs Sec. Sec. 47–21.12.C.1
(6) / 1000 SQFT.
(108) Required/ (240) provided.

REVISION / DATE

LiveScapes
18710 SW 96 Ave
Miami Fl 33157

MIAMI ROAD 19th STREET
FORT LAUDERDALE FL

19 UNITS MIAMI ROAD 19th

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	19th M
DATE:	11/5/2022

N

SCALE 1/16"=1'

SEAL

L-1

GENERAL PLANTING REQUIREMENTS

1—All sizes shown for plant material on the plans are to be considered Minimum.

2—All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

3—All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees".

4—All material shall be installed as per CSI specifications. All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

5—All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well—drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications. Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

6—All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

7—All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

8—All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 100% overlap as per manufacturers specifications and performance standards utilizing a rust free water source.

9—Each system shall be installed with a rain sensor.

10—It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods.

11—Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

12—All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N—P—K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

13—Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

14—All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of landscape Architect

15—The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to +/— 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

TREE RELOCATION

1) ROOT PREPARATION

A. Trees to be root pruned with clean, sharp equipment.

1. Maintain root pruned materials by watering, weeding, mowing, spraying, fertilizing, and other horticulture practices.

2. After root pruning, backfill with good rooting medium, fertilize with organic fertilizer to promote root growth.

3. Mulch to reduce weeds, discourage foot traffic, conserve moisture, and minimize temperature fluctuation.

B. Root Ball Size Chart: Root ball sizes shall be according to minimum standards set forth in Grades and Standards for Nursery Plants Part II, Palms and Trees, Florida Department of Agriculture.

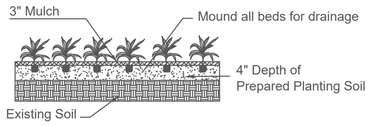
1. Trees—Minimum Ball Sizes:	DBH Minimum Ball Diameter
3—1/2" to 4"	28"
4" to 4—1/2"	30"
4—1/2" to 5"	32"
5" to 5—1/2"	34"

Larger sizes increase proportionally.

Groundcover & Annual Detail

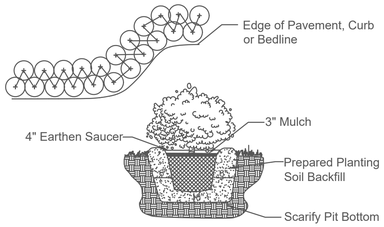
NTS

NOTE: Annuals Are To Be Planted As Per Groundcover Detail Excluding Mulch.



Shrub & Groundcover Planting Detail

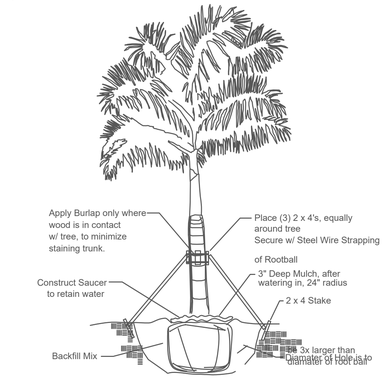
Note: All Shrubs And Groundcover Shall Be Triangular Spaced Along Straight Edges And Will Be Planted In Parallel Rows Along Curved Edges.



Palm Planting Detail

Tree Stakes are to be removed between 6-12 months by the Owner.

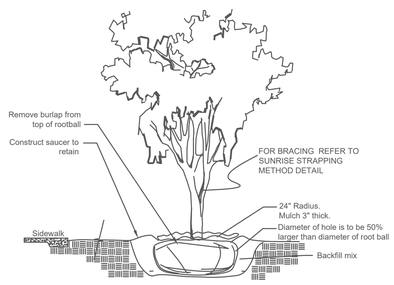
NTS



Tree Planting Detail

Tree Stakes are to be removed between 6-12 months by the Owner.

NTS



1. All Plants shall be Florida No.1 or better.
2. Landscape Contractor shall review plans and indicate any availability problems at time of bid. Landscape contractor shall be responsible bidding and installing all plantings as they are drawn on the plan, and shall verify the accuracy of the plant list vs the drawn plan, at the time of bid.
3. In the event that a certain specification is not able to be met, then contractor shall contact landscape architect to discuss alternatives.
4. Contractor shall be familiar w/ the City of Fort Lauderdale , Florida landscape code and shall comply with all of its applicable requirements.
5. Contractor shall verify all quantities indicated at time of bid.
6. Contractor shall provide unit prices at time of bid.
7. All contractors working on the project shall be licensed and fully insured as required.
8. The Property Owner is responsible for replacement of all dead plant material & for maintenance of the required irrigation system.
9. Tree and palm staking shall be removed between 6 and 12 months.
10. All prohibited exotic vegetation shall be removed from the site and it shall be maintained free of exotics in perpetuity.
11. The review and approval of improvement plans does not authorize the construction of required improvements which are inconsistent w/ existing easements of record.
12. Contractor to verify underground utilities with "Sunshine State One Call of Florida" 800-432-4770.
13. Contractor to verify property lines and setbacks before construction.
14. Contractor must have property lines staked and located, and must verify plan dimensions and field conditions are consistent.
15. All plant material shall be warranted as follows: 6 months for trees/palms, 90 days for shrubs/groundcover, and 30 days for sod. Warranty period begins at the time of project acceptance by the owner.
16. Contractor to verify 100% irrigation coverage for all plant material.
17. Contractor shall maintain all plant material and beds must be kept weed free until accepted by owner.
18. Contractor shall maintain site in a clean fashion and shall remove any waste created by landscape installation construction.
19. All plant materials to be installed and maintained as per City of Fort Lauderdale and Broward County.
20. General/Site contractor shall make certain that all soil for planting areas shall be of suitable landscape quality fill. Soil shall be comprised of a sandy base, and have good organic and good percolation qualities.
21. General/Site contractor shall make certain all limerock and excessively compacted soils shall be removed from planting beds.
22. Landscape Contractor shall make certain that the site conditions meet to their satisfaction before installing plant material.
23. If Landscape Contractor has any concerns over the survivability of plant materials, he must inform the owner immediately.
24. All slopes steeper than 4:1 shall be planted with native vegetation
25. No Cypress Mulch shall be used..

REVISION / DATE

LiveScapes
18710 SW 96 Ave
Miami Fl 33157

MIAMI ROAD 19th STREET
FORT LAUDERDALE FL

19 UNITS MIAMI ROAD 19th

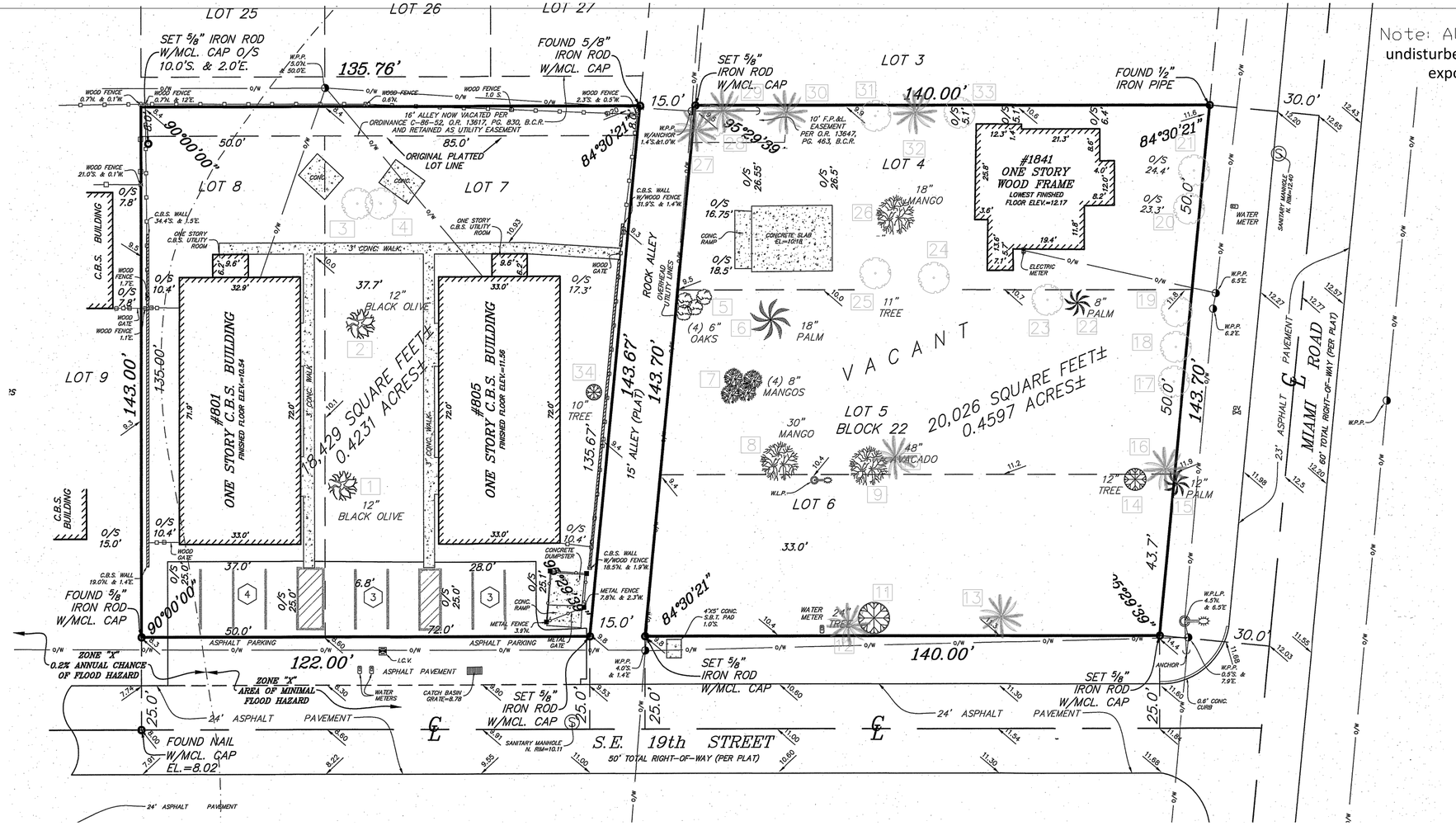
DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	19th M
DATE:	11/5/2022

N

SCALE 3/4"=1'

SEAL

L-2

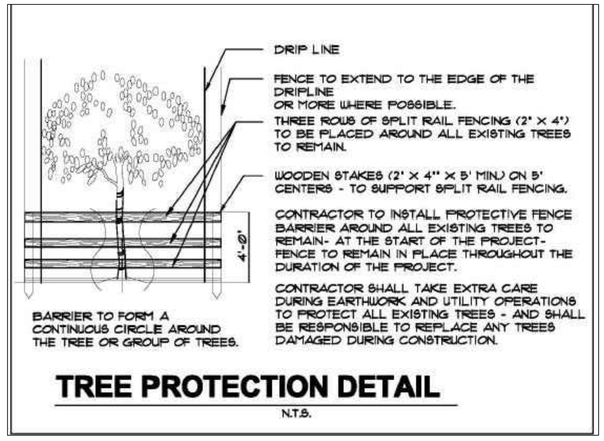


Note: All undeveloped portions of a parcel of land shall be left undisturbed or planted with ground cover or lawn as to leave no exposed soil in order to prevent dust or soil erosion.

TREE DISPOSITION LIST Rahim Vedaee: Certified Arborist FL-9609A

SURVEY #	KEY	COMMON NAME	BOTANTICAL NAME	DIAMETER (INCHES)	HEIGHT (FT)	SPREAD (FT)	CANOPY (S.F.)	CLEAR TRUNK (FT)	CONDITION (%)	DISPOSITION	COMMENT	MITIGATION
	1	Black Olive	*Bucida buceras*	18	40	30	706.5		52%	Remove		7" Caliper
	2	Black Olive	*Bucida buceras*	23	40	40	1256.0		58%	Remove		8" Caliper
	3	Black Olive	*Bucida buceras*	10	20	18	254		44%	Remove		3" Caliper
	4	Black Olive	*Bucida buceras*	19	30	24	452		52%	Remove		6" Caliper
	5	Live Oak	Quercus virginiana	37	20	30	706		45%	Remove		17" Caliper
	6	Sabal Palm	*Sabal palmetto*	12	26	10	78.5	20	Fair	Remove		1--1
	7	Loquat	*Eriobotrya japonica*	20	25	25	490.6		40%	Remove		5" Caliper
	8	Mango	*Mangifera indica*	47	40	40	1256.0		60%	Remove		17" Caliper
	9	Avocado	*Persea americana*	16	20	15	176.6		35%	Remove		4" Caliper
	10	Sabal Palm	*Sabal palmetto*	9	20	10	78.5	14	Poor	Remove		1--1
	11	sapodilla	*Manilkara zapota*	17	30	20	314.0			Remove	Invasive	
	12	Sabal Palm	*Sabal palmetto*	12	15	10	78.5	9	Fair	Remove		1--1
	13	Sabal Palm	*Sabal palmetto*	15	14	10	78.5	8	Good	Remove		1--1
	14	Fiddle Leaf	*Ficus lyrata*	16	40	32	803.8		60%	Remove		6" Caliper
	15	Sabal Palm	*Sabal palmetto*	12	15	10	78.5	10	Good	Remove		1--1
	16	Sabal Palm	*Sabal palmetto*	8	20	10	78.5	14	Good	Remove		1--1
	17	Live Oak	Quercus virginiana	7	18	10	78.5		60%	Remove		5" Caliper
	18	Gumbo Limbo	*Bursera simaruba*	8	18	10	78.5		40%	Remove		4" Caliper
	19	Carrotwood	*Cupaniopsis anacardioides*				0.0			Remove	Invasive	
	20	Live Oak	Quercus virginiana	10	20	12	113.0		48%	Remove		5" Caliper
	21	Live Oak	Quercus virginiana	11	20	16	201.0		48%	Remove		6" Caliper
	22	Coconut Palm	*Cocos nucifera*	8	25	18	254.3	15	Good	Remove		15' CT
	23	woman's tongue tree	*Albizia lebbeck*				0.0			Remove	Invasive	
	24	woman's tongue tree	*Albizia lebbeck*				0.0			Remove	Invasive	
	25	woman's tongue tree	*Albizia lebbeck*							Remove	Invasive	
	26	Mango	*Mangifera indica*	34	50	34	907.5		64%	Remove		13" Caliper
	27	Christmas Palm	*Adonidia merrillii*	5	22	10	78.5	15	Good	Remove		1--1
	28	Gumbo Limbo	*Bursera simaruba*	5	20	8	50.2		30%	Remove		2" Caliper
	29	Christmas Palm	*Adonidia merrillii*	4	27	10	78.5	22	Fair	Remove		1--1
	30	Coconut Palm	*Cocos nucifera*	12	30	20	314.0	8	Good	Remove		8' CT
	31	Live Oak	*Quercus virginiana*	3	20	8	50.2		50%	Remove		2" Caliper
	32	Sabal Palm	*Sabal palmetto*	8	10	8	50.2	6	Good	Remove	Undersize	
	33	Carrotwood	*Cupaniopsis anacardioides*				0.0			Remove	Invasive	
	34	Spanish cherry	*Mimuspos elengi*	8	20	24	452.2		58%	Remove		3" Caliper

Mitigation owed:
113" Caliper inches, 8 Palms, and 23' CT of large palms.



REVISION / DATE

LiveScapes
18710 SW 96 Ave
Miami Fl 33157

MIAMI ROAD 19th STREET
FORT LAUDERDALE FL

19 UNITS MIAMI ROAD 19th

DRAWN BY:	
CHECKED BY:	
JOB NUMBER:	19th M
DATE:	11/5/2022

N

SCALE 1/16"=1'

SEAL

TD-1

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	4	SA	Single	Cree Lighting OSQM-B-4L-40K7-4M-XX-NM-XX, Single Head	0.900	4440	29	116
	6	WA	Single	Cree Lighting XSPW-B-WM-4ME-6L-40K-UL	0.900	6100	47	282

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Residential Spill	Illuminance	Fc	0.02	0.5	0.0	N.A.	N.A.
Roadway Spill	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.
Park and Drive Lanes	Illuminance	Fc	2.77	6.2	1.0	2.77	6.20

801 SE 19TH STREET

801–805 SE 19TH STREET
FORT LAUDERDALE, FLORIDA 33316
BROWARD COUNTY

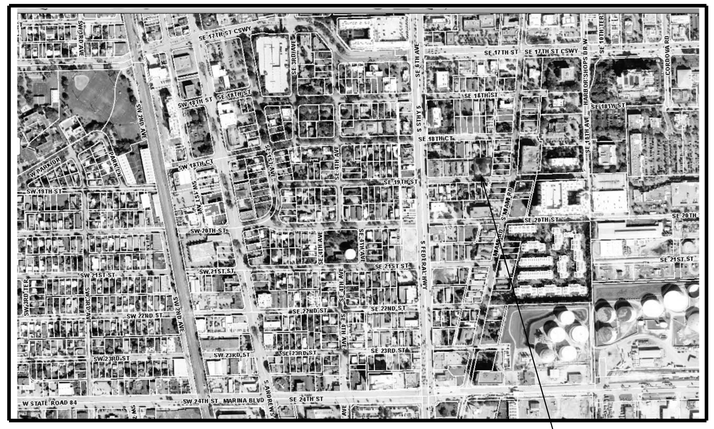
CIVIL ENGINEERING PLANS

LEGAL DESCRIPTION

Lots 4, 5, 6, 7 and 8, together with the abutting 8 feet of vacated alleyway lying north of said lots 7 and 8 of Block 22, EVERGLADES LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, according to the plat thereof, recorded in Plat Book 2, Page 15, of the public records of Dade County, Florida.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

SECTION 14, TOWNSHIP 50S, RANGE 42E

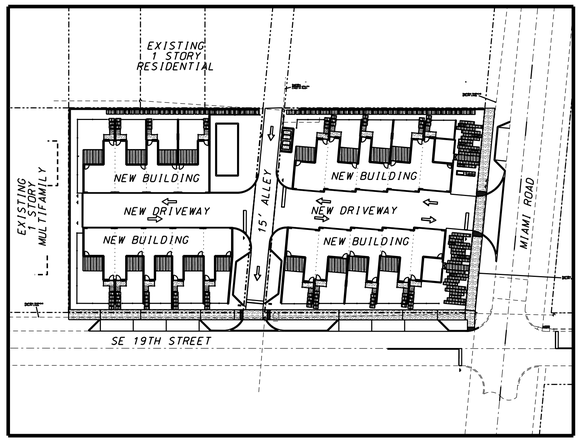


LOCATION MAP

NOT TO SCALE

SUBJECT SITE

SHEET INDEX:



801 SE 19TH STREET

NOT TO SCALE

CITY OF FORT LAUDERDALE UTILITES NOTES:

CONSTRUCTION AND MATERIALS SHALL BE IN ACORDANCE WITH CITY OF FORT LAUDERDALE UTILITIES MINIMUM DESIGN AND CONSTRUCTION STANDARDS.

CITY OF FORT LAUDERDALE APPROVAL OF THIS SET OF DRAWINGS IS RELIANT UPON THE DRAWINGS CLEARLY SHOWING ALL EXISTING AND PROPOSED ABOVE GROUND STRUCTURES. ASPHALT. PAVING. LANDSCAPING. WALLS. FENCES. UNDERGROUND PIPING. UNDERGROUND STRUCTURES. DUCT BANKS. TRANSFORMERS. POLES. STORM WATER STORAGE AREAS. PAVERS. ELECTRICAL CABLE. AND OTHER UTILITY FACILITIES WITHIN RIGHTS OF WAY AND EXISTING AND PROPOSED POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS. WWS HEREBY AUTHORIZES ONLY THE ITEMS SHOWN ON THESE DRAWINGS TO BE WITHIN SAID POTABLE WATER / RECLAIMED WATER / WASTEWATER EASEMENTS.

CITY OF FORT LAUDERDALE AS-BUILT & RECORD DRAWING NOTES:

1. SURVEYOR TO PREPARE AS-BUILTS OF THE WATER MAIN TO INCLUDE ALL FITTINGS. VALVES. TOP ELEVATIONS EVERY 50' AND AT ALL CHANGES IN ELEVATION.
2. SURVEYOR TO PREPARE AS-BUILTS OF THE WASTEWATER MAIN TO INCLUDE ALL MANHOLES SEWER PIPE MATERIAL AND INVERTS. AND ANY OTHER RELEVANT INFORMATION.
3. THE EOR AND/OR THE SURVEYOR SHALL PREPARE RECORD DRAWINGS FOR SUBMITTAL TO THE CITY OF FORT LAUDERDALE PRIOR TO FINAL ACCEPTANCE OF THE IMPROVEMENTS.
4. THE FINAL AS-BUILTS & RECORD DRAWINGS SHALL USE THE NAVD 88 DATUM.

FLOOD ZONE INFORMATION:

1. FEMA MAP EFFECTIVE 08/18/14
2. FLOOD ZONE X
3. BFE N/A
4. COMMUNITY #: 125105
5. FLOOD PANEL: 12011C 0557H

ELEVATION NOTES:

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

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SCALE: NA
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
2	2	-	-
-	-	-	-
-	-	-	-
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-	-	-	-
-	-	-	-
-	-	-	-

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:
801 SE 19TH STREET

TITLE:
COVER SHEET

SEAL:

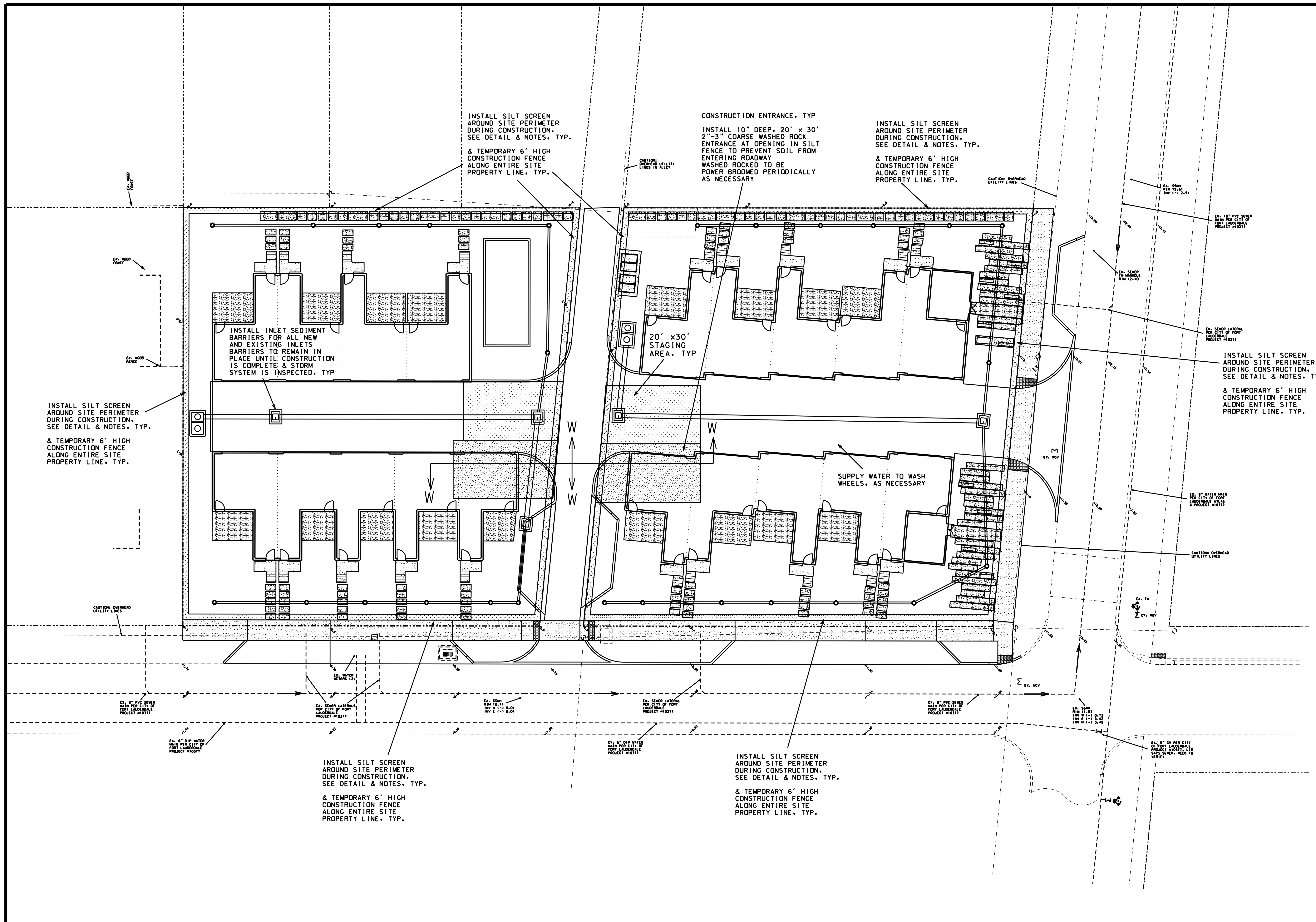
HOWARD JABLON, PE
#47514

DATE:
11/05/22

DRAWING NO.
21-0690

SHEET NO.
C1 OF 1

21-0690 801 SE 19TH STREET CIVIL ENGINEERING PLANS



EROSION & POLLUTION CONTROL NOTES #1:

1. PRIOR TO ANY CONSTRUCTION. BALED HAY OR SILT SCREENS OR OTHER APPROVED SILT BARRIER SHALL BE INSTALLED BY THE EARTHWORK CONTRACTOR AS INDICATED ON THE PLANS. SILT SCREENS SHALL REMAIN IN PLACE DURING THE LENGTH OF CONSTRUCTION OF THIS PROJECT.
2. DURING CONSTRUCTION. INLET SEDIMENT FILTERS SHALL BE PLACED INCATCH BASINS AND REMAIN IN PLACE TO PREVENT THE RUNOFF OF SILT OR OTHER POLLUTANTS INTO THE DRAINAGE SYSTEM. MIRAFI MAY BE USED FOR DITCH BOTTOM INLETS. SEE DETAIL SHEETS FOR CURB INLET SEDIMENT BARRIERS.
3. ANY LOOSE SOIL LEAVING THE SITE MUST BE CLEANED FROM THE ADJACENT ROADWAY ON A DAILY BASIS.

EROSION & POLLUTION CONTROL NOTES #2:

1. PROVIDE TREE PROTECTION OF ALL SITE TREES TO REMAIN. TREE PROTECTION PER CITY OF FORT LAUDERDALE STANDARD DETAIL. CONTRACTOR TO OBTAIN DETAIL FROM CITY ENGINEER OR CITY FORESTER.
2. PROVIDE FOR WEEKLY INSPECTION BY THE CONTRACTOR AND AFTER EVERY 0.25 INCH RAINFALL.
3. PROVIDE AND LOCATE RAIN GAUGE ON SITE TO MEASURE RAINFALL ACTIVITY.
4. ALL EROSION CONTROL MEASURES MUST MEET ALL THE REQUIREMENTS OF THE CITY OF FORT LAUDERDALE EROSION CONTROL PROCEDURES AND THE FLORIDA STORMWATER. EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES AND BMPS MUST BE MAINTAINED AS REQUIRED BY THE CITY FOR THE DURATION OF THE PROJECT.
6. LOG BOOK OF ALL EROSION CONTROL INSPECTIONS MUST BE KEPT AND MAINTAINED ON-SITE.
7. SPILL RESPONSE EQUIPMENT MUST BE ON-SITE AT ALL TIMES.

FDOT EROSION & POLLUTION CONTROL NOTES

1. CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF THE THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION 104. PREVENTION. CONTROL. AND ABATEMENT OF EROSION & WATER POLLUTION.

CONTRACTOR'S RESPONSIBILITY & SWPPP REPORTING

1. THE CONTRACTOR SHALL RETAIN A CERTIFIED SWPPP SPECIALIST FOR PURPOSES OF INSPECTING THE SITE TO ENSURE COMPLIANCE WITH THE SWPPP REQUIREMENTS PURSUANT TO THE NOTICE OF INTENT. AS WELL AS THE CITY OF FORT LAUDERDALE.
2. INSPECTION REPORTS SHALL BE PREPARED AND SUBMITTED WEEKLY TO THE CITY OF FORT LAUDERDALE. AND COPIED TO THE ENGINEER OF RECORD.

CLEARING LIMITS

1. UNLESS SPECIFICALLY STATED OTHERWISE ON THE PLANS. CONTRACTOR SHALL CLEAR ALL VEGETATON NOT INTENDED TO BE PRESERVED UP TO THE PROPERTY LINE.

GENERAL POLLUTION PREVENTION NOTE:

1. TO MEET BEST MANAGEMENT PRACTICES PROVISIONS. GRAVEL TO BE USED AT ALL TIMES THROUGHOUT CONSTRUCTION IN ORDER TO PREVENT ANY SOILS FROM BEING TRACKED ONTO THE PUBLIC RIGHT OF WAY.

ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
ECP	EQUIPMENT CONCRETE PAD
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
WGV	WATER GATE VALVE
HH	HAND HOLE
INV	INVERT
PB. PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TPM	TELEPHONE MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

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CALL SUNSHINE
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UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

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SCALE: 1" = 20'
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
?	?		

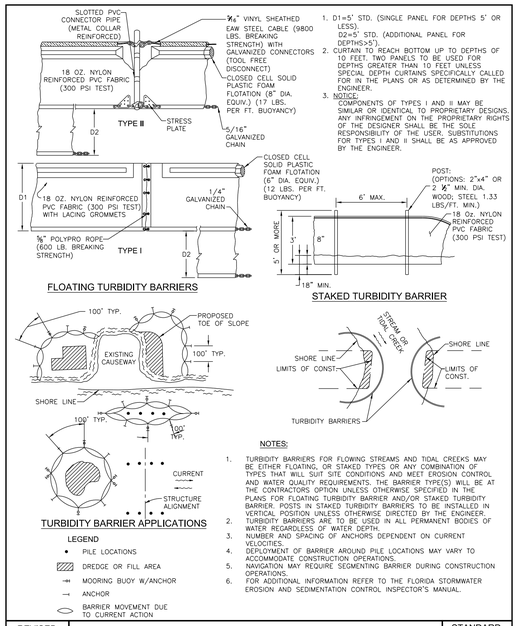
AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT: 801 SE 19TH STREET

TITLE: SWPPP PLAN DURING CONSTRUCTION

SEAL: HOWARD JABLON, PE #47514

DATE: 11/05/22
DRAWING NO. 21-0690
SHEET NO. SWP1 OF 2



NOTES:

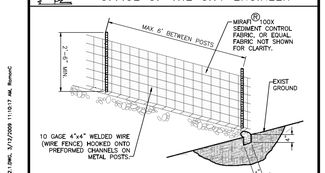
1. D1=5' STD. (SINGLE PANEL FOR DEPTHS 5' OR LESS).
   D2=5' STD. (ADDITIONAL PANEL FOR DEPTHS>5').
2. CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET. TWO PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.
3. NOTICE:
   COMPONENTS OF TYPES I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

NOTES:

1. TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATION OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET EROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPE(S) WILL BE AT THE CONTRACTORS OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS FOR FLOATING TURBIDITY BARRIER AND/OR STAKED TURBIDITY BARRIER. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
2. TURBIDITY BARRIERS ARE TO BE USED IN ALL PERMANENT BODIES OF WATER REGARDLESS OF WATER DEPTH.
3. NUMBER AND SPACING OF ANCHORS DEPENDENT ON CURRENT VELOCITIES.
4. DEPLOYMENT OF BARRIER AROUND PILE LOCATIONS MAY VARY TO ACCOMMODATE CONSTRUCTION OPERATIONS.
5. NAVIGATION MAY REQUIRE SEGMENTING BARRIER DURING CONSTRUCTION OPERATIONS.
6. FOR ADDITIONAL INFORMATION REFER TO THE FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL.

REVISED:	POLLUTION CONTROL - FLOATING TURBIDITY BARRIER	STANDARD DETAIL
ISSUED: 2016		PC-1

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



NOTES:

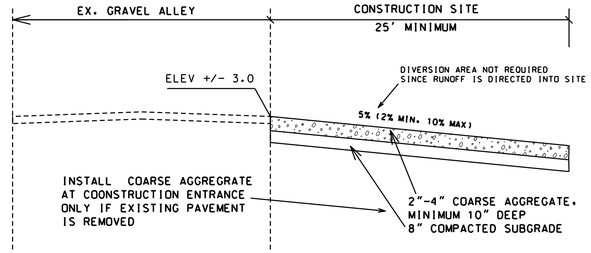
1. DRIVE WOOD POSTS (1.3 LBS/FT. MIN) 18" MIN INTO GROUND AND EXCAVATE A 4"x4" TRENCH UPHILL 3' LONG (MIN) ALONG LINE OF POSTS. WOOD,
2. POSTS 4" IN DIAMETER OR 2"x4" MAY BE USED. ATTACH WIRE FENCE TO POSTS AND EXTEND THE BOTTOM OF THE FENCE 8" INTO THE EXCAVATED TRENCH. ALTERNATE : USE SEDIMENT CONTROL FABRIC WITH PRE-SEWN POCKETS FOR POSTS SO THAT WIRE FENCE IS NOT REQ'D.
3. ATTACH THE SEDIMENT CONTROL FABRIC (36" WIDE) TO THE WIRE FENCE W/METAL CLIPS OR WIRE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.
4. BOTTOM OF SEDIMENT CONTROL FABRIC MUST BE PLACED IN TRENCH AND SECURED WITH GRANULAR FILL TO A HEIGHT OF 6" ABOVE GROUND LEVEL, SO THAT RUNOFF IS FORCED TO GO THROUGH THE FENCE AND CANNOT GO UNDER IT.
5. SILT FENCE SHALL BE MAINTAINED AND TRAPPED SEDIMENTS SHALL BE REMOVED BY THE CONTRACTOR PERIODICALLY AS DETERMINED BY THE ENGINEER OR AS NECESSARY (MAX. 6 MONTHS).
6. THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FENCES AND AREA TO BE RESTORED TO THE ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.

DATE: FEB.'06	SCALE: N.T.S.	SILT FENCE DETAIL	D
REVISED: MARCH '09	DRAWN BY: A.C.		2.1

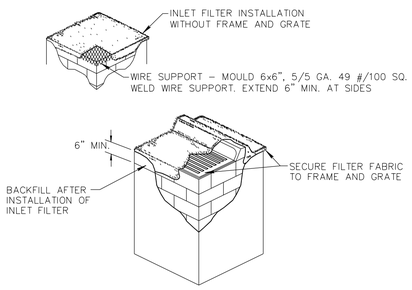
P:\AJ\WRITING\STORM\CLEAN DETAILS\DETAILS FOR BLUE BOOK\CITY-FB-02.DWG, 3/12/2009 11:19:17 AM, RomanC

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO THE PROPERTY, OR TO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



SECTION W-W
CONSTRUCTION ENTRANCE SECTION
NOT TO SCALE



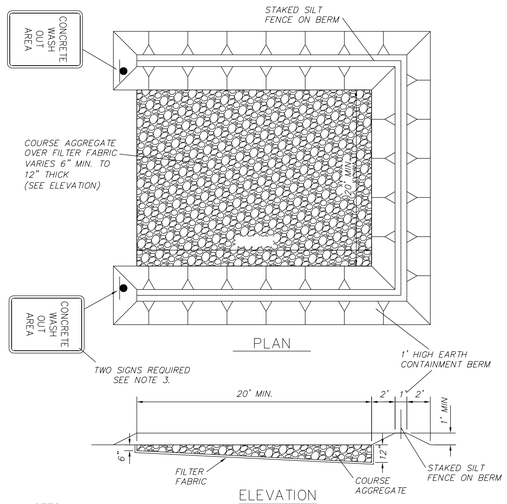
NOT TO SCALE

NOTES:

1. CONTRACTOR IS TO CLEAN INLET FILTER AFTER EVERY STORM.
2. CONTRACTOR TO REMOVE FABRIC JUST PRIOR TO PAVING
3. A SEDIMENT TRAP WILL BE EXCAVATED BEHIND THE CURB AT THE INLET. BASIN THE SHALL BE AT LEAST 12 TO 14 INCHES IN DEPTH, APPROXIMATELY 36 INCHES IN WIDTH AND APPROXIMATELY 7 TO 10 FEET IN LENGTH PARALLEL TO THE CURB.
4. STORM WATER WILL REACH THE SEDIMENT TRAP VIA CURB CUTS ADJACENT TO SIDE OF THE INLET STRUCTURE. THESE OPENINGS SHALL BE AT LEAST 12 INCHES IN LENGTH. STORM WATER MAY ALSO REACH THE BASIN VIA OVERLAND FLOW LAND AREA BEHIND THE CURB. THE CURB CUTS SHALL BE REPAIRED WHEN THE SEDIMENT TRAP IS REMOVED.

INLET FILTER DETAIL

REVISED:	POLLUTION CONTROL - INLET PROTECTION INSTALLATION	STANDARD DETAIL
ISSUED: 2016		PC-3



NOTES:

1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

CONCRETE TRUCK WASH OUT AREA
NOT TO SCALE

ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

48 HOURS BEFORE DIGGING
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TOLL FREE
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CHECKED BY: IJ
APPROVED BY: HEJ

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
?	?	-	-

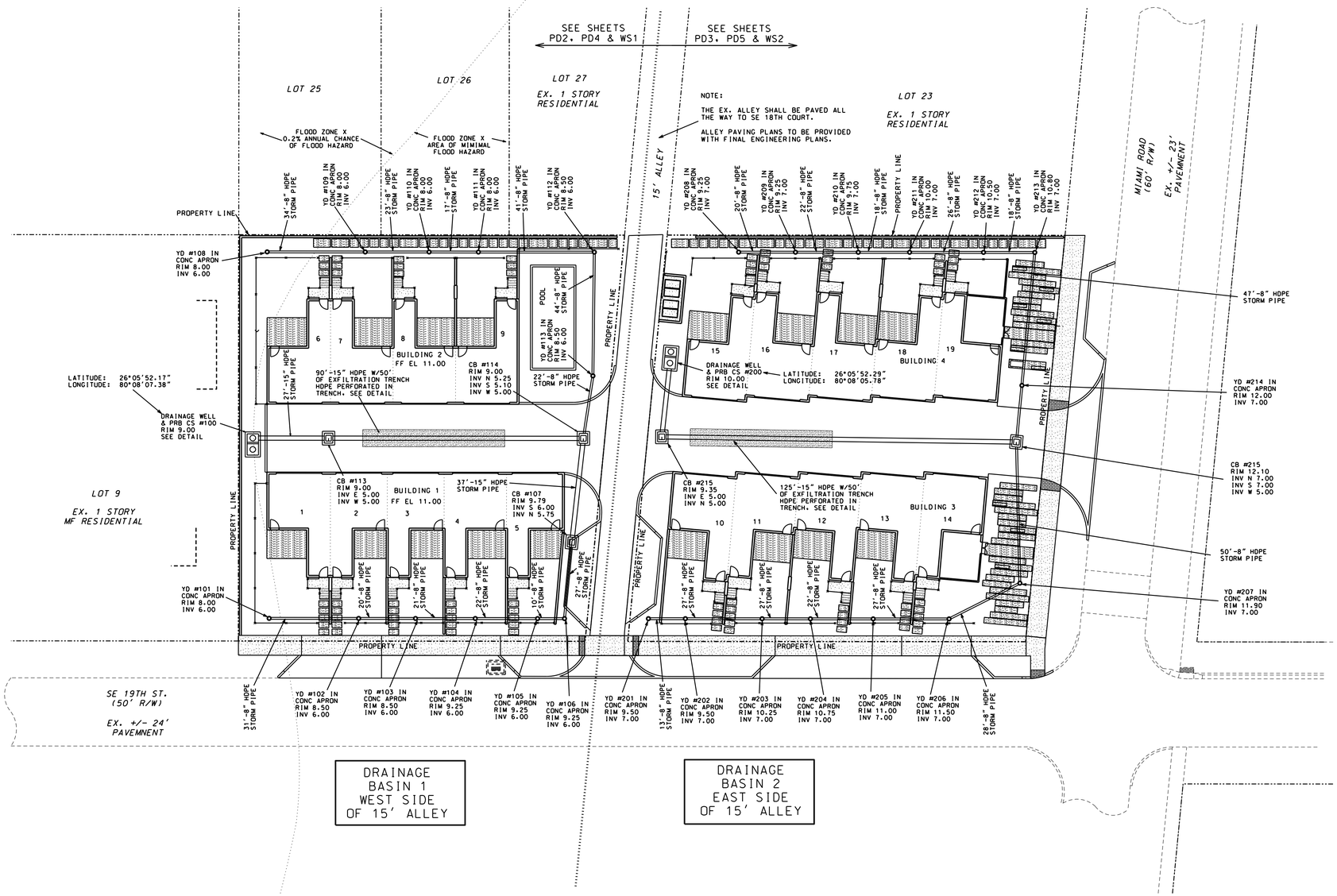
AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:
801 SE 19TH STREET

TITLE:
STORMWATER POLLUTION PREVENTION DETAILS

SEAL:
HOWARD JABLON, PE #47514

DATE: 11/05/22
DRAWING NO. 21-0690
SHEET NO. SWP2 OF 2



IMPERVIOUS / PERVIOUS BREAKDOWN:

BASIN 1 SITE DATA		AREA	%
TOTAL SITE AREA	:	18.429 SF	100.0%
BUILDING COVERAGE (ROOF)	:	5.248 SF	28.5%
IMPERVIOUS (UNCOVERED)	:	6.226 SF	33.8%
PERVIOUS AREA	:	6.955 SF	37.7%

BASIN 2 SITE DATA		AREA	%
TOTAL SITE AREA	:	20.026 SF	100.0%
BUILDING COVERAGE (ROOF)	:	6.283 SF	31.4%
IMPERVIOUS (UNCOVERED)	:	7.156 SF	35.7%
PERVIOUS AREA	:	6.587 SF	32.9%

DESIGN STORM PEAK STAGE TABLE

DESIGN STORM	PEAK STAGE (NAVD)		
	PRE-DEV	POST-DEV BASIN 1	POST-DEV BASIN 2
5 YEAR 24 HOUR	NA	8.00	9.25
25 YEAR 72 HOUR	5.84	8.34	9.34
100 YEAR 72 HOUR	6.10	8.51	9.40

MINIMUM FINISHED FLOOR ELEVATION:

THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE GREATER OF THE FOLLOWING:

1. BROWARD COUNTY 100 FLOOD MAP : 5.50 NAVD
2. FEMA BFE + 1 = ZONE X, NO BFE : NA
4. COMPUTED 100 YR FLOOD STAGE : SEE TABLE

FLOOD ZONE INFORMATION:

1. FEMA MAP EFFECTIVE 08/18/14
2. FLOOD ZONE X
3. BFE N/A
4. COMMUNITY #: 125105
5. FLOOD PANEL: 12011C 0557H

ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.
2. TO CONVERT FROM NAVD TO NGVD, ADD 1.59' TO THE NAVD ELEVATION.

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

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DRAWN BY: HEJ
CHECKED BY: HEJ
APPROVED BY: HEJ

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
3	3		

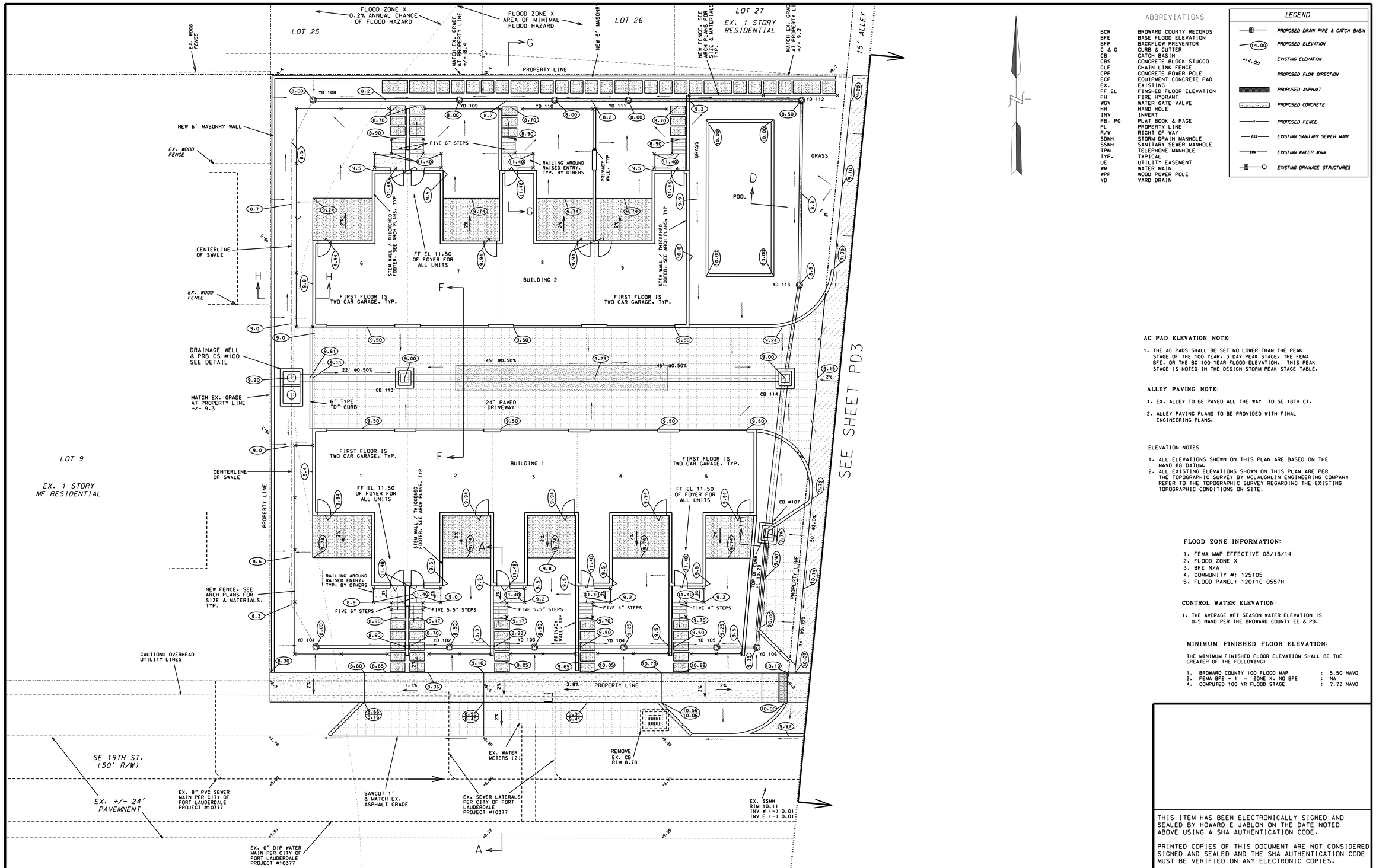
AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:
801 SE 19TH STREET

TITLE:
MASTER DRAINAGE PLAN & KEYMAP

SEAL:
HOWARD JABLON, PE #47514

DATE: 11/05/22
DRAWING NO. 21-0690
SHEET NO. PD1 OF 10



ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
ECP	EQUIPMENT CONCRETE PAD
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
WGV	WATER GATE VALVE
HH	HAND HOLE
INV	INVERT
PB. PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TPM	TELEPHONE MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

LEGEND

- PROPOSED DRAIN PIPE & CATCH BASIN
- (14.00) PROPOSED ELEVATION
- +14.00 EXISTING ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED FENCE
- ess EXISTING SANITARY SEWER MAIN
- ew EXISTING WATER MAIN
- EXISTING DRAINAGE STRUCTURES

AC PAD ELEVATION NOTE:

1. THE AC PADS SHALL BE SET NO LOWER THAN THE PEAK STAGE OF THE 100 YEAR. 3 DAY PEAK STAGE. THE FEMA BFE. OR THE BC 100 YEAR FLOOD ELEVATION. THIS PEAK STAGE IS NOTED IN THE DESIGN STORM PEAK STAGE TABLE.

ALLEY PAVING NOTE:

1. EX. ALLEY TO BE PAVED ALL THE WAY TO SE 18TH CT.
2. ALLEY PAVING PLANS TO BE PROVIDED WITH FINAL ENGINEERING PLANS.

ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.
2. ALL EXISTING ELEVATIONS SHOWN ON THIS PLAN ARE PER THE TOPOGRAPHIC SURVEY BY MCLAUGHLIN ENGINEERING COMPANY REFER TO THE TOPOGRAPHIC SURVEY REGARDING THE EXISTING TOPOGRAPHIC CONDITIONS ON SITE.

FLOOD ZONE INFORMATION:

1. FEMA MAP EFFECTIVE 08/18/14
2. FLOOD ZONE X
3. BFE N/A
4. COMMUNITY #: 125105
5. FLOOD PANEL: 12011C 0557H

CONTROL WATER ELEVATION:

1. THE AVERAGE WET SEASON WATER ELEVATION IS 0.5 NAVD PER THE BROWARD COUNTY EE & PD.

MINIMUM FINISHED FLOOR ELEVATION:

THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE GREATER OF THE FOLLOWING:

1.	BROWARD COUNTY 100 FLOOD MAP	: 5.50 NAVD
2.	FEMA BFE + 1 = ZONE X. NO BFE	: NA
4.	COMPUTED 100 YR FLOOD STAGE	: ?.?? NAVD

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CHECKED BY: IJ
APPROVED BY: HEJ

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DATE	COMMENTS		DATE	COMMENTS
1	2			

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

WEST PAVING, GRADING, & DRAINAGE PLAN

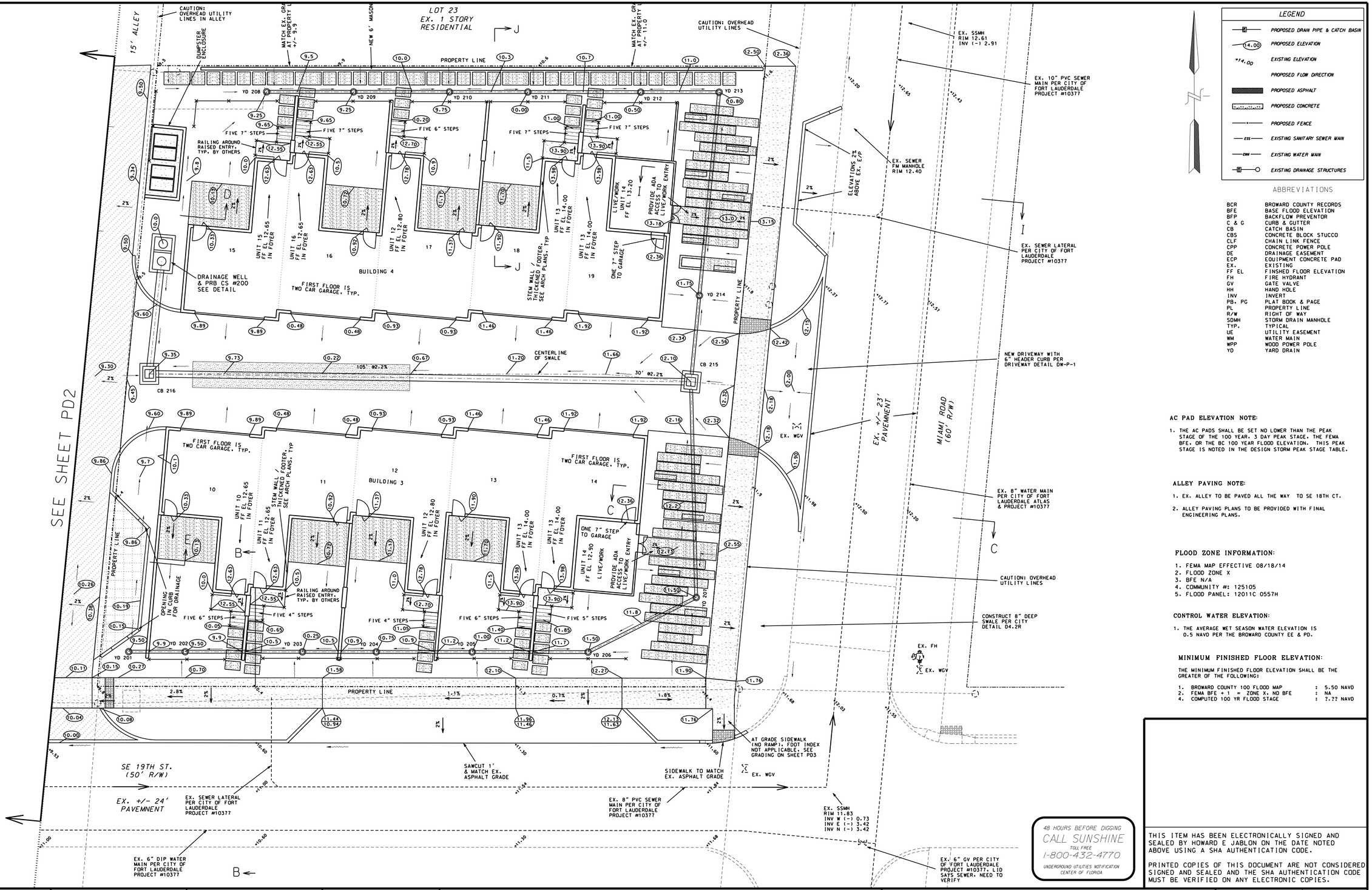
SEAL:

HOWARD JABLON. PE #47514

DATE: 11/05/22

DRAWING NO. 21-0690

SHEET NO. PD2 OF 10



LEGEND

- PROPOSED DRAIN PIPE & CATCH BASIN
- (14.00) PROPOSED ELEVATION
- +14.00 EXISTING ELEVATION
- PROPOSED FLOW DIRECTION
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED FENCE
- ess EXISTING SANITARY SEWER MAIN
- ew EXISTING WATER MAIN
- EXISTING DRAINAGE STRUCTURES

ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
ECP	EQUIPMENT CONCRETE PAD
EX.	EXISTING
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FH	FIRE HYDRANT
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HH	HAND HOLE
INV	INVERT
PB, PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

AC PAD ELEVATION NOTE:

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ALLEY PAVING NOTE:

1. EX. ALLEY TO BE PAVED ALL THE WAY TO SE 18TH CT.
2. ALLEY PAVING PLANS TO BE PROVIDED WITH FINAL ENGINEERING PLANS.

FLOOD ZONE INFORMATION:

1. FEMA MAP EFFECTIVE 08/18/14
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3. BFE N/A
4. COMMUNITY #: 125105
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CONTROL WATER ELEVATION:

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MINIMUM FINISHED FLOOR ELEVATION:

THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE THE GREATER OF THE FOLLOWING:

1.	BROWARD COUNTY 100 FLOOD MAP	: 5.50 NAVD
2.	FEMA BFE + 1 = ZONE X. NO BFE	: NA
4.	COMPUTED 100 YR FLOOD STAGE	: ?.?? NAVD

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5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

EAST PAVING, GRADING, & DRAINAGE PLAN

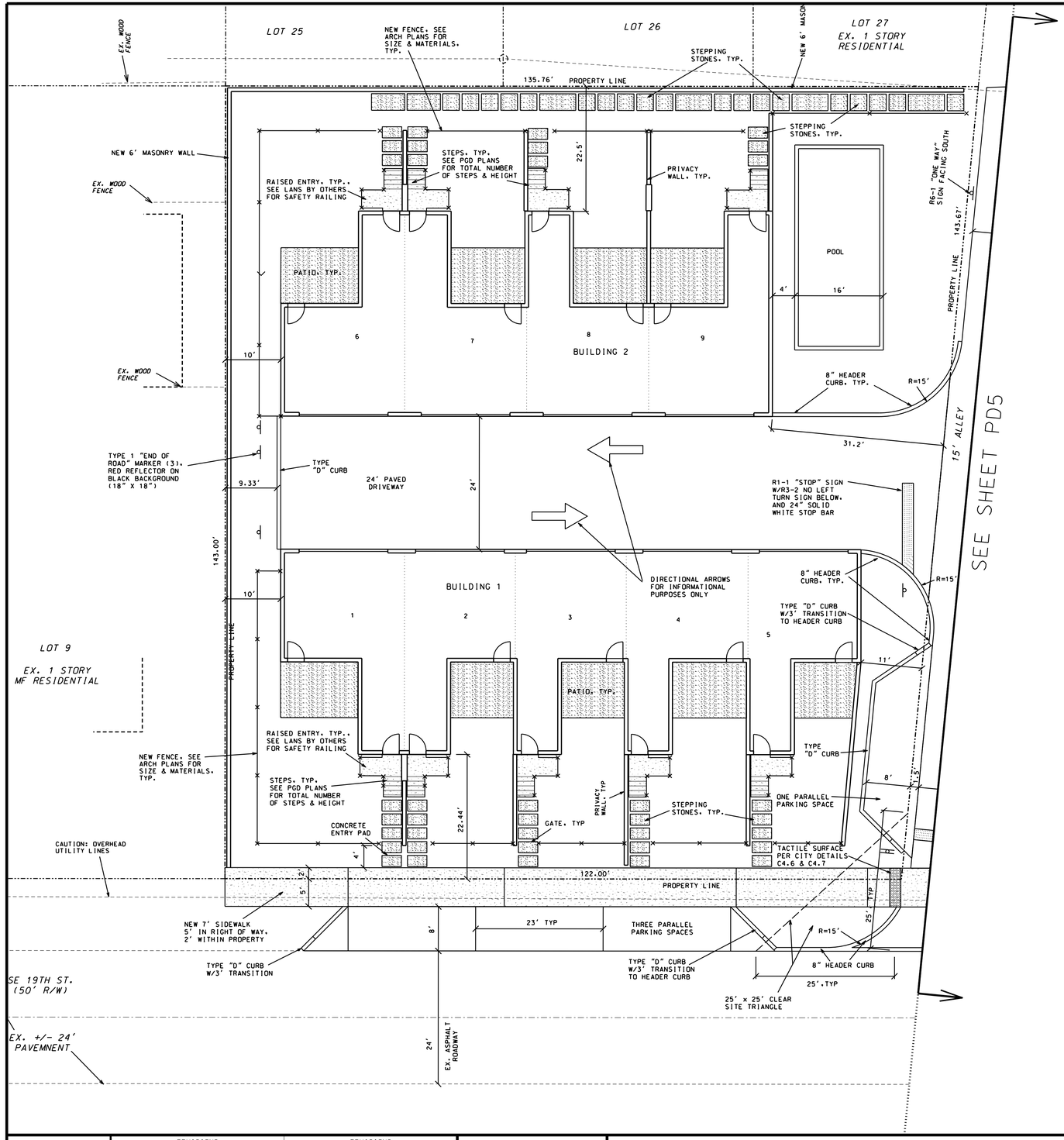
SEAL:

HOWARD JABLON, PE #47514

DATE: 11/05/22

DRAWING NO. 21-0690

SHEET NO. PD3 OF 10



ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
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TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

ADA & SIDEWALK NOTES:

1. ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%.
2. ANY LONGITUDINAL SLOPE STEEPER THAN 5% (20':1') SHALL BE CONSIDERED A RAMP.
3. THERE SHALL BE NO SLOPES STEEPER THEN 8% (12':1').
4. ANY RAMP THAT HAS A RISE GREATER THAN 6" OR LONGER THAN 6 FEET SHALL HAVE A HANDRAIL PER ADA SPECIFICATIONS.
5. ALL BUILDING ENTRANCES SHALL HAVE A 5' LANDING AREA (SLOPE NOT GREATER THAN 2%).
6. ANY INTERSECTION OF SIDEWALKS SHALL BE FLAT (2% MAX IN BOTH DIRECTIONS).
7. SIDEWALKS BASE AND SLOPE SHALL BE INSPECTED PRIOR TO FINAL MATERIAL INSTALLATION.
8. ALL ADA RAMPS SHALL BE CAST IN PLACE. TACTILE DOME MATS AND INSTALLED PER DOT INDEX 304, LATEST EDITION.

PAVEMENT MARKINGS & SIGNAGE NOTES:

1. ALL OFF-SITE PAVEMENT MARKINGS / STRIPING (IF ANY) AND PAVEMENT MARKINGS / STRIPING LEADING OFF-SITE (STOP BARS & SOLID STRIPES) SHALL BE REFLECTORIZED THERMOPLASTIC PER THE LATEST BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.
2. ALL STREET SIGNS (INCLUDING R1-1) SHALL MEET THE LATEST BROWARD COUNTY TRAFFIC ENGINEERING STANDARDS.
3. ALL PAVEMENT MARKINGS & SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS", LATEST EDITION, & BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS, LATEST EDITION.

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CHECKED BY: IJ
APPROVED BY: HEJ

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5932 NW 73RD COURT
PARKLAND, FL 33067
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AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

WEST PAVEMENT MARKING & CURB LOCATION PLAN

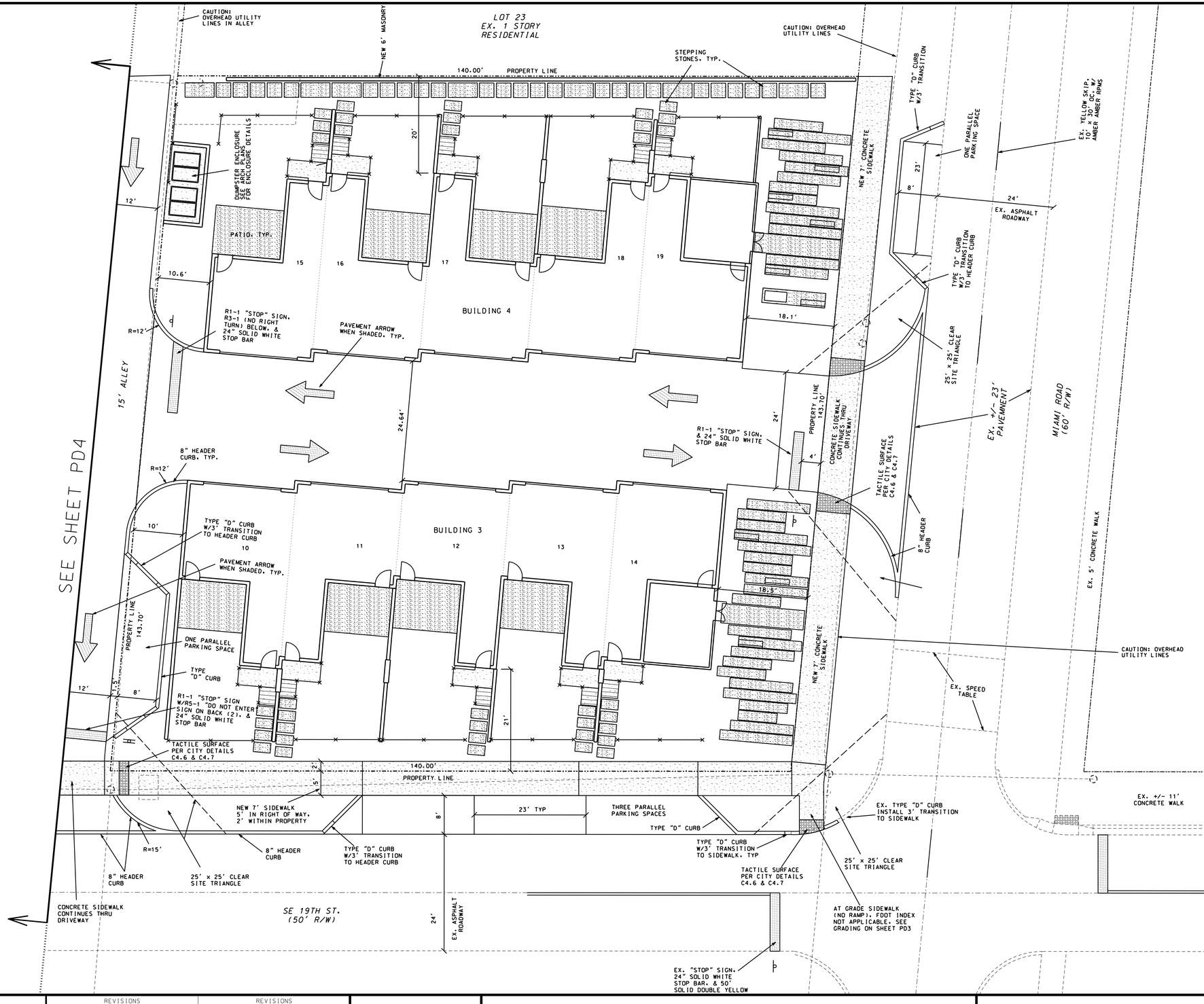
SEAL:

HOWARD JABLON, PE #47514

DATE: 11/05/22

DRAWING NO. 21-0690

SHEET NO. PD4 OF 10



ABBREVIATIONS

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DATE	COMMENTS	DATE	COMMENTS
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PARKLAND, FL 33067
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AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

EAST PAVEMENT MARKING & CURB LOCATION PLAN

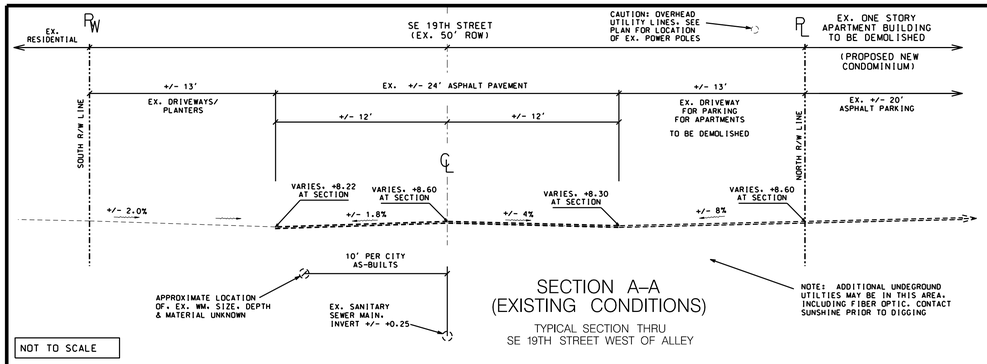
SEAL:

HOWARD JABLON. PE #47514

DATE: 11/05/22

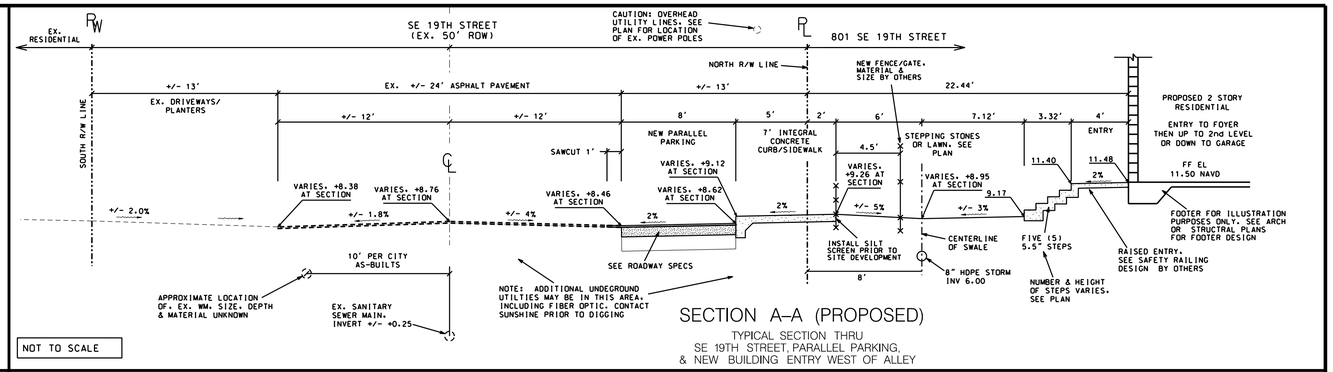
DRAWING NO. 21-0690

SHEET NO. PD5 OF 10



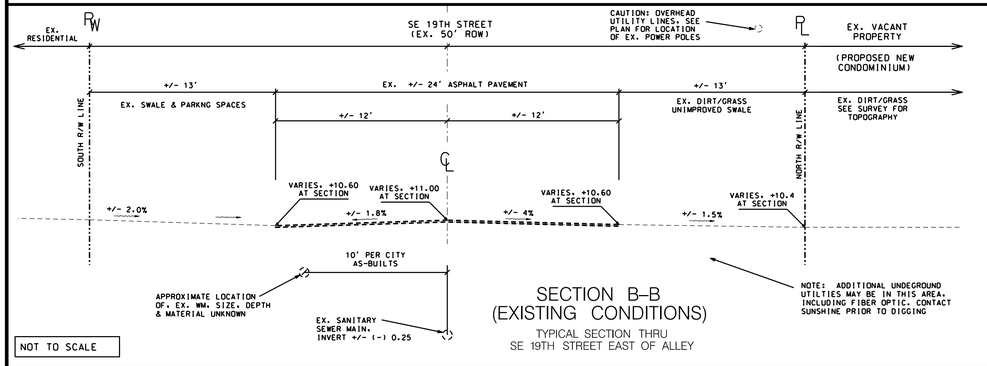
SECTION A–A (EXISTING CONDITIONS)

TYPICAL SECTION THRU
SE 19TH STREET WEST OF ALLEY



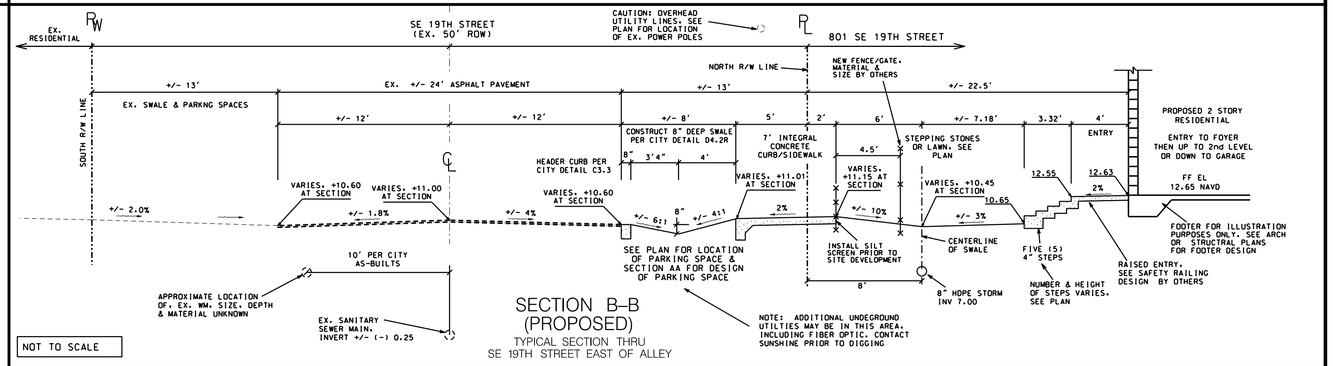
SECTION A–A (PROPOSED)

TYPICAL SECTION THRU
SE 19TH STREET, PARALLEL PARKING,
& NEW BUILDING ENTRY WEST OF ALLEY



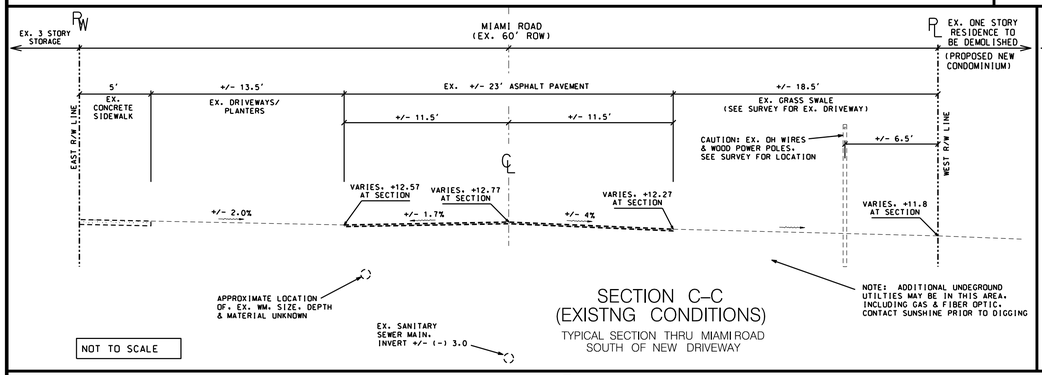
SECTION B–B (EXISTING CONDITIONS)

TYPICAL SECTION THRU
SE 19TH STREET EAST OF ALLEY



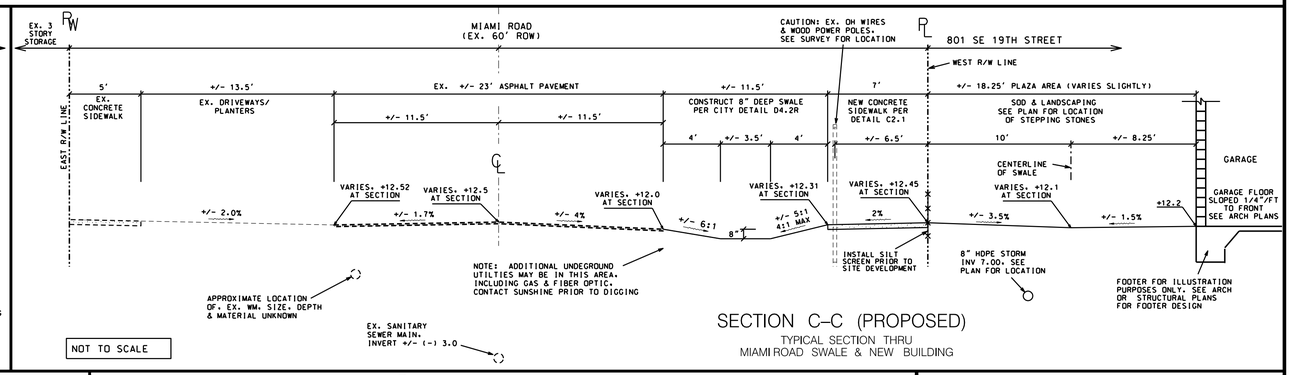
SECTION B–B (PROPOSED)

TYPICAL SECTION THRU
SE 19TH STREET EAST OF ALLEY



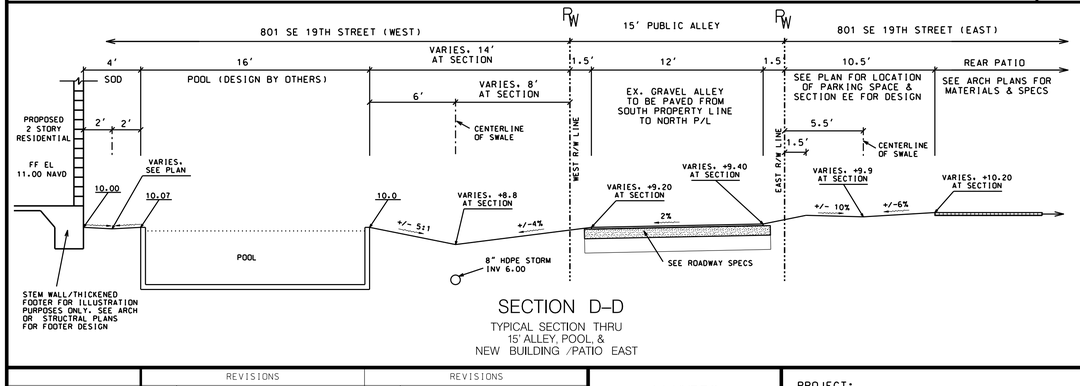
SECTION C–C (EXISTNG CONDITIONS)

TYPICAL SECTION THRU MIAMI ROAD
SOUTH OF NEW DRIVEWAY



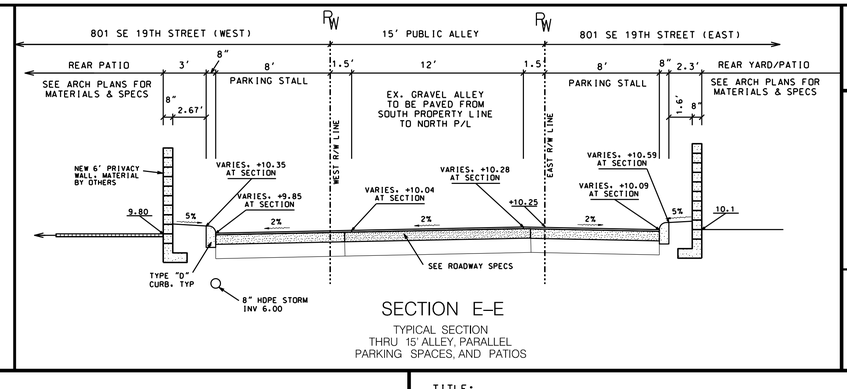
SECTION C–C (PROPOSED)

TYPICAL SECTION THRU
MIAMI ROAD SWALE & NEW BUILDING



SECTION D–D

TYPICAL SECTION THRU
15' ALLEY, POOL, &
NEW BUILDING /PATIO EAST



SECTION E–E

TYPICAL SECTION
THRU 15' ALLEY, PARALLEL
PARKING SPACES, AND PATIOS

ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

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APPROVED BY: HEJ

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DATE	COMMENTS	DATE	COMMENTS
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AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

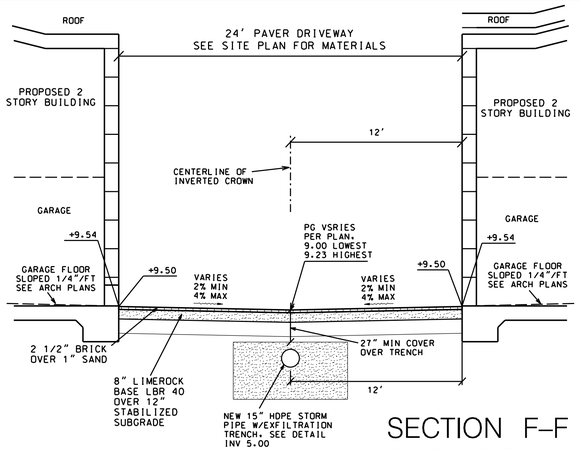
TITLE:

PAVING & GRADING CROSS SECTIONS

SEAL:

HOWARD JABLON, PE
#47514

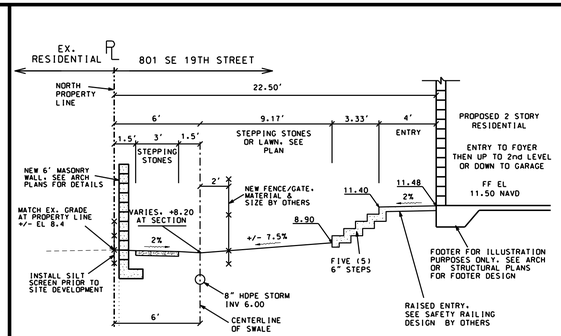
DATE: 11/05/22
DRAWING NO. 21-0690
SHEET NO. PD6 OF 10



SECTION F–F

TYPICAL DRIVEWAY CROSS SECTION

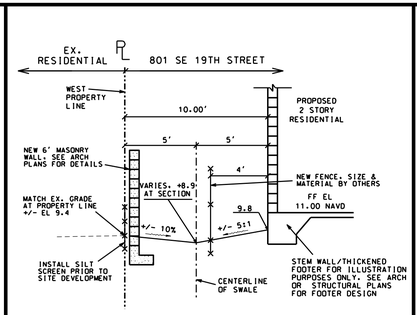
NOT TO SCALE



SECTION G–G

TYPICAL SECTION THRU NORTH PROPERTY LINE & NEW BUILDING ENTRY /FOYER

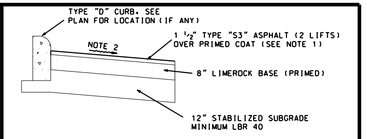
NOT TO SCALE



SECTION H–H

TYPICAL SECTION THRU WEST PROPERTY LINE & NEW BUILDING

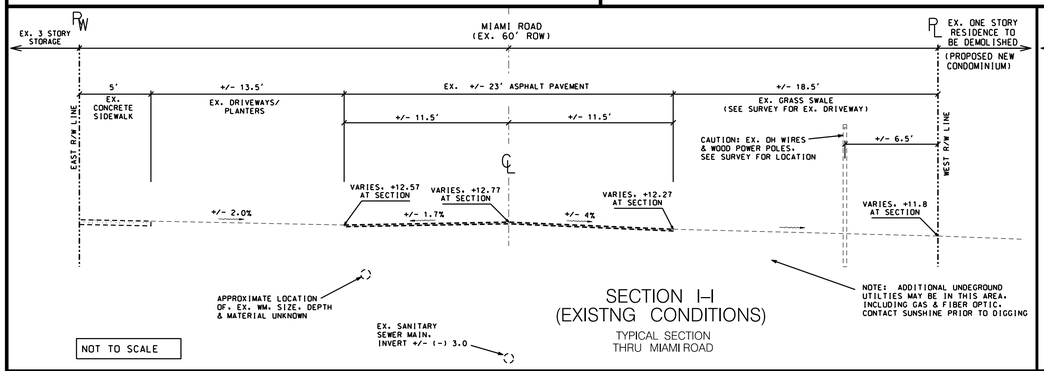
NOT TO SCALE



TYPICAL PUBLIC & PRIVATE ROAD ASPHALT PAVEMENT SECTION

PUBLIC & PRIVATE ROADWAY PAVING SPECS

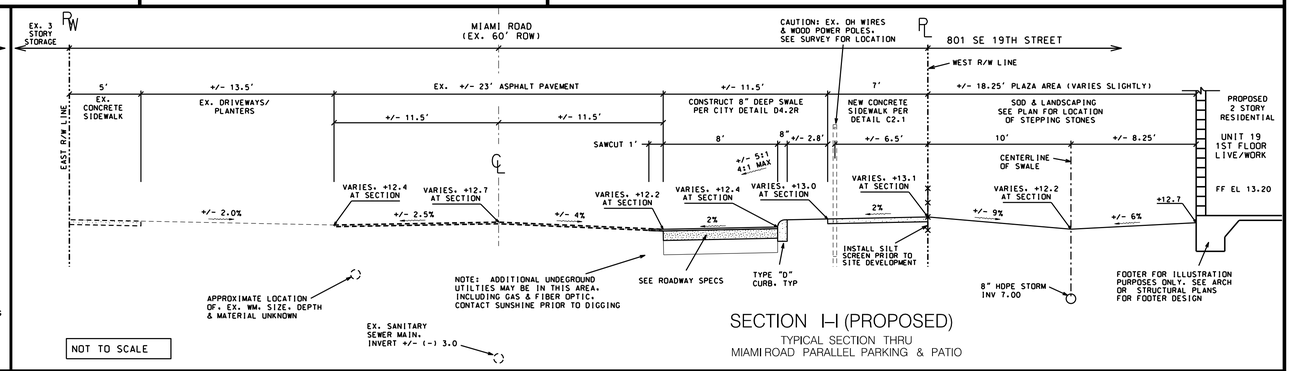
1. PAVING COURSE: 1.5" TYPE "S3" ASPHALT (2 LIFTS) TACK COAT TO BE USED BETWEEN LIFTS
2. BASE COURSE: 8" LIMEROCK BASE (PRIMED) LBR 100. W/MINIMUM 70% CARBONATES.
3. SUBGRADE: 12" STABILIZED SUBGRADE (MINIMUM LBR 40)



SECTION I–I (EXISTNG CONDITIONS)

TYPICAL SECTION THRU MIAMI ROAD

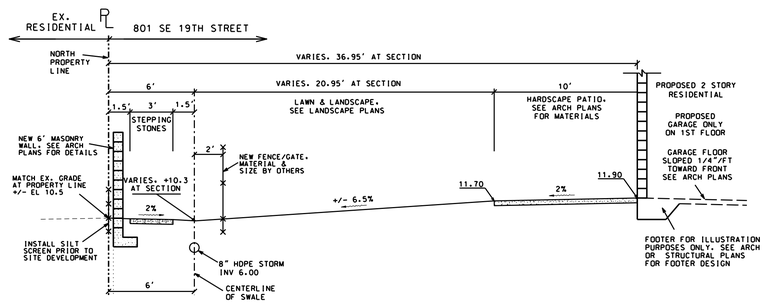
NOT TO SCALE



SECTION I–I (PROPOSED)

TYPICAL SECTION THRU MIAMI ROAD PARALLEL PARKING & PATIO

NOT TO SCALE



SECTION J–J

TYPICAL SECTION THRU NORTH PROPERTY LINE & NEW PATIO /GARAGE

NOT TO SCALE

ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.
2. TO CONVERT FROM NAVD TO NGVD. ADD 1.59' TO THE NAVD ELEVATION.

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UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

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DATE	COMMENTS	DATE	COMMENTS

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

PAVING & GRADING CROSS SECTIONS

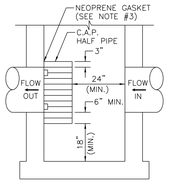
SEAL:

HOWARD JABLON, PE #47514

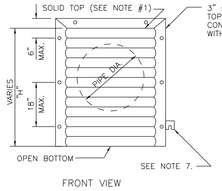
DATE: 11/05/22

DRAWING NO. 21-0690

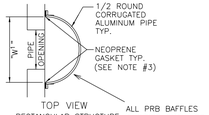
SHEET NO. PD7 OF 10



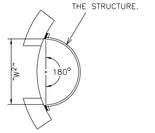
SIDE VIEW



FRONT VIEW



TOP VIEW
RECTANGULAR STRUCTURE



TOP VIEW
ROUND STRUCTURE

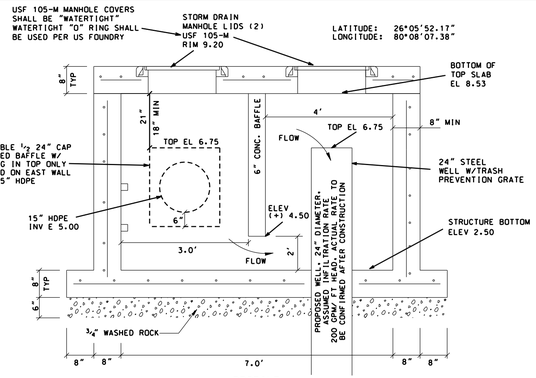
NOTES:

1. ALUMINUM SHEET OF SAME THICKNESS (GAUGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
2. NEOPRENE ADHESIVE BACKED GASKET, OR APPROVED EQUAL (1" x 3") SHALL BE INSTALLED ON THE SIDES AND TOP OF ALL BAFFLES.
3. POLLUTION RETARDANT BAFFLE TO BE FASTENED IN PLACE WITH 3/8"x4" STAINLESS STEEL "RED HEADS", OR APPROVED EQUAL.
4. ALL EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A STRUCTURE (SEE EXFILTRATION TRENCH DETAIL). THE BOTTOM OF THE BAFFLE SHALL BE A MIN. OF 12" BELOW C.W.E.
5. FIBERGLASS BAFFLES ARE NOT PERMITTED.
6. MOUNTING BRACKETS MAY BE ADDED TO FLAT BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN FLAT BARS.
7. FOR POLLUTION RETARDANT BASINS THE BOTTOM ELEVATION OF THE BAFFLE MUST BE A MINIMUM OF 2' BELOW THE CONTROL WATER ELEVATION.

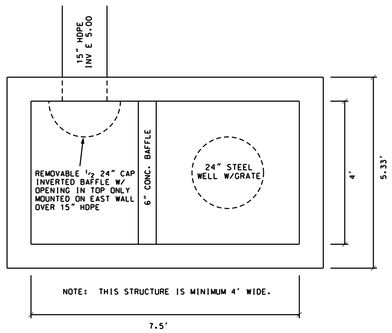
PIPE DIA.	W[1] (IN)	W[2] (IN)	T (GAUGE)	H (IN)
15"	21"	21"	16	VARIES
18"	24"	24"	16	VARIES
21"	30"	30"	16	VARIES
24"	30"	36"	16	VARIES
30"	36"	42"	14	VARIES
36"	42"	48"	14	VARIES
42"	48"	54"	14	VARIES
48"	54"	60"	14	VARIES
54"	60"	66"	14	VARIES

1: RECTANGULAR STRUCTURE
2. ROUND STRUCTURE

POLLUTION RETARDANT BAFFLE DETAIL

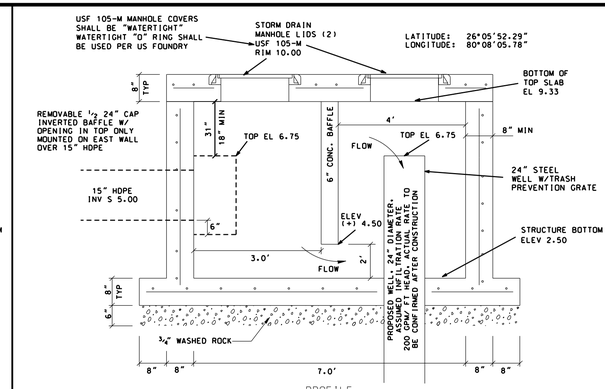


PROFILE



PLAN

WELL & CONTROL STRUCTURE *CS 100
NOT TO SCALE



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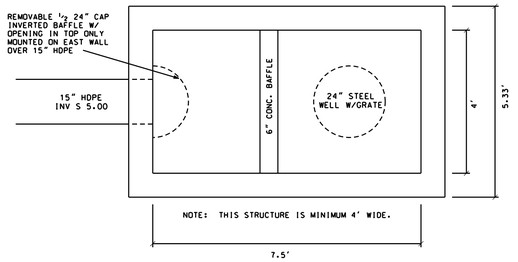
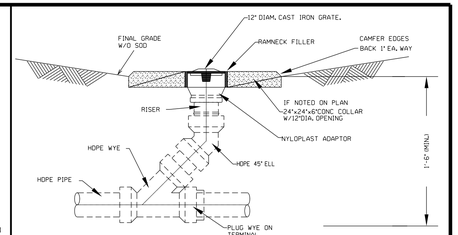


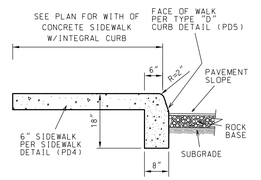
PLAN

WELL & CONTROL STRUCTURE *CS 200
NOT TO SCALE



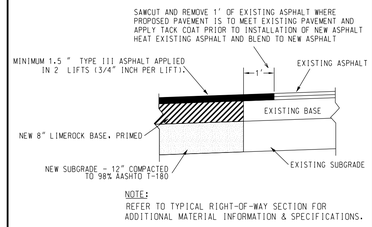
NOTE: YARD DRAINS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) N-12 (ADVANCED DRAINAGE SYSTEMS) OR EQUAL.

YARD INLET DETAIL (NYLOPLAST OR EQUAL)



INTEGRAL CURB/ SIDEWALK DETAIL

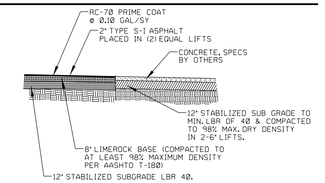
NOT TO SCALE



NOTE:
REFER TO TYPICAL RIGHT-OF-WAY SECTION FOR ADDITIONAL MATERIAL INFORMATION & SPECIFICATIONS.

EXISTING/PROPOSED PAVEMENT CONNECTION

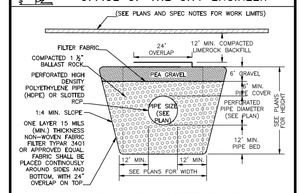
NOT TO SCALE



ASPHALT-CONCRETE CONNECTION DETAIL

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

(SEE PLANS AND SPEC NOTES FOR WORK LIMITS)



TRANSVERSE CROSS SECTION

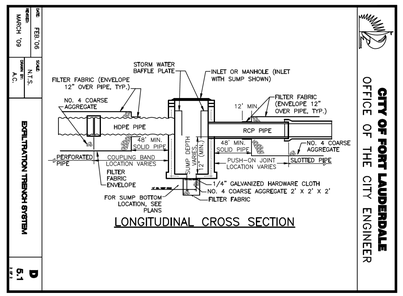
NOTES:

1. CONTRACTOR MUST READ AND ABIDE THE CITY'S GENERAL CONSTRUCTION NOTES AND DRAINAGE DESIGN NOTES PRIOR TO STARTING CONSTRUCTION.
2. THE STANDARD CROSS SECTION SHALL BE CONSTRUCTED UNLESS OTHER SECTIONS ARE DESCRIBED OR DETAILED ON PLANS.
3. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PREVENT CONTAMINATION OF THE TRENCH WITH SAND, SILT AND FOREIGN MATERIALS.
4. THE 12" WEEP HOLE SHALL NOT BE USED IF THE BOTTOM OF THE INLET OR MANHOLE IS BELLOW THE NORMAL WATER TABLE, UNLESS OTHERWISE SHOWN ON PLANS.
5. FRENCH DRAINS MUST BE INSPECTED BY THE ENGINEERING INSPECTOR PRIOR TO CONTRACTOR BACKFILLING.

DATE	SCALE	EXFILTRATION TRENCH SYSTEM	D
FEB.'06	N.T.S.		5.1
REVISED: MARCH '09	DRAWN BY: A.C.		SHT.

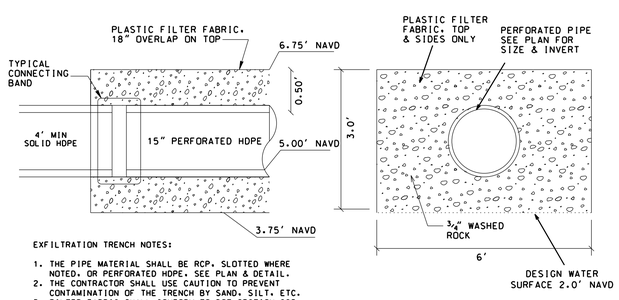
P:\eng\INTERNAL\DETAILS\CLEAN DETAILS\DETAILS FOR BLUE BOOK\CFL-88-05.1.DWG, 3/12/2009 11:15:58 AM, RomonC

P:\eng\INTERNAL\DETAILS\CLEAN DETAILS\DETAILS FOR BLUE BOOK\CFL-88-05.1.DWG, 3/12/2009 11:11:02 AM, RomonC



LONGITUDINAL CROSS SECTION

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

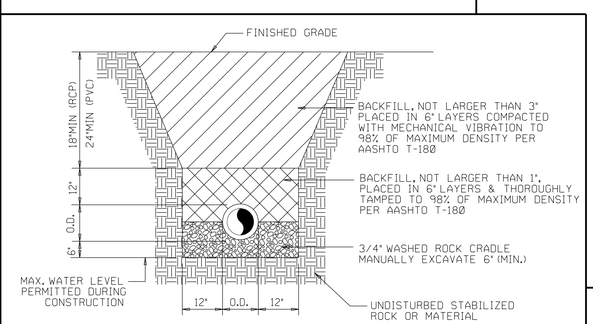


EXFILTRATION TRENCH NOTES:

1. THE PIPE MATERIAL SHALL BE RCP, SLOTTED WHERE NOTED, OR PERFORATED HDPE. SEE PLAN & DETAIL.
2. THE CONTRACTOR SHALL USE CAUTION TO PREVENT CONTAMINATION OF THE TRENCH BY SAND, SILT, ETC.
3. FILTER FABRIC SHALL CONFORM TO DOT SECTION 985 OR APPROVED EQUAL.
4. REFER TO PLAN VIEW FOR LOCATION OF PRBS.

EXFILTRATION TRENCH DETAIL

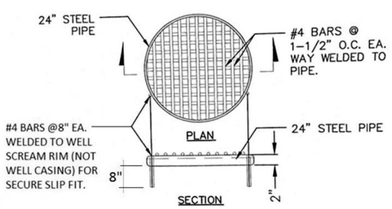
NOT TO SCALE



TYPICAL TRENCH DETAIL

Jaffer WELL DRILLING

Jaffer Well Drilling, a Division of A.C. Schultes of Florida, Inc.
1451 SE 9th Court
Hialeah, Fl 33010
Dade: 305/576-7383
Broward: 954/523-6669



STEEL WELL GRATE DETAIL

N.T.S.

NOTE: WELL SCREENS SHALL BE SECURED & TAMPERPROOF. BUT REMOVEABLE IN THE EVENT OF WELL MAINTENANCE.

ELEVATION NOTES

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: NA
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
2	2		

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

PAVING, GRADING, & DRAINAGE DETAILS

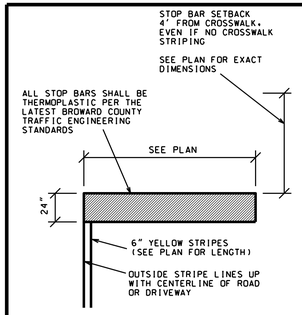
SEAL:

HOWARD JABLON. PE #47514

DATE: 11/05/22

DRAWING NO. 21-0690

SHEET NO. PD8 OF 10

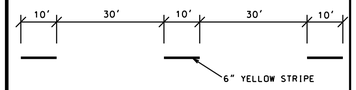


STOP BAR W/ 6"
DOUBLE YELLOW DETAIL

NOT TO SCALE

NOTES:

1. SEE PLAN FOR ALTERNATE SKIP PATTERNS, COLORS, AND RPM LOCATION AND TYPE.



10' X 30' SKIP LINE DETAIL
PER FDOT INDEX 711-001

NOT TO SCALE

DOUBLE SOLID LINES DETAIL
PER FDOT INDEX 711-001

NOT TO SCALE

INSPECTIONS:

THE CONTRACTOR SHALL NOTIFY THE CITY OF FORT LAUDERDALE AT LEAST 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1. CLEARING & FILLING.
2. STORM DRAINAGE LAMPING.
3. SUBGRADE (DENSITY TESTS SHALL BE APPROVED PRIOR TO THE PLACEMENT OF LIMEROCK).
4. LIMEROCK BASE (DENSITY TESTS AND AS-BUILTS MUST BE SUBMITTED WITH A CERTIFIED LETTER FROM THE ENGINEER OF RECORD INDICATING THEY CONFORM WITH THE APPROVED PLAN PRIOR TO THE PLACEMENT OF ASPHALT.
5. ASPHALTIC CONCRETE.
6. FINAL.
7. THE CONTRACTOR SHALL NOTIFY THE CITY, COUNTY, AND THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AND IN ADVANCE OF REQUIRED INSPECTIONS. TESTING & INSPECTIONS WILL BE REQUIRED FOR THE FOLLOWING TASKS:

   A. STORM DRAINAGE (CITY)
   B. WATER DISTRIBUTION SYSTEM (CITY & BCWWS)
   C. SANITARY SEWER SYSTEM (CITY & BCWWS)
   D. ROAD SUBGRADE (CITY ONLY)
   E. FINISHED LIMEROCK BASE (CITY ONLY)
   F. ASPHALTIC CONCRETE (CITY ONLY)
   G. PIPE BACKFILL (CITY & BCWWS)

8. ALL TESTING WILL BE WITNESSED BY THE CITY OF DANIA BEACH. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICES AND COPY REPORTS TO THE CITY ENGINEER ON A BI-WEEKLY BASIS. FINAL SITE GRADING WORK SHALL BE INSPECTED BY THE ENGINEER OF RECORD. EMERGENCY SITUATIONS AND CHANGE OF PLANS SHALL BE REPORTED AT THE TIME OF EACH OCCURENCE.

PAVING & DRAINAGE RECORD DRAWING REQUIREMENTS:

1. GRADING & DRAINAGE AS-BUILT DRAWINGS AND DIGITAL FILES SHALL BE SUBMITTED TO THE CITY & BC ELPD AFTER COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL CONSIST OF:

   A. FOUR (4) COMPLETED, FULL SETS OF PRINTS, SIGNED & SEALED.
   B. ONE (1) FULL COMPLETED, SETS OF MYLARS.

2. AS-BUILT INFORMATION SHALL INCLUDE:

   A. RIMS, INVERTS, PIPE LENGTH, & MATERIAL FOR ALL DRAINAGE STRUCTURES.
   B. ELEVATION OF TOP OF ROCK AT ALL CRITICAL POINTS AND A MINIMUM OF EVERY 50' OC.

DRAINAGE INSPECTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO MOUNTING OF THE BAFFLES (IF ANY), CONTRACTOR TO PERFORM A DRAINAGE LAMPING OF SITE.
2. LAMPING INSPECTION MUST BE SCHEDULED WITH THE CITY ENGINEERING DEPARTMENT, AND THE ENGINEER OF RECORD.

DENSITY REQUIREMENTS FOR UTILITY AND DRAINAGE BACKFILL

1. THE CITY OF FORT LAUDERDALE MUST BE NOTIFIED PRIOR TO DENSITY TEST BEING PERFORMED. THE CITY OF FORT LAUDERDALE WILL OBSERVE ALL REQUIRED DENSITY TESTS.
2. BACKFILL SHALL BE COMPACTED IMMEDIATELY FOLLOWING UTILITY INSTALLATION TO 98% MAXIMUM DENSITY AS AS DETERMINED BY AASHTO T-180.
3. DENSITY TESTS ON THE SANITARY & STORM SEWER SHALL BE TAKEN IN 12" LIFTS WITH A MINIMUM OF 1 TEST FOR A RUN OF LESS THAN 200' & 2 FOR RUNS IN EXCESS OF 200 FEET. TESTS SHALL ALSO BE TAKEN AT EACH STRUCTURE AT THE DISGRESSION OF THE RECORD AND/OR GEOTECHNICAL ENGINEER.
4. DENSITY TESTS ON THE WATER MAIN SHALL BE TAKEN FOR EACH 12" LIFT & AT A MAXIMUM INTERVAL OF 110'.
5. ALL DENSITY TESTS SHALL BE TAKEN BY A CERTIFIED TESTING LABORATORY. TESTS SHALL BE CONDUCTED UNDER THE DIRECTION OF THE CITY OF FORT LAUDERDALE, RECORD ENGINEER AND/OR GEOTECHNICAL ENGINEER.

EARTHWORK NOTES

1. REFER TO THE GEOTECHINICAL REPORT PREPARED BY SOILPROBE ENGINEERING & TESTING DATED APRIL 30, 2019.
2. ALL ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM ANY ROADWAY, BUILDING PAD, DRAINAGE, AND UTILITY EASEMENT AND REPLACED WITH CLEAN FILL.
3. PRIOR TO COMPLETION OF THE EARTHWORK, A REGISTERED GEOTECHNICAL ENGINEER SHALL CERTIFY TO THE PROPER REMOVAL OF UNSUITABLE MATERIALS AND PROPER BACKFILLING AND DENSITY OF NEW MATERIAL.

DRAINAGE NOTES

1. LENGTH OF DRAINAGE PIPE IS MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. THE STORM STRUCTURER MANUFACTURER SHALL DETERMINE THE SIZE AND SHAPE OF ALL STRUCTURES TO ACCOMMODATE THE INCOMING STORM SEWERS. ALL STRUCTURES MUST MEET THE MINIMUM FDOT REQUIREMENTS. SEE PAVING & DRAINAGE NOTES.

GENERAL PAVING, GRADING, & DRAINAGE NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION WITH THE STANDARD SPECIFICATIONS OF THE CITY/COUNTY HAVING JURISDICTION AND WITH BROWARD COUNTY ENGINEERING DIVISION "MINIMUM STANDARDS".
2. ALL APPLICABLE CITY/COUNTY PERMITS MUST BE OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL WORK SHALL BE DONE IN A GOOD WORKMANLIKE MANNER. MATERIAL INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND THE CITY AND/OR COUNTY FOR APPROVAL PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. CONTRACTOR SHALL NOTIFY THE CITY AND/OR COUNTY AND THE ENGINEER OF RECORD A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK IN THE RIGHT OF WAY.
6. CONTRACTOR TO BE TOTALLY RESPONSIBLE FOR MAINTENANCE OF TRAFFIC AND SAFETY OF MOTORISTS AND PEDESTRIANS USING THIS SITE, ADJACENT STREET, ROADWAYS AND WATERWAYS DURING CONSTRUCTION. MAINTENANCE AND SAFETY PROCEDURES SHALL CONFORM TO M.U.T.C.D. CONTRACTOR TO PROVIDE M.O.T. PLAN TO CITY OF FORT LAUDERDALE PRIOR TO PRECONSTRUCTION MEETING.
7. SEE PLAN SHEET FOR VERTICAL DATUM INFORMATION.
8. THE EXISTING ELEVATIONS SHOWN ARE FOR THE PURPOSE OF INDICATING THE APPROXIMATE GROUND ELEVATION AT THE LOCATION SHOWN AND IN NO WAY REFLECT SURFACE CONDITIONS OR SUBSURFACE SOIL CONDITIONS.
9. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE APPROVED PLANS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CITY ENGINEER AND THE ENGINEER OF RECORD. AT NO TIME IS THE CONTRACTOR TO TAMPER WITH EXISTING UTILITIES, EXCEPT AS NOTED ON THE PLANS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE, AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION, FOR THE PROTECTION OF EXISTING AND NEWLY INSTALLED UTILITIES FROM DAMAGE OR DISRUPTION OF SERVICE.
11. ALL MUCK, YIELDING, & DELETERIOUS MATERIAL WITHIN ROAD RIGHT OF WAYS, PAVED AREAS, SIDEWALK, BUILDING PADS, DRAINAGE AND UTILITY TRENCHES SHALL BE REMOVED COMPLETELY AND REPLACED WITH CLEAN FILL MATERIAL IN 8" LAYERS COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99C.
12. BACKFILL AND BEDDING MATERIAL SHALL BE NON-COHESIVE AND NON-PLASTIC, FREE OF DEBRIS, LUMPS, CLODS, WOOD, BROKEN PAVEMENT OR ANY ORGANIC OR UNSTABLE MATERIAL. NO ROCKS LARGER THAN 6" SHALL BE PERMITTED AS BACKFILL OR BEDDING.
13. RECORD DRAWINGS, CERTIFIED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA, SHALL BE SUBMITTED TO THE ENGINEER OF RECORD, CITY ENGINEER, AND COUNTY ENGINEER PRIOR TO FINAL ACCEPTANCE OF THE SYSTEM.
14. CONTRACTOR SHALL CONTACT SUNSHINE ONE CALL (1-800-432-4770) & ALL OTHER UTILITY COMPANIES PRIOR TO CONSTRUCTION. SUNSHINE REGISTRATION NUMBER MUST BE SHOWN ON DRAWINGS PRIOR TO START OF CONSTRUCTION IN RIGHT-OF-WAY AND PRIOR TO PERMIT ISSUANCE BY CITY. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING UTILITIES & SHALL REPAIR DAMAGED UTILITIES AT HIS EXPENSE.
15. TURBIDITY BARRIERS MUST BE INSTALLED AT ALL OUTFALL LOCATIONS PRIOR TO PIPE CONNECTION TO RECEIVING WATERS. TURBIDITY BARRIERS MUST REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
16. A PRE-CONSTRUCTION MEETING WILL BE REQUIRED WITH THE CITY OF FORT LAUDERDALE, PAID, THE RECORD ENGINEER, THE CONTRACTOR, & OTHER AGENCIES WITH JURISDICTION IN ATTENDANCE.

TREE PRESERVATION/CLEARING NOTES

1. PRIOR TO ANY TREE REMOVAL OR CLEARING, CONTRACTOR SHALL REFER TO APPROVED LANDSCAPE OR TREE DISPOSITION PLAN PREPARED BY OTHERS REGARDING TREE PRESERVATION, RELOCATION, ETC.
2. EXISTING TREES ON SITE NOT SHOWN ON CIVIL ENGINEERING PLANS PREPARED BY A. J. HYDRO ENGINEERING, INC.
3. CONTRACTOR SHALL APPLY FOR ANY CLEARING, TREE REMOVAL, RELOCATION, AND/OR TREE PRESERVATION PERMITS, AND ANY OTHER PERMITS AS REQUIRED BY THE CITY OF FORT LAUDERDALE PRIOR TO COMMENCING CONSTRUCTION.

PAVING, GRADING, & DRAINAGE NOTES

1. ASPHALT PAVEMENT SHALL CONFORM TO APPLICABLE PARTS OF SECTION 300-339. AS DESCRIBED IN FLORIDA D.O.T. STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION. ASPHALT SHALL BE TYPE S-3, UNLESS OTHERWISE NOTED.
2. LIMEROCK BASE CONSTRUCTION SHALL CONFORM TO APPLICABLE PARTS OF SECTION 200-230, AS DESCRIBED IN THE FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. BASE COURSE SHALL BE COMPACTED TO A DENSITY NOT LESS THAN 98% OF THE MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-180, AND HAVE A MINIMUM L.B.R. OF 100. PRIME COAT APPLICATION RATE AT 0.10 GAL/S.Y.
3. COMPACTED SUBGRADE CONSTRUCTION SHALL CONFORM TO APPLICABLE PARTS OF SECTION 120, AS DESCRIBED IN FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. COMPACTED SUBGRADE SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99C.
4. PROCTOR TESTS FOR SUBGRADE AND BASE MATERIALS SHALL BE SUPPLIED BY THE DEVELOPER PRIOR TO SCHEDULED DENSITY TESTS. DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 SQUARE YARDS. THE DEVELOPER SHALL PAY FOR ALL TESTING IF THE REQUIRED DENSITY IS ACHIEVED. THE CONTRACTOR SHALL BE LIABLE FOR ALL RETESTS FOR ANY FAILURES. TEST LOCATIONS SHALL BE DETERMINED BY THE CITY OF FORT LAUDERDALE ENGINEERING DEPARTMENT AND/OR THE "ENGINEER OF RECORD." BASE/ASPHALT CONSTRUCTION SHALL NOT COMMENCE UNTIL SATISFACTORY DENSITY TESTS HAVE BEEN REVIEWED BY THE CITY ENGINEER AND THE "ENGINEER OF RECORD."
5. ALL UNDERGROUND UTILITIES SITUATED IN PAVED AREAS, INCLUDING BUT NOT LIMITED TO, SEWER AND WATER MAINS, GAS MAINS, ELECTRICAL DISTRIBUTION, TELEPHONE, ETC., SHALL BE COMPLETED AND APPROVED BEFORE ANY SUBGRADE WORK COMMENCES.
6. CONCRETE FOR CURBS, GUTTERS, DRAINAGE INLETS, SIDEWALKS, ETC., SHALL BE CLASS 1, IN ACCORDANCE WITH FLORIDA D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 345. FOR CURB & GUTTER & VALLEY GUTTER PROVIDE 1/8"-1/4" CONTRACTION JOINTS AT 10' CENTERS. CONCRETE SHALL BE 3,000 PSI.
7. PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO THE FLORIDA D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS. THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND WITH THE CITY OF FORT LAUDERDALE, AND SHALL BE REFLECTORIZED THERMOPLASTIC.
8. RADII REFER TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
9. REFER TO CALCULATION SHEETS FOR SITE GEOMETRY.
10. MATERIALS AND WORKMANSHIP IN CITY/COUNTY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE CITY OF FORT LAUDERDALE, PAID & BROWARD COUNTY MINIMUM STANDARDS.
11. NO ASPHALT SHALL BE PLACED IN CITY/COUNTY RIGHT-OF-WAYS UNTIL CERTIFIED AS-BUILTS OF THE FINISHED ROCK BASE HAVE BEEN SUBMITTED TO AND APPROVED BY THE RECORD ENGINEER & THE CITY OR COUNTY HAVING JURISDICTION.
12. LIMEROCK SHALL BE MIAMI LIMEROCK HAVING A MINIMUM 70% OF CARBONATES IN CITY RIGHT OF WAYS, & 70% OF CARBONATES IN COUNTY RIGHT OF WAYS. LIQUID LIMIT LESS THAN 35, PLASTICITY INDEX LESS THAN 6 AND LBR 100.
13. ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED.
14. ALL TRENCHING, PIPE LAYING, BACKFILL, LAMPING, ETC. MUST BE IN CONFORMANCE WITH THE CITY OF FORT LAUDERDALE & BROWARD COUNTY MINIMUM STANDARDS. ADDITIONALLY, ALL PIPE MUST BE BACKFILLED IN NO GREATER THAN 12" LIFTS AND EACH LIFT TAMPED & DENSITY TESTED, UNLESS OTHERWISE APPROVED BY THE RECORD ENGINEER AND THE AGENCY HAVING JURISDICTION.
15. AS-BUILT PIPE INVERTS AND ROADWAY GRADING WILL BE STRICTLY ENFORCED.
16. PRECAST CONCRETE MANHOLES/INLETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-478-70, LATEST REVISIONS. ALL PRE-CAST MANHOLES/INLETS SHALL BEAR THE STAMP OF A CERTIFIED ENGINEERING TESTING LABORATORY, SIGNED AND DATED, CERTIFYING THAT THEY MEET THE REQUIREMENTS OF ASTM C-478 FOR CONCRETE STRENGTH, STEEL REINFORCEMENT AREA AND PLACEMENT, AND APPEARANCE WHEN MANUFACTURED. MANHOLES/INLETS MUST BE INSPECTED BY THE CITY OF FORT LAUDERDALE BEFORE UNLOADING.
17. CONCRETE FOR PRECAST MANHOLES/INLETS OR CAST IN PLACE MANHOLES/INLETS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS.
18. MINIMUM WALL AND BASE THICKNESS FOR PRECAST MANHOLES SHALL BE 8 INCHES.
19. REINFORCING STEEL FOR MANHOLES/INLETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 AND A-305, LATEST REVISION. SPLICES SHALL HAVE A MINIMUM LAP OF 24 BAR DIAMETERS. MINIMUM COVER OVER REINFORCING STEEL SHALL BE 3 INCHES.
20. ALL OPENINGS IN PRECAST MANHOLES/INLETS SHALL BE CAST AT TIME OF MANUFACTURE.
21. PRECAST MANHOLE/INLET SHOP DRAWINGS SHALL BE SUBMITTED TO THE RECORD ENGINEER & THE CITY OF FORT LAUDERDALE FOR APPROVAL PRIOR TO FABRICATION.
22. MANHOLE/INLET LIDS SHALL BE CAPABLE OF WITHSTANDING AASHTO H-20 LOADING.
23. IN ACCORDANCE WITH FLORIDA STATUTE 90-096 FS, KNOWN AS "THE FLORIDA TRENCH SAFETY ACT." CONTRACT BID DOCUMENTS MUST IDENTIFY ALL COSTS AND METHOD OF TRENCH EXCAVATIONS EXCEEDING (5) FIVE FEET IN DEPTH.

    THE CONTRACTOR IS RESPONSIBLE THAT ALL SHEETING AND SHORING INSTALLED COMPLY WITH OSHA EXCAVATION STANDARDS 29 C.F.R. S1926:650 SUBPART P. THE CONTRACTOR MUST EVALUATE GEOTECHNICAL DATA AND DESIGN THE TRENCH SAFETY SYSTEM ACCORDINGLY.

    THE CONTRACTOR MUST SUBMIT A LETTER, TO THE ENGINEER, ACKNOWLEDGING THAT HE HAS COMPLIED WITH THE FORGOING PRIOR TO CONSTRUCTION.
24. R1-1 AND D3 SIGNS SHALL BE HIGH INTENSITY REFLECTORIZED SHEETING.

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED ABOVE USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: NA
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS

AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

PAVING, GRADING, & DRAINAGE DETAILS & NOTES

SEAL:

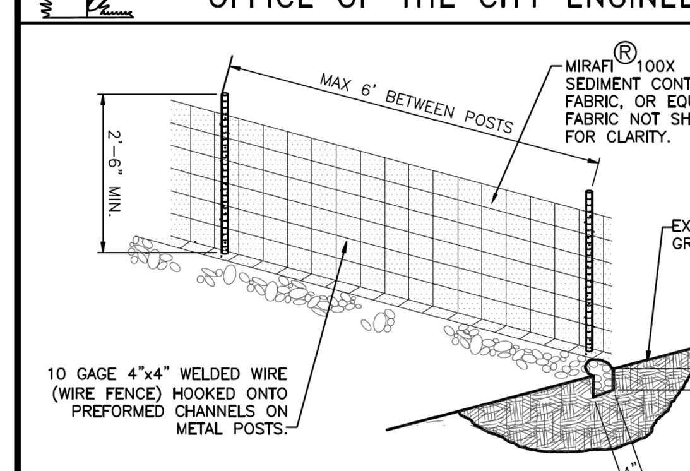
HOWARD JABLON, PE
#47514

DATE: 11/05/22

DRAWING NO. 21-0690

SHEET NO. PD9 OF 10

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



NOTES:

1. DRIVE WOOD POSTS (1.3 LBS/FT MIN) 18" MIN INTO GROUND AND EXCAVATE A 4"X4" TRENCH UPHILL 5' LONG (MIN) ALONG LINE OF POSTS. WOOD.
2. POSTS 4" IN DIAMETER OR 2"X4" MAY BE USED. ATTACH WIRE FENCE TO POSTS AND EXTEND THE BOTTOM OF THE FENCE 8" INTO THE EXCAVATED TRENCH. ALTERNATE : USE SEDIMENT CONTROL FABRIC WITH PRE-SEWN POCKETS FOR POSTS SO THAT WIRE FENCE IS NOT REQ'D.
3. ATTACH THE SEDIMENT CONTROL FABRIC (36" WIDE) TO THE WIRE FENCE W/METAL CLIPS OR WIRE AND EXTEND THE BOTTOM OF THE FABRIC 6" INTO THE TRENCH.
4. BOTTOM OF SEDIMENT CONTROL FABRIC MUST BE PLACED IN TRENCH AND SECURED WITH GRANULAR FILL TO A HEIGHT OF 6" ABOVE GROUND LEVEL, SO THAT RUNOFF IS FORCED TO GO THROUGH THE FENCE AND CANNOT GO UNDER IT.
5. SILT FENCE SHALL BE MAINTAINED AND TRAPPED SEDIMENTS SHALL BE REMOVED BY THE CONTRACTOR PERIODICALLY AS DETERMINED BY THE ENGINEER OR AS NECESSARY (MAX. 6 MONTHS).
6. THE CONTRACTOR IS REQUIRED TO REMOVE ALL SILT FENCES AND AREA TO BE RESTORED TO THE ORIGINAL CONDITION UPON COMPLETION OF CONSTRUCTION.

DATE: FEB.'06	SCALE: N.T.S.	SILT FENCE DETAIL	D
REVISED: MARCH '09	DRAWN BY: A.C.		2.1

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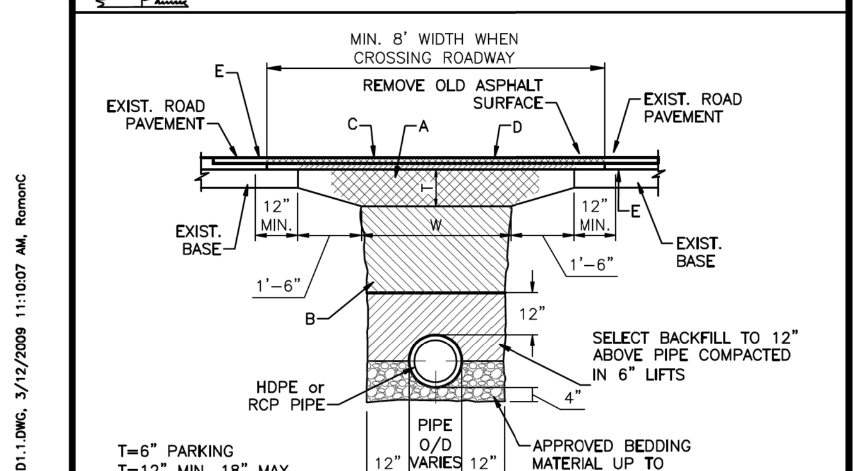
CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER



RIGHT OF WAY
TRENCH REPAIR, MILLING, AND OVERLAY

A. RESTORE ROAD BED TWO TIMES ORIGINAL THICKNESS 18" MAX. AND 12" MIN. PLACED IN 6" LAYERS AND COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

B. TRENCH BACKFILLED IN 6" COMPACTED LIFTS TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

C. ASPHALTIC CONCRETE AS REQUIRED BY SPECIFICATIONS THICKNESS TO MATCH EXISTING. (TYPICAL 1-1/2")

D. MILLING, ASPHALTIC CONCRETE RESURFACING AS REQUIRED BY SPECIFICATIONS.

E. SAW CUT & APPLY TACK COAT TO ALL SURFACES AND EDGES

DATE: FEB.'06	SCALE: N.T.S.	TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING	D
REVISED: MARCH '09	DRAWN BY: A.C.		1.1 1 OF 2

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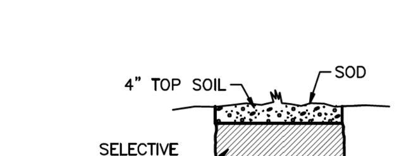

SURFACE RESTORATION
IN R/W ABOVE THE PIPE ZONE

NOTES:

1. UNLESS OTHERWISE SPECIFIED SELECTED MATERIAL SHALL BE FREE OF STONES LARGER THAN 3/8" DIA.

2. REPLACE ALL EXISTING LANE MARKINGS AND REFLECTIVE MARKERS DAMAGED BY CONSTRUCTION ACTIVITIES.

DATE: FEB.'06	SCALE: N.T.S.	TYPICAL TRENCH AND PAVEMENT RESTORATION FOR TRANSVERSE CROSSING	D
REVISED: MARCH '09	DRAWN BY: A.C.		1.1 2 OF 2

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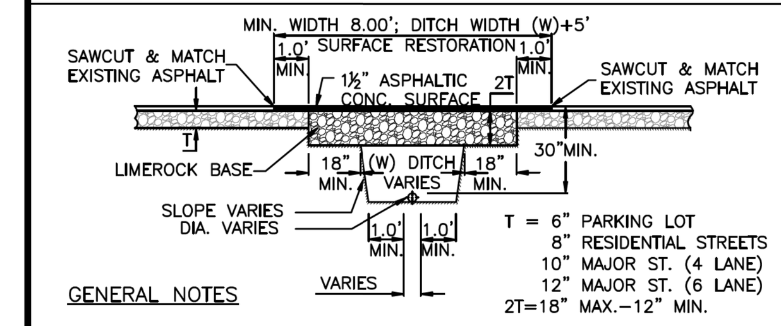
OFFICE OF THE CITY ENGINEER



GENERAL NOTES

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL BASE. MINIMUM 12", MAXIMUM 18".
2. BASE MATERIAL SHALL BE PLACED IN LAYERS NOT THICKER THAN 6" COMPACTED THICKNESS AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% OF MAXIMUM DENSITY, PER AASHTO T-180.
3. ASPHALT PAVEMENT JOINTS (ASPHALTIC CONCRETE) SHALL BE MECHANICALLY SAWED.
4. NEW SURFACE MATERIAL WILL BE D.O.T. TYPE III ASPHALTIC CONCRETE.
5. BASE MATERIAL SHALL HAVE A MINIMUM LBR OF 100 & MINIMUM CARBONATE CONTENT OF 70% FOR MAJOR STREETS AND 60% FOR RESIDENTIAL STREETS.
6. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" ASPHALTIC CONCRETE PATCH ON MAJOR STREET AND 1-1/2" ASPHALTIC CONCRETE PATCH ON RESIDENTIAL STREET AND PARKING LOT TO KEEP THE FILL MATERIAL FROM RAVELING UNTIL PLACED WITH A PERMANENT PATCH.
7. SUBGRADE SHALL BE COMPACTED TO 100% OF DRY DENSITY PER AASHTO T-99 AND SHALL BE PLACED IN LIFTS NOT TO EXCEED 12" MAXIMUM, LOOSE MEASUREMENT.
8. PAVEMENT RESTORATION DUE TO PLACEMENT OF 4" GAS MAINS OR LARGER SHALL BE AS SHOWN ON THIS DETAIL WITH A 3" MINIMUM WIDTH AND PLACEMENT OF CONTINUOUS METALLIC TAPE OR #12 WIRE WRAPPED AROUND THE PIPE(S).
9. THE PROVISIONS IN THIS DETAIL SUPERSEDES ALL OTHER RELATED PROVISIONS MENTIONED IN CITY OF FORT LAUDERDALE CONSTRUCTION STANDARDS AND SPECIFICATIONS.

DATE: APRIL'04	SCALE: N.T.S.	RESTORATION OF PAVEMENT UTILITY CROSSING	P
REVISED: MARCH '09	DRAWN BY:		4.1

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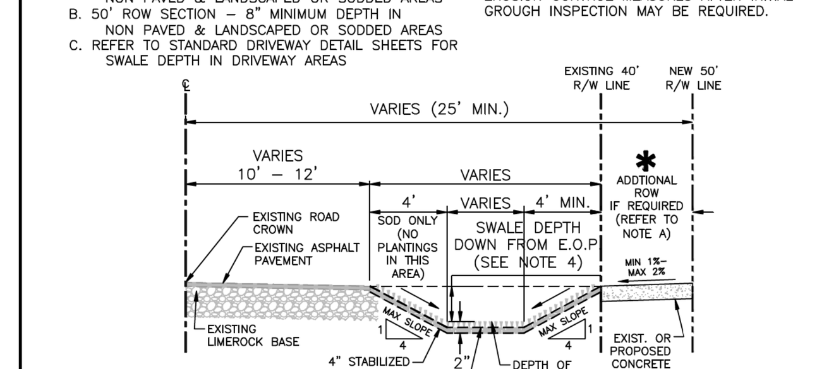
CONSTRUCTION NOTES:

1. SWALE SHALL EXTEND ENTIRE LENGTH OF PROPERTY FROM PROPERTY LINE TO PROPERTY LINE.
2. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION & APPROVAL.
3. ENGINEERING GROUGH SWALE INSPECTION SHALL BE CALLED, INSPECTED AND PASSED PRIOR TO PLACEMENT OF CONCRETE OR ANY LANDSCAPING OR TREE INSTALLATION.
4. FINAL SWALE DEPTHS SHALL MEET THE FOLLOWING AFTER INSTALLATION OF ANY SOD OR PAVERS (INCLUDING HEADER CURBS IF APPLICABLE) DEPTHS ARE MEASURED FROM EXISTING EDGE OF PAVEMENT (E.O.P.):
   A. 40' ROW SECTION – 6" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   B. 50' ROW SECTION – 8" MINIMUM DEPTH IN NON PAVED & LANDSCAPED OR SODDED AREAS
   C. REFER TO STANDARD DRIVEWAY DETAIL SHEETS FOR SWALE DEPTH IN DRIVEWAY AREAS
5. MINIMUM CLEAR ZONE SHALL BE PROVIDED FROM EDGE OF PAVEMENT.
   A. 4' MINIMUM CLEAR ZONE FOR PLANTINGS OR SMALL GROUNDCOVER (SHALL NOT EXCEED 30" IN FULL GROWN HEIGHT)
   B. 6' MINIMUM CLEAR ZONE FOR TREES (SIGHT TRIANGLE REQUIRED ON PLANS)
6. CENTER BOTTOM OF SWALE BETWEEN EDGE OF PAVEMENT AND NEW RIGHT OF WAY LINE IF NO SIDEWALK EXISTS (SPECIAL S/W WAIVER REQUIRED BY CITY ENGINEER).
7. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY ENGINEERING STD DETAIL C1.3R, AND RUN CONTINUOUSLY THROUGH ALL DRIVEWAYS.
8. SITE PREPARATION AND EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ADDITIONAL EROSION CONTROL MEASURES AFTER INITIAL GROUGH INSPECTION MAY BE REQUIRED.

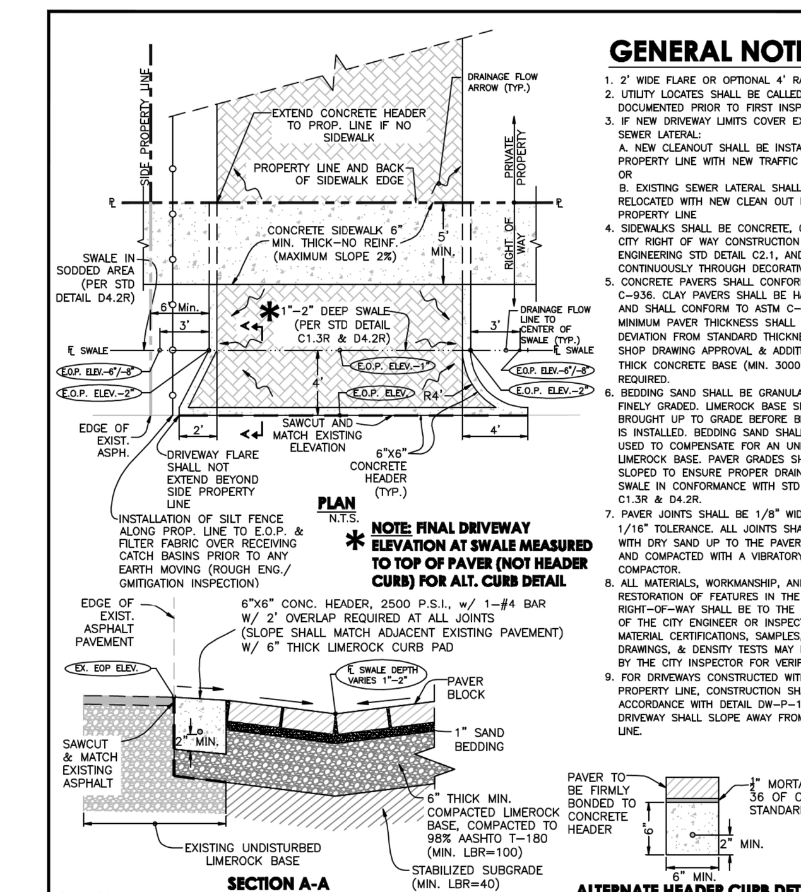


SPECIAL NOTE:

* A. RIGHT OF WAY SECTION REQUIRED TO BE A MINIMUM OF 25' FROM CENTER LINE OF ROADWAY. WHEN MINIMUM RIGHT OF WAY SECTION IS LESS THAN 25' ABUTTING PROPERTY, AN ADDITIONAL 5' RIGHT OF WAY EASEMENT IS REQUIRED. THIS EASEMENT SHALL BE RECORDED AT BROWARD COUNTY RECORDS, PRIOR TO CLOSE OUT OF PERMIT. INSTRUCTIONS AND CITY STANDARD EASEMENT DOCUMENTS CAN BE LOCATED AT: http://www.fortlauderdale.gov/home/showdocument?id=1558

R1-2/2016

CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	TYPICAL SWALE CROSS SECTION	ISSUED: 2/2016
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: D4.2R



GENERAL NOTES:

1. 2' WIDE FLARE OR OPTIONAL 4' RADIUS
2. UTILITY LOCATES SHALL BE CALLED AND DOCUMENTED PRIOR TO FIRST INSPECTION.
3. IF NEW DRIVEWAY LIMITS COVER EXISTING SEWER LATERAL:
   A. NEW CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE WITH NEW TRAFFIC RATED BOX
   OR
   B. EXISTING SEWER LATERAL SHALL BE RELOCATED WITH NEW CLEAN OUT INSTALLED AT PROPERTY LINE
4. SIDEWALKS SHALL BE CONCRETE, CONFORM TO CITY RIGHT OF WAY CONSTRUCTION & ENGINEERING STD DETAIL C2.1, AND RUN CONTINUOUSLY THROUGH DECORATIVE DRIVEWAYS.
5. CONCRETE PAVERS SHALL CONFORM TO ASTM C-936. CLAY PAVERS SHALL BE HARD-BURNED AND SHALL CONFORM TO ASTM C-902. THE MINIMUM PAVER THICKNESS SHALL BE 3 1/8". DEVIATION FROM STANDARD THICKNESS REQUIRES SHOP DRAWING APPROVAL & ADDITIONAL 6" THICK CONCRETE BASE (MIN. 3000 P.S.I.) REQUIRED.
6. BEDDING SAND SHALL BE GRANULAR AND FINELY GRADED. LIMEROCK BASE SHALL BE BROUGHT UP TO GRADE BEFORE BEDDING SAND IS INSTALLED. BEDDING SAND SHALL NOT BE USED TO COMPENSATE FOR AN UNEVEN LIMEROCK BASE. PAVER GRADES SHALL BE SLOPED TO ENSURE PROPER DRAINAGE TO SWALE IN CONFORMANCE WITH STD DETAIL C1.3R & D4.2R.
7. PAVER JOINTS SHALL BE 1/8" WIDE, WITH A 1/16" TOLERANCE. ALL JOINTS SHALL BE SWEPT WITH DRY SAND UP TO THE PAVER SURFACE AND COMPACTED WITH A VIBRATORY PLATE COMPACTOR.
8. ALL MATERIALS, WORKMANSHIP, AND RESTORATION OF FEATURES IN THE RIGHT-OF-WAY SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER OR INSPECTOR. MATERIAL CERTIFICATIONS, SAMPLES, SHOP DRAWINGS, & DENSITY TESTS MAY BE REQUIRED BY THE CITY INSPECTOR FOR VERIFICATION.
9. FOR DRIVEWAYS CONSTRUCTED WITHIN 6' OF PROPERTY LINE, CONSTRUCTION SHALL BE IN ACCORDANCE WITH DETAIL DW-P-1ALT AND DRIVEWAY SHALL SLOPE AWAY FROM PROPERTY LINE.

R1-2/2016

CITY OF FORT LAUDERDALE DEPT. OF SUSTAINABLE DEVELOPMENT	PAVER DRIVEWAY DETAIL	ISSUED: 1/2016
RIGHT OF WAY ENGINEERING & CONSTRUCTION	CONSTRUCTION IN CITY ROW	DETAIL TITLE: DW-P-1

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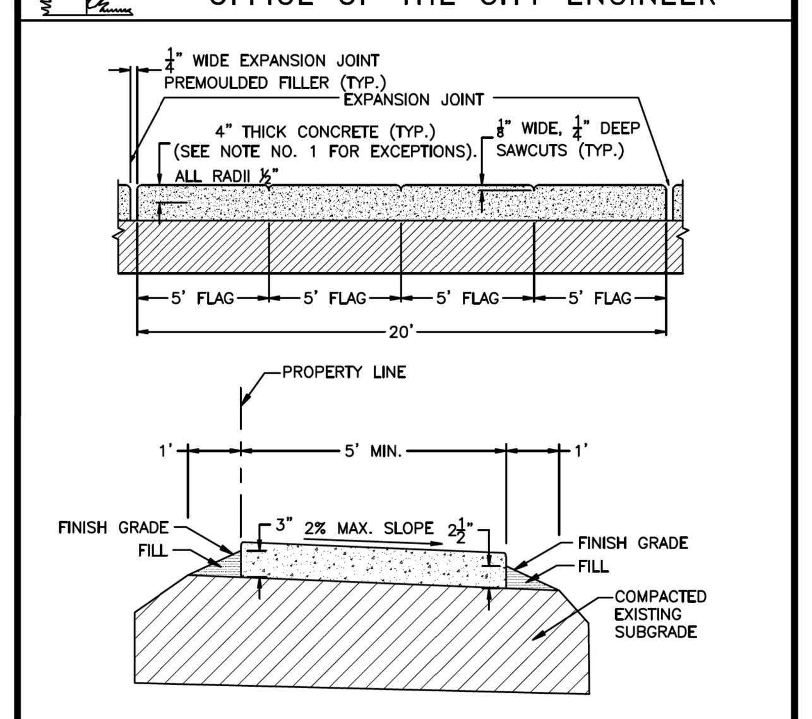

NOTES:

1. A MINIMUM OF 6" THICK SIDEWALK IS REQUIRED AT SIDEWALKS THROUGH DRIVEWAYS AND ON ALL COMMERCIAL SIDEWALK APPLICATIONS.
2. CONCRETE STRENGTH SHALL BE 3000 P.S.I.
3. THE USE OF REINFORCEMENT WILL NOT BE PERMITTED.
4. SIDEWALK SLOPES SHALL MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).

DATE: JAN.'82	SCALE: N.T.S.	SIDEWALK CONSTRUCTION	C
REVISED: MARCH '09	DRAWN BY:		2.1

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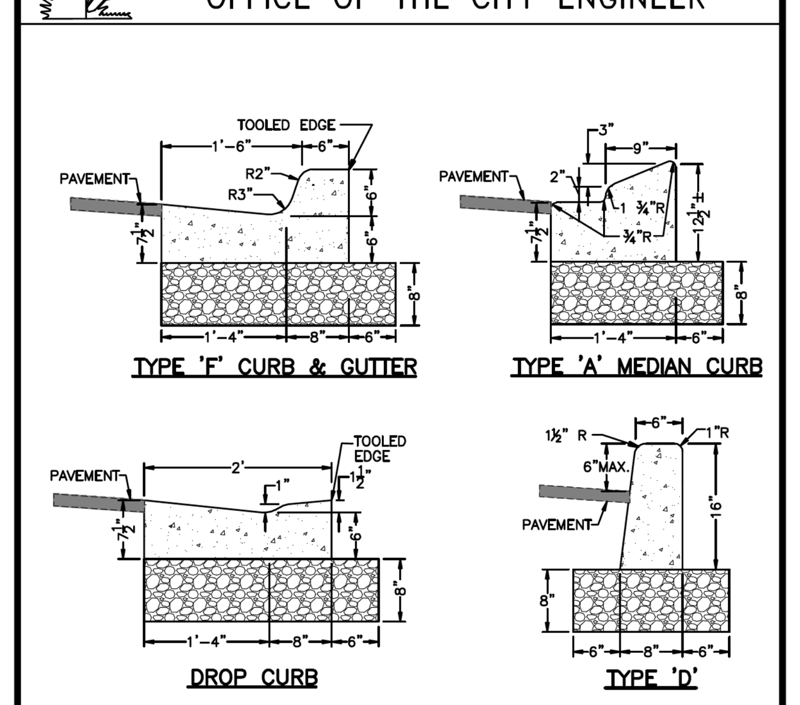

NOTE:

1. ALL CURBS MUST HAVE AN 8" THICK MINIMUM STABILIZED LIMEROCK BASE, COMPACTED TO 98% MAX. DENSITY PER AASHTO T-180.
2. ALL CONCRETE STRENGTH TO BE 3000 P.S.I.

DATE: JAN.'82	SCALE: N.T.S.	STANDARD CURB DETAILS	C
REVISED: MARCH '09	DRAWN BY:		3.1 1 OF 2

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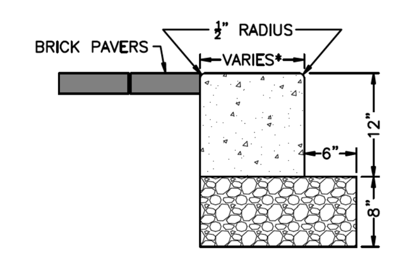

HEADER CURB

* 18" X 12" FOR ROADWAY
12" X 12" FOR WALKWAY & PARKING APPLICATIONS

DATE: JAN.'82	SCALE: N.T.S.	HEADER CURB	C
REVISED: MARCH '09	DRAWN BY:		3.3

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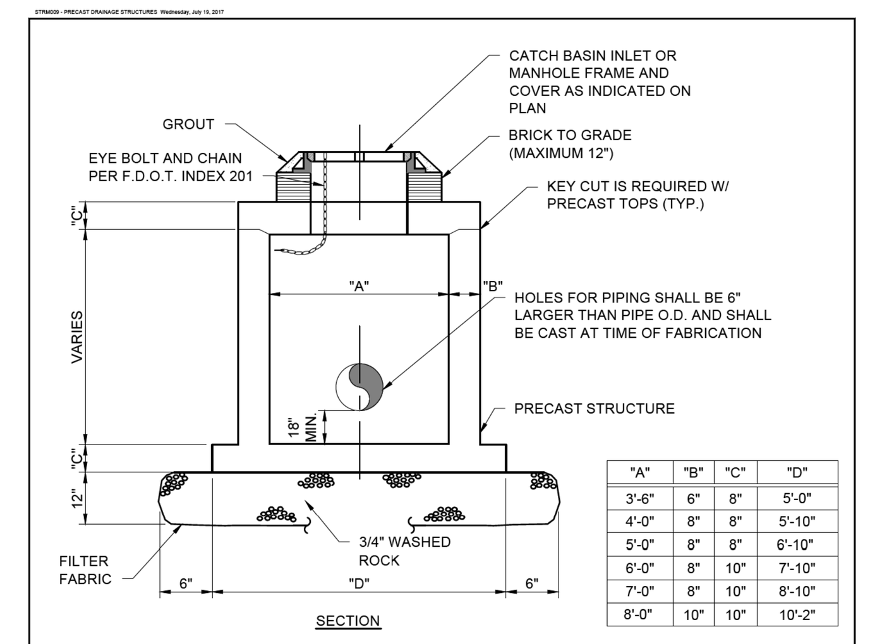
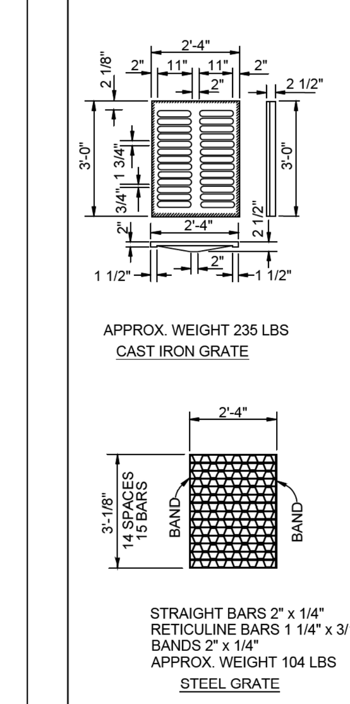


"A"	"B"	"C"	"D"
3'-6"	6"	8"	5'-0"
4'-0"	8"	8"	5'-10"
5'-0"	8"	8"	6'-10"
6'-0"	8"	10"	7'-10"
7'-0"	8"	10"	8'-10"
8'-0"	10"	10"	10'-2"

NOTES:

1. PRECAST STRUCTURE SHALL BE EITHER SQUARE OR ROUND AS INDICATED ON THE PLANS.
2. REINFORCING SHALL BE DESIGNED BY THE PRECAST MANUFACTURER TO COMPLY WITH FDOT INDEX 200.
3. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW. SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
4. DESIGN STRUCTURE FOR H-20 TRUCK LOAD.
5. SHOP DRAWINGS SHALL INCLUDE CALCULATIONS DEMONSTRATING THAT STRUCTURE WILL RESIST FLOATION WHEN EMPTY AND SUBJECT TO GROUNDWATER TO TOP OF STRUCTURE.
6. CATCH BASINS SHALL HAVE USF 4155 FRAME AND 6209 GRATE.
7. MANHOLES SHALL HAVE USF 230 RING AND TYPE AA COVER WITH THE LETTERING "STORM SEWER" CAST IN THE COVER.

CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT ENGINEERING DETAILS	PRECAST CIRCULAR & SQUARE DRAINAGE STRUCTURES	STRM 009 2017/07/14



NOTES

1. THESE INLETS ARE SUITABLE FOR BICYCLE TRAFFIC AND ARE TO BE USED IN DITCHES, MEDIANS AND OTHER AREAS SUBJECT TO INFREQUENT TRAFFIC LOADINGS BUT ARE NOT TO BE PLACED IN AREAS SUBJECT TO ANY HEAVY WHEEL LOADS. THESE INLETS MAY BE PLACED IN AREAS SUBJECT TO OCCASIONAL PEDESTRIAN TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS TRAFFIC SUCH AS LANDSCAPED AREAS AND PAVEMENT AREAS WHERE PEDESTRIANS CAN WALK AROUND THE INLET.
2. INLETS SUBJECT TO MINIMAL DEBRIS SHOULD BE CONSTRUCTED WITHOUT SLOTS. WHERE DEBRIS IS A PROBLEM INLETS SHOULD BE CONSTRUCTED WITH SLOTS. SLOTTED INLETS LOCATED WITHIN ROADWAY CLEAR ZONES AND AREAS SUBJECT TO PEDESTRIANS SHALL HAVE TRAVERSABLE SLOTS. TRAVERSABLE SLOTS SHALL NOT BE USED IN AREAS SUBJECT TO OCCASIONAL BICYCLE TRAFFIC.
3. STEEL GRATES ARE TO BE USED ON ALL INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED. STEEL GRATES ARE TO BE USED ON ALL INLETS WITH TRAVERSABLE SLOTS. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON INLETS WITHOUT SLOTS WHERE BICYCLE TRAFFIC IS NOT ANTICIPATED. EITHER CAST IRON OR STEEL GRATES MAY BE USED ON ALL INLETS WITH NON-TRAVERSABLE SLOTS.
4. STEEL GRATES ARE REQUIRED ON INLETS WITH TRAVERSABLE SLOTS AND ON INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED.

CITY OF FORT LAUDERDALE PUBLIC WORKS DEPARTMENT ENGINEERING DETAILS	DITCH BOTTOM INLET TYPE C GRATES	STRM 020 2017/12/22

CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

ADA CURB RAMPS GENERAL NOTES*:

1. PUBLIC SIDEWALK CURB RAMPS SHALL BE CONSTRUCTED IN THE PUBLIC RIGHT OF WAY AT LOCATIONS THAT WILL PROVIDE CONTINUOUS UNOBSTRUCTED PEDESTRIAN CIRCULATION PATHS TO PEDESTRIAN AREAS, ELEMENTS, AND FACILITIES IN THE PUBLIC RIGHT OF WAY AND TO ACCESSIBLE PEDESTRIAN ROUTES ON ADJACENT SITES. CURBED FACILITIES WITH SIDEWALKS AND THOSE WITHOUT SIDEWALKS ARE TO HAVE CURB RAMPS CONSTRUCTED AT ALL STREET INTERSECTIONS AND AT TURNOUTS THAT HAVE CURBED RETURNS. RAMPS CONSTRUCTED AT LOCATIONS WITHOUT SIDEWALKS SHALL HAVE A LANDING CONSTRUCTED AT THE TOP OF EACH RAMP.

2. THE LOCATION AND ORIENTATION OF CURB RAMPS SHALL BE AS SHOWN IN THE PLANS.

3. CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.

WHEN ALTERING PEDESTRIAN FACILITIES WHERE EXISTING SITE DEVELOPMENT PRECLUDES THE ACCOMMODATION OF A RAMP SLOPE OF 1:12, A RUNNING SLOPE BETWEEN 1:12 AND 1:10 IS PERMITTED FOR A RISE OF 6" MAXIMUM AND A RUNNING SLOPE OF BETWEEN 1:10 AND 1:8 IS PERMITTED FOR A RISE OF 3" MAXIMUM. WHERE COMPLIANCE WITH THE REQUIREMENTS FOR A CROSS SLOPE CANNOT BE FULLY MET, THE MINIMUM FEASIBLE CROSS SLOPE SHALL BE PROVIDED.

RAMP RUNNING SLOPE IS NOT REQUIRED TO EXCEED 8' IN LENGTH, EXCEPT AT SITES WHERE THE PLANS SPECIFY A GREATER LENGTH.

4. IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, THEN THE WALK SHALL HAVE TRANSITION SLOPES TO THE RAMP; THE MAXIMUM SLOPE OF THE TRANSITIONS SHALL BE 1:12. RAMPS WITH CURB RETURNS MAY BE USED AT LOCATIONS WHERE OTHER IMPROVEMENTS PROVIDE GUIDANCE AWAY FROM THAT PORTION OF THE CURB PERPENDICULAR TO THE SIDEWALK; IMPROVEMENTS FOR GUIDANCE ARE NOT REQUIRED AT CURB RAMPS FOR LINEAR PEDESTRIAN TRAFFIC.

* AMENDED FROM FDOT INDEX 304

DATE: JAN.'82	SCALE: N.T.S.	ADA CURB RAMPS (FOR DETAILS C4.2 - C4.9)	C
REVISED: MARCH '09	DRAWN BY:		4.1 1 OF 2

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CITY OF FORT LAUDERDALE
OFFICE OF THE CITY ENGINEER

ADA CURB RAMPS GENERAL NOTES *: (CONT'D)

5. CURB RAMP DETECTABLE WARNING SURFACE SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF THE CURB. DETECTABLE WARNING SURFACES SHALL BE VANGUARD, ARMOR TILE, OR APPROVED EQUAL.

6. WHERE A RAMP IS CONSTRUCTED WITHIN EXISTING EXISTING CURB, CURB AND GUTTER, AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE OR WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5' LONG.

7. DETECTABLE WARNING SURFACE COLOR SHALL CONTRAST WITH SURROUNDING SURFACE AS DIRECTED BY CITY ENGINEER (DEFAULT COLOR IS YELLOW).

* AMENDED FROM FDOT INDEX 304

DATE: JAN.'82	SCALE: N.T.S.	ADA CURB RAMPS (FOR DETAILS C4.2 - C4.9)	C
REVISED: MARCH '09	DRAWN BY:		4.1 2 OF 2

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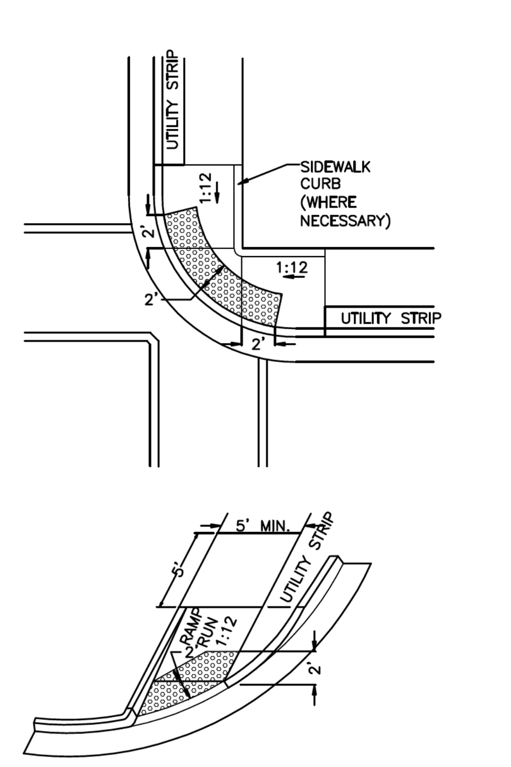
OFFICE OF THE CITY ENGINEER



* AMENDED FROM FDOT INDEX 304

DATE: OCT.'08	SCALE: N.T.S.	TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS	C
REVISED: MARCH '09	DRAWN BY: W.D.		4.5 2 OF 2

P:\dwg\INTERNAL\DETAILS\Blue Book blocks\CFL-BB-C4.5.dwg, 3/12/2009 11:07:32 AM, RomonC

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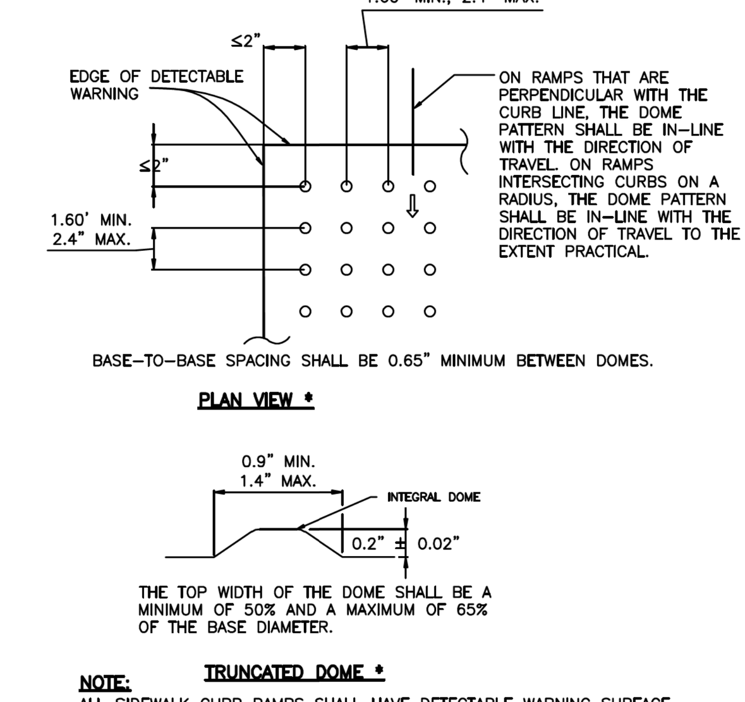

NOTE:
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACE THAT EXTEND THE FULL WIDTH OF RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES FROM THE BACK OF THE CURB.

* AMENDED FROM FDOT INDEX 304

DATE: OCT.'08	SCALE: N.T.S.	CURB RAMP DETECTABLE WARNING DETAIL	C
REVISED: MARCH '09	DRAWN BY: W.D.		4.6

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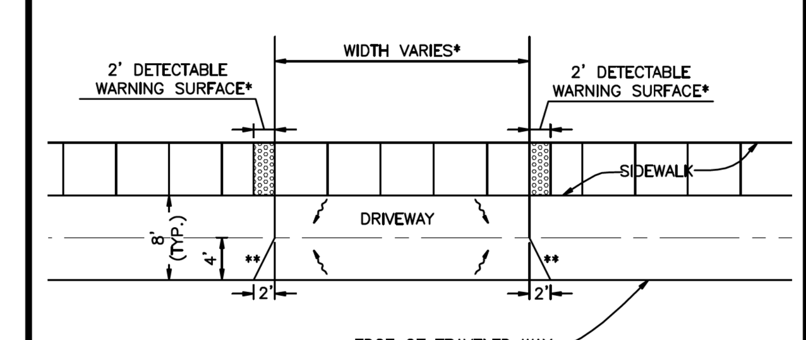

NOTES:

* USE DETECTABLE WARNING SURFACES ONLY FOR DRIVEWAYS 24' OR WIDER.
** 4' FLARED RADIUS OPTIONAL

1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FORT LAUDERDALE STANDARDS AND SPECIFICATIONS (SEE DETAIL C1.3).
2. SIDEWALKS ADJOINING 24' DRIVES, ALLEYWAYS, OR STREETS SHALL HAVE A DETECTABLE WARNING SURFACE THAT EXTENDS THE FULL WIDTH OF THE SIDEWALK IN THE DIRECTION OF TRAVEL. THE MINIMUM LENGTH OF THE DETECTABLE WARNING SURFACE SHALL BE 24" FROM THE EDGE OF DRIVEWAYS, EDGE OF SIDE ROADS, OR STREETS.
3. SIDEWALKS SHALL BE CONTINUOUS THROUGH ALL DRIVEWAYS REGARDLESS OF DRIVEWAY WIDTH.

* AMENDED FROM FDOT INDEX 310

DATE: OCT.'08	SCALE: N.T.S.	ADA SIDEWALK DETAIL AT DRIVEWAYS	C
REVISED: MARCH '09	DRAWN BY: W.D.		4.7

P:\dwg\INTERNAL\DETAILS\Blue Book blocks\CFL-BB-C4.7.dwg, 3/12/2009 11:07:42 AM, RomonC

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SCALE: NA	REVISIONS		REVISIONS	
DRAWN BY: HEJ	DATE	COMMENTS	DATE	COMMENTS
CHECKED BY: IJ	?	?		
APPROVED BY: HEJ				

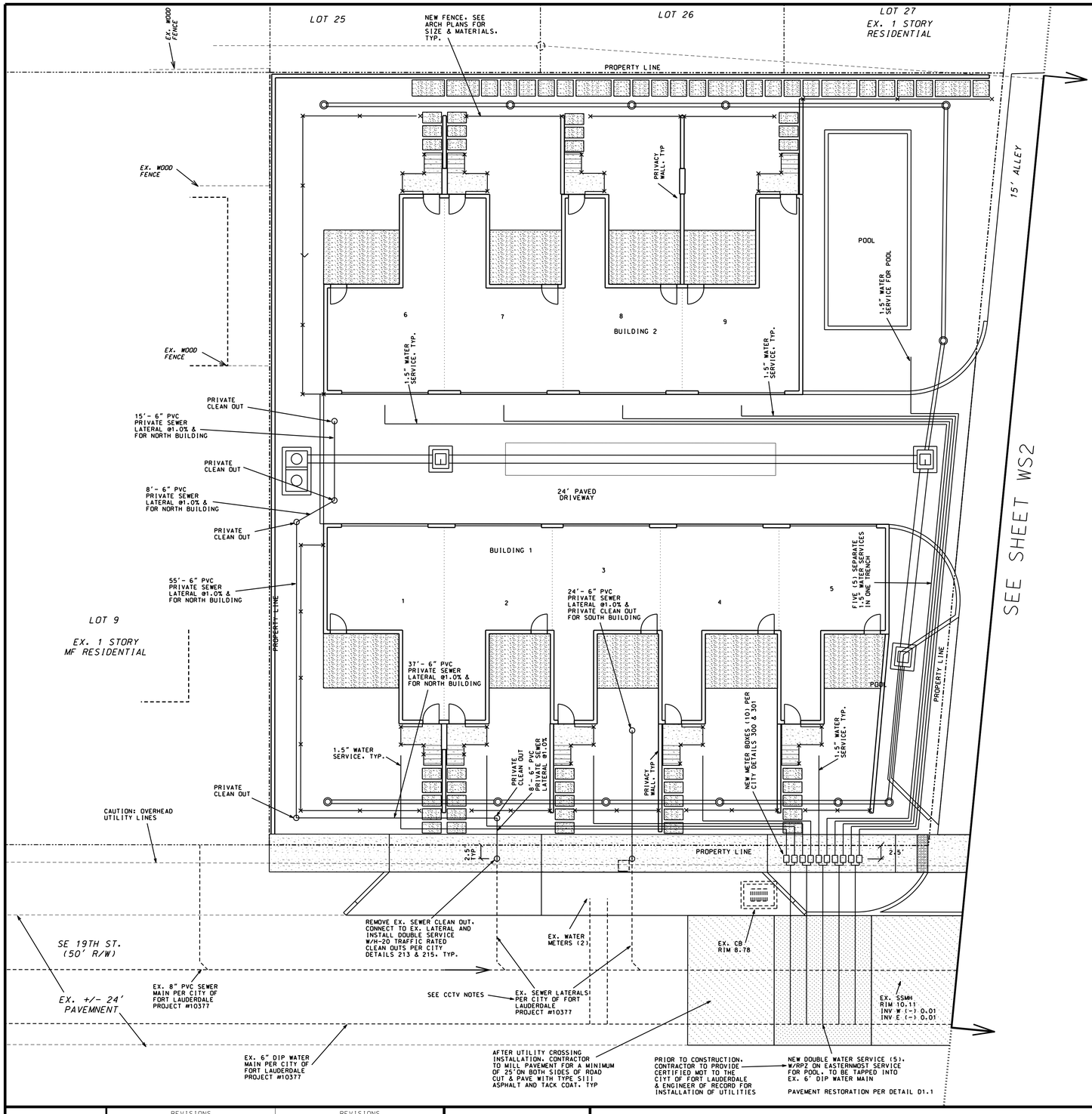
AJ HYDRO
ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:
801 SE 19TH STREET

TITLE:
CITY OF FORT LAUDERDALE STANDARD PAVING & DRAINAGE DETAILS

SEAL:
HOWARD JABLON, PE
#47514

DATE: 11/05/22
DRAWING NO. 21-0690
SHEET NO. PD10 OF 10



LEGEND

- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN FITTINGS (TEE, CROSS, BEND)
- PROPOSED FIRE HYDRANT ASSEMBLY (TEE, GATE VALVE, FH)
- SAMPLE POINT LOCATION (SP #4)
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- DOUBLE SEWER SERVICE W/CLEAN OUT
- SINGLE SEWER SERVICE W/CLEAN OUT
- GHOSTED DRAINAGE
- WATER/DRAINAGE CONFLICT

ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
CB	CATCH BASIN
CBS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
ECP	EQUIPMENT CONCRETE PAD
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
WGV	WATER GATE VALVE
HH	HAND HOLE
INV	INVERT
PB. PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TPM	TELEPHONE MANHOLE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

SEWER MATERIAL NOTES

1. ALL SEWER MATERIALS SHALL BE PURSUANT TO THE BROWARD COUNTY UTILITIES (BCWWS) APPROVED PRODUCTS LIST.

CCTV & EXISTING SANITARY SEWER LATERAL NOTES:

1. PRIOR TO ISSUANCE OF A BUILDING PERMIT, THE DEVELOPER SHALL RETAIN A LICENSED PLUMBER TO CCTV ALL EXISTING SANITARY SEWER LATERALS PROPOSED TO BE USED FOR THIS PROJECT.
2. IF THE LICENSED PLUMBER DEEMS THE LATERALS TO BE IN GOOD WORKING CONTITION, THE VIDEO SHALL BE SUBMITTED TO THE CITY SO THAT THE ENGINEERING / UTILITY DEPARTMENT CAN VERIFY THE CONDTION OF THE LATERAL.
3. WHEN THE CCTV IS PERFORMED, PLUMBER/CONTRACTOR SHALL DETERMINE THE INVERT OF THE EXSITING SEWER LATERAL TO ENSURE THAT THERE IS ADEQUATE DEPTH FOR THE PROPOSED SEWER CONNECTION.
4. IF EITHER THE CCTV OR THE INVERT RESULTS IN THE EXISTING SEWER LATERAL BEING INSUFFICIENT FOR THE NEW PROJECT, THEN ENGINEER SHALL PREPARE PLANS TO CONNECT TO THE EXISTING SEWER MAIN AND AN ROW ENG-SEW PERMIT APPLICATION SHALL BE SUBMITTED TO THE CITY.

ELEVATION NOTES:

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

GENERAL NOTE:

1. NO VALVES, METERS, FIRE HYDRANTS, CLEANOUTS, MANHOLES, OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN, OR ADJACENT TO SIDEWALKS, CURBS, PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.

48 HOURS BEFORE DIGGING
CALL SUNSHINE
TOLL FREE
1-800-432-4770
UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA

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SCALE: 1" = 10'
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CHECKED BY: IJ
APPROVED BY: HEJ

REVISIONS		REVISIONS	
DATE	COMMENTS	DATE	COMMENTS
3	3		

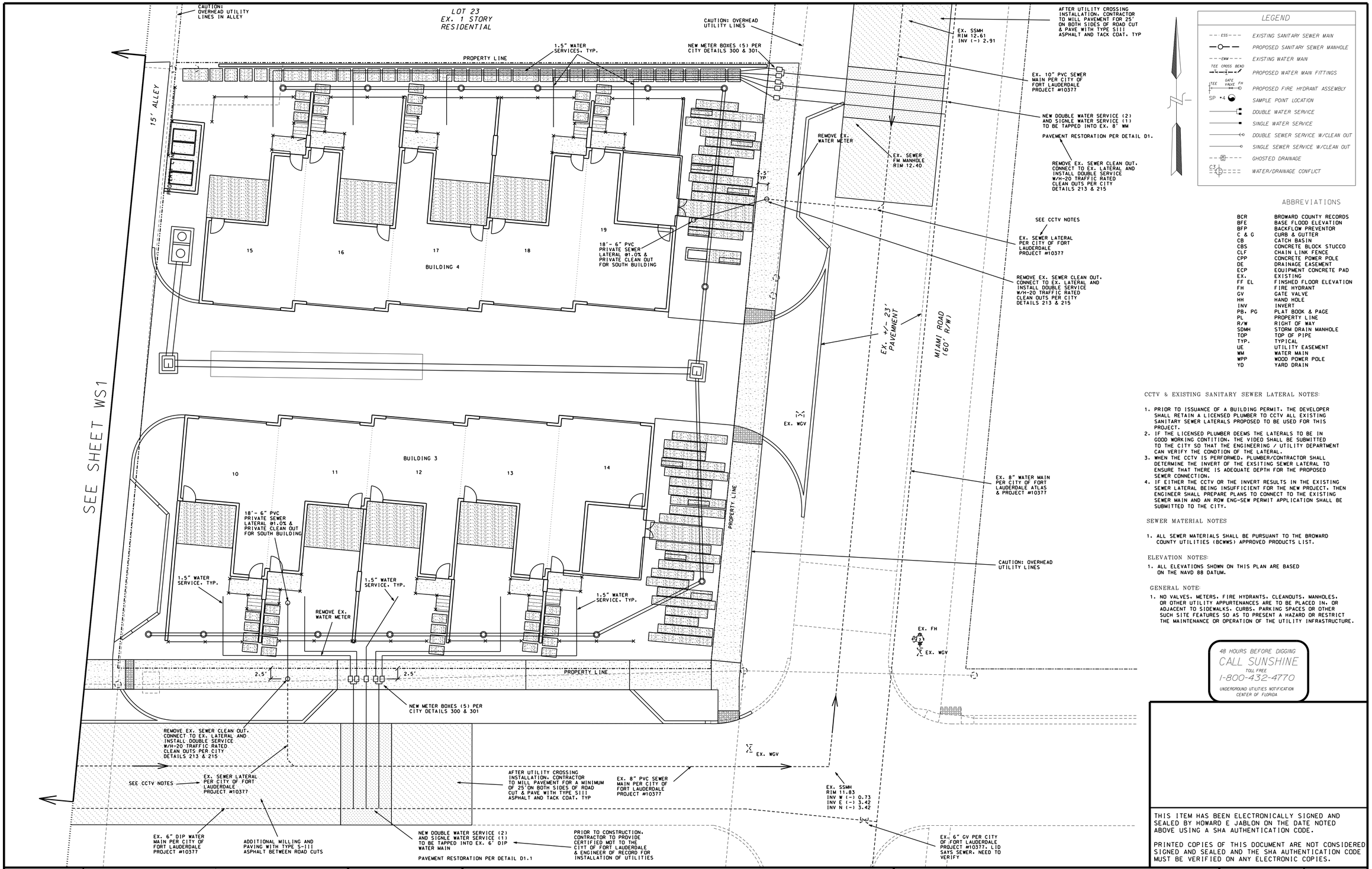
AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 347-3397
AJHYDRO@BELLSOUTH.NET

PROJECT:
801 SE 19TH STREET

TITLE:
WEST WATER & SEWER PLAN

SEAL:
HOWARD JABLON, PE #47514

DATE: 11/05/22
DRAWING NO. 21-0690
SHEET NO. WS1 OF 4



LEGEND

- EXISTING SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER MAIN
- PROPOSED WATER MAIN FITTINGS
- PROPOSED FIRE HYDRANT ASSEMBLY
- SAMPLE POINT LOCATION
- DOUBLE WATER SERVICE
- SINGLE WATER SERVICE
- DOUBLE SEWER SERVICE W/CLEAN OUT
- SINGLE SEWER SERVICE W/CLEAN OUT
- GHOSTED DRAINAGE
- WATER/DRAINAGE CONFLICT

ABBREVIATIONS

BCR	BROWARD COUNTY RECORDS
BFE	BASE FLOOD ELEVATION
BFP	BACKFLOW PREVENTOR
C & G	CURB & GUTTER
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CBS	CONCRETE BLOCK STUCCO
CLF	CHAIN LINK FENCE
CPP	CONCRETE POWER POLE
DE	DRAINAGE EASEMENT
ECP	EQUIPMENT CONCRETE PAD
EX.	EXISTING
FF EL	FINSHED FLOOR ELEVATION
FH	FIRE HYDRANT
GV	GATE VALVE
HH	HAND HOLE
INV	INVERT
PB. PG	PLAT BOOK & PAGE
PL	PROPERTY LINE
R/W	RIGHT OF WAY
SDMH	STORM DRAIN MANHOLE
TOP	TOP OF PIPE
TYP.	TYPICAL
UE	UTILITY EASEMENT
WM	WATER MAIN
WPP	WOOD POWER POLE
YD	YARD DRAIN

CCTV & EXISTING SANITARY SEWER LATERAL NOTES:

1. PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE DEVELOPER SHALL RETAIN A LICENSED PLUMBER TO CCTV ALL EXISTING SANITARY SEWER LATERALS PROPOSED TO BE USED FOR THIS PROJECT.
2. IF THE LICENSED PLUMBER DEEMS THE LATERALS TO BE IN GOOD WORKING CONTITION. THE VIDEO SHALL BE SUBMITTED TO THE CITY SO THAT THE ENGINEERING / UTILITY DEPARTMENT CAN VERIFY THE CONDITION OF THE LATERAL.
3. WHEN THE CCTV IS PERFORMED. PLUMBER/CONTRACTOR SHALL DETERMINE THE INVERT OF THE EXSITING SEWER LATERAL TO ENSURE THAT THERE IS ADEQUATE DEPTH FOR THE PROPOSED SEWER CONNECTION.
4. IF EITHER THE CCTV OR THE INVERT RESULTS IN THE EXISTING SEWER LATERAL BEING INSUFFICIENT FOR THE NEW PROJECT. THEN ENGINEER SHALL PREPARE PLANS TO CONNECT TO THE EXISTING SEWER MAIN AND AN ROW ENG-SEW PERMIT APPLICATION SHALL BE SUBMITTED TO THE CITY.

SEWER MATERIAL NOTES

1. ALL SEWER MATERIALS SHALL BE PURSUANT TO THE BROWARD COUNTY UTILITIES (BCWWS) APPROVED PRODUCTS LIST.

ELEVATION NOTES:

1. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD 88 DATUM.

GENERAL NOTE:

1. NO VALVES. METERS. FIRE HYDRANTS. CLEANOUTS. MANHOLES. OR OTHER UTILITY APPURTENANCES ARE TO BE PLACED IN. OR ADJACENT TO SIDEWALKS. CURBS. PARKING SPACES OR OTHER SUCH SITE FEATURES SO AS TO PRESENT A HAZARD OR RESTRICT THE MAINTENANCE OR OPERATION OF THE UTILITY INFRASTRUCTURE.

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REVISIONS

DATE	COMMENTS	DATE	COMMENTS
2	3		

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5932 NW 73RD COURT
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AJHYDRO@BELLSOUTH.NET

PROJECT:

801 SE 19TH STREET

TITLE:

EAST WATER & SEWER PLAN

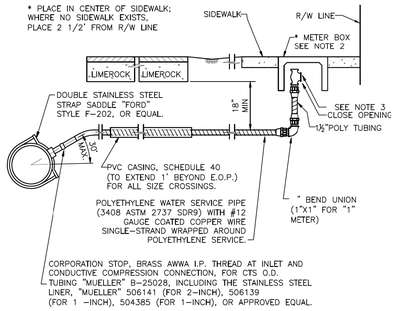
SEAL:

HOWARD JABLON. PE #47514

DATE: 11/05/22

DRAWING NO. 21-0690

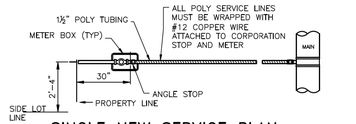
SHEET NO. WS2 OF 4



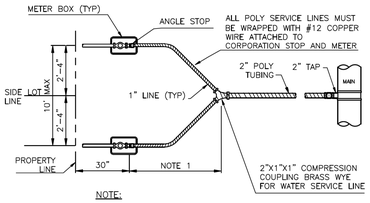
NOTE:

1. GROUND KEY ANGLE METER STOP,CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180° TURN CHECK-LOCK WING "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
2. METER BOXES FOR 5/8, 3/4, AND 1 INCH METERS SHALL BE THE OKIE DOKIE #890-40-260282 MEDIUM BOX AND 890-40-260257 MEDIUM LID OR EQUAL.
3. CONNECT ANGLE VALVE TO EXISTING METER WHERE APPLICABLE.

TYPICAL WATER SERVICE INSTALLATION (300)



SINGLE NEW SERVICE PLAN

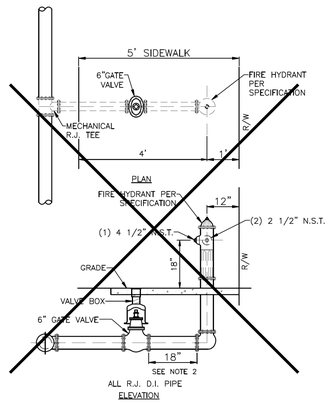


NOTE:

1. KEEP 1½" WYE AS CLOSE AS POSSIBLE TO METER BOX.

DOUBLE NEW SERVICE PLAN

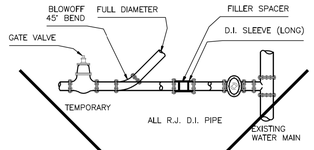
TYPICAL WATER SERVICE (301)



NOTES:

1. ACTUAL LOCATION OF FIRE HYDRANT TO BE DECIDED IN THE FIELD WITH ENGINEER'S APPROVAL.
2. KEEP VALVE AS CLOSE AS POSSIBLE TO THE HYDRANT.

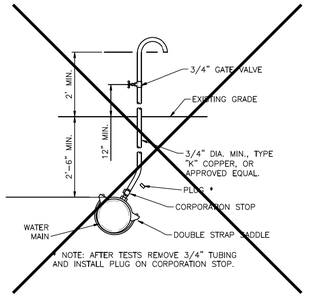
TYPICAL NEW FIRE HYDRANT ASSEMBLY INSTALLATION (302)



NOTES:

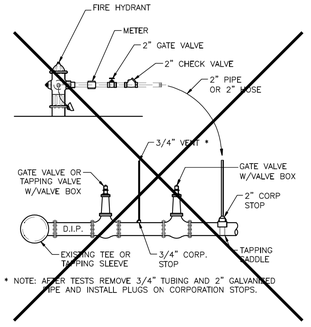
1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABBED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING.
2. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY INSPECTOR OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED CITY PERSONNEL.
6. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
8. THERE MAY BE SPECIAL REQUIREMENTS FOR FLUSHING PIPE LARGER THAN 12" DIAMETER.

FLUSHING CONNECTION AND BLOW OFF DETAIL (303)



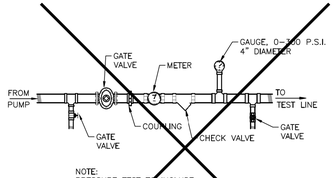
NOTE: AFTER TESTS REMOVE 3/4" TUBING AND INSTALL PLUG ON CORPORATION STOP.

TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS (304)



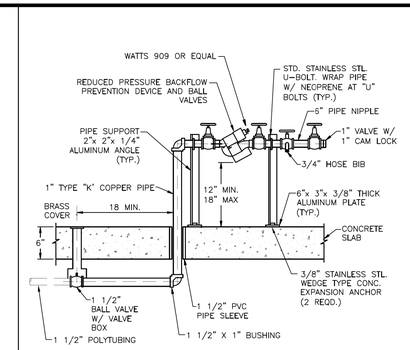
* NOTE: AFTER TESTS REMOVE 3/4" TUBING AND 2" GALVANIZED PIPE AND INSTALL PLUGS ON CORPORATION STOPS.

FILLING CONNECTION (305)

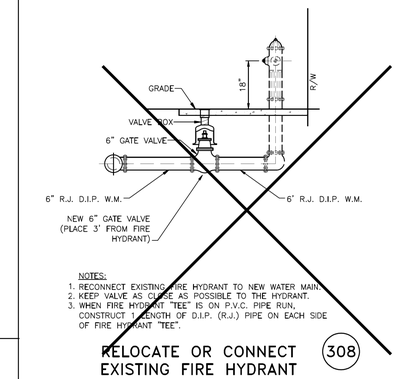


NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

PRESSURE TEST DETAIL (306)



REDUCED PRESSURE BACKFLOW PREVENTER WITH HOSE CONNECTION FOR LIFT STATION (307)



NOTES:

1. RECONNECT EXISTING FIRE HYDRANT TO NEW WATER MAIN.
2. KEEP VALVE AS CLOSE AS POSSIBLE TO THE HYDRANT.
3. WHEN FIRE HYDRANT "TEE" IS ON P.V.C. PIPE RUN, CONSTRUCT 1 LENGTH OF D.I.P. (R.J.) PIPE ON EACH SIDE OF FIRE HYDRANT "TEE".

RELOCATE OR CONNECT EXISTING FIRE HYDRANT (308)

FINAL APPROVAL

FLA. P.E. NO. 00000
PETER PARTINGTON

DRAWN BY:	SCALE:
ENG.	N.T.S.
DESIGNED BY:	DATE:
WW2011	FEB., 2006
CHECKED BY:	FIELD BOOK:
WW2011	0000/00-00

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
FORT LAUDERDALE, FLORIDA

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION
1	6/08	RC	W.S.	REVISE DETAILS 300, 301

STANDARD DETAIL SHEET

PROJECT #0000
Name of job
Description
Street Address
WATER DETAILS

NO. OF SHEETS: 00

SHEET NO.: 0

CAD FILE NO. XXXXX-001-010WATR

FILE NO. 04-000-00

w/w/ts

WATER2

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HOWARD JABLON, P. E. #47514 — DATE

PROJECT: 801 SE 19TH STREET

TITLE: CITY OF FORT LAUDERDALE WATER SYSTEM DETAILS

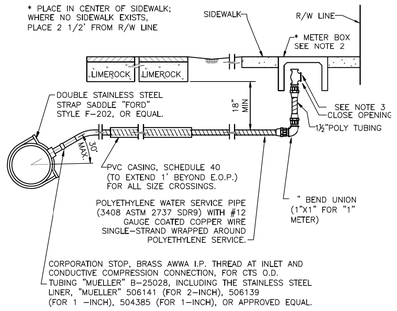
DATE: 11/05/22
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ
PROJECT #: 21-0690

REVISIONS

DATE	COMMENTS
?	?

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

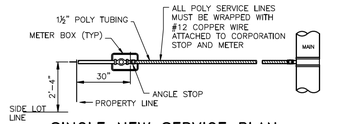
SHEET NUMBER WS3 OF 4



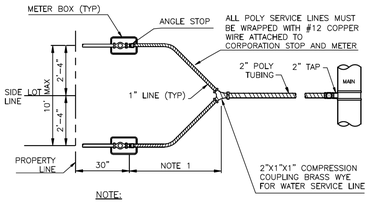
NOTE:

1. GROUND KEY ANGLE METER STOP,CONDUCTIVE COMPRESSION FOR CTS O.D. TUBING, X METER FLANGE 180° TURN CHECK-LOCK WING "MUELLER" H-14277, FOR 2-INCH INCLUDING THE STAINLESS STEEL LINER, "MUELLER" 506141 (FOR 2-INCH) OR APPROVED EQUAL, AND MUELLER 110 COMPRESSION CONNECTION.
2. METER BOXES FOR 5/8, 3/4, AND 1 INCH METERS SHALL BE THE OKIE DOKIE #890-40-260282 MEDIUM BOX AND 890-40-260257 MEDIUM LID OR EQUAL.
3. CONNECT ANGLE VALVE TO EXISTING METER WHERE APPLICABLE.

TYPICAL WATER SERVICE INSTALLATION (300)



SINGLE NEW SERVICE PLAN

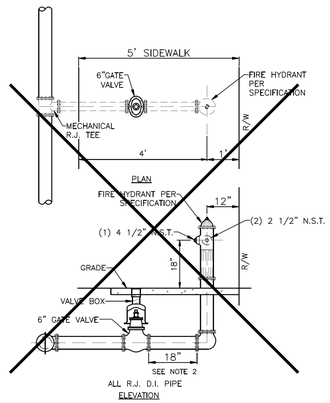


NOTE:

1. KEEP 1½" WYE AS CLOSE AS POSSIBLE TO METER BOX.

DOUBLE NEW SERVICE PLAN

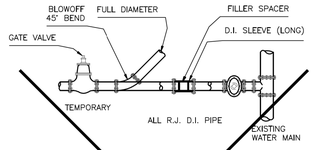
TYPICAL WATER SERVICE (301)



NOTES:

1. ACTUAL LOCATION OF FIRE HYDRANT TO BE DECIDED IN THE FIELD WITH ENGINEER'S APPROVAL.
2. KEEP VALVE AS CLOSE AS POSSIBLE TO THE HYDRANT.

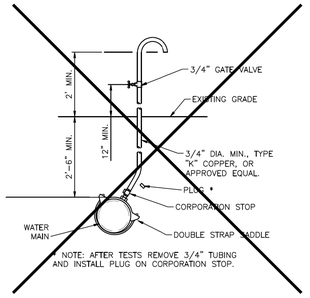
TYPICAL NEW FIRE HYDRANT ASSEMBLY INSTALLATION (302)



NOTES:

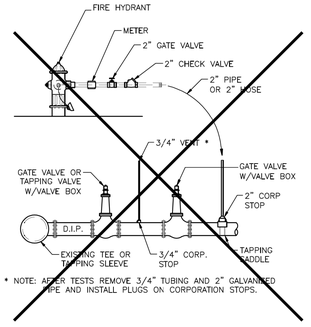
1. UPON COMPLETION OF THE PIPE INSTALLATION FOR ANY SECTION, THE MAINS SHALL BE SWABBED AND FLUSHED TO REMOVE DIRT AND ANY OTHER FOREIGN MATTER BY ACHIEVING A MINIMUM VELOCITY OF 2.5 FEET PER SECOND IN THE PIPE. TEMPORARY FITTINGS, PIPE, ETC. MAY BE NEEDED TO FACILITATE FLUSHING.
2. INSTALL A 45° BEND AND ASSOCIATED PIPING AS SHOWN TO DIRECT THE FLUSHING WATER AWAY FROM THE IMMEDIATE WORK AREA AND EXERCISE DUE CARE SO AS TO ENSURE THAT THE WATER USED IN FLUSHING DOES NOT CAUSE A NUISANCE OR INFLICT PROPERTY DAMAGE.
3. BENDS AND PIPING SHALL BE THE SAME SIZE AS THE LINE TO BE FLUSHED.
4. PRIOR TO THE ACTUAL LINE FLUSHING OPERATION, THE CONTRACTOR SHALL PROPERLY NOTIFY THE CITY INSPECTOR OF SUCH INTENDED WATER USE.
5. NO EXISTING VALVES SHALL BE TURNED ON OR OFF, EXCEPT BY AUTHORIZED CITY PERSONNEL.
6. FLUSHING SHALL NOT BE ACCOMPLISHED WITHOUT THE ACTUAL PRESENCE OF THE CITY INSPECTOR.
7. AFTER THE LINE UNDER CONSTRUCTION HAS BEEN SUCCESSFULLY FLUSHED THE CONTRACTOR SHALL REMOVE THE TEMPORARY PIPING ARRANGEMENT AND PROCEED WITH THE REMAINING CONSTRUCTION AS SPECIFIED.
8. THERE MAY BE SPECIAL REQUIREMENTS FOR FLUSHING PIPE LARGER THAN 12" DIAMETER.

FLUSHING CONNECTION AND BLOW OFF DETAIL (303)



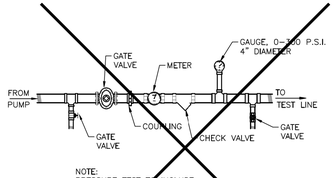
NOTE: AFTER TESTS REMOVE 3/4" TUBING AND INSTALL PLUG ON CORPORATION STOP.

TYPICAL BACTERIOLOGICAL SAMPLING POINT AT INTERMEDIATE POINTS (304)



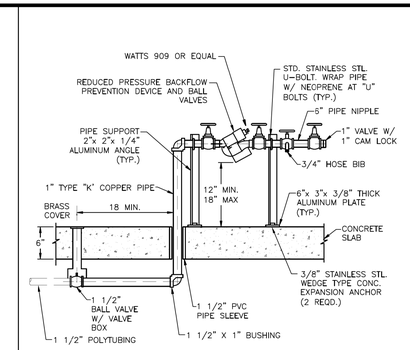
* NOTE: AFTER TESTS REMOVE 3/4" TUBING AND 2" GALVANIZED PIPE AND INSTALL PLUGS ON CORPORATION STOPS.

FILLING CONNECTION (305)

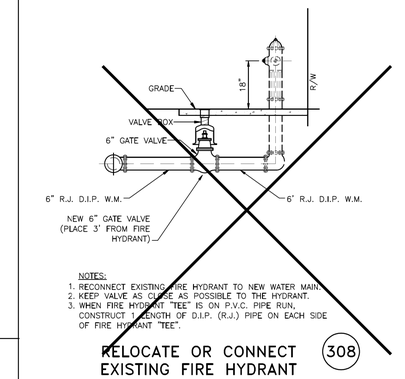


NOTE:
PRESSURE TEST TO INCLUDE SERVICES TO ANGLE STOP.

PRESSURE TEST DETAIL (306)



REDUCED PRESSURE BACKFLOW PREVENTER WITH HOSE CONNECTION FOR LIFT STATION (307)



NOTES:

1. RECONNECT EXISTING FIRE HYDRANT TO NEW WATER MAIN.
2. KEEP VALVE AS CLOSE AS POSSIBLE TO THE HYDRANT.
3. WHEN FIRE HYDRANT "TEE" IS ON P.V.C. PIPE RUN, CONSTRUCT 1 LENGTH OF D.I.P. (R.J.) PIPE ON EACH SIDE OF FIRE HYDRANT "TEE".

RELOCATE OR CONNECT EXISTING FIRE HYDRANT (308)

FINAL APPROVAL

FLA. P.E. NO. 00000
PETER PARTINGTON

DRAWN BY:	SCALE:
ENG.	N.T.S.
DESIGNED BY:	DATE:
WW2011	FEB., 2006
CHECKED BY:	FIELD BOOK:
WW2011	0000/00-00

CITY OF FORT LAUDERDALE
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
FORT LAUDERDALE, FLORIDA

REVISIONS

NO.	DATE	BY	CHK'D	DESCRIPTION
1	6/08	RC	W.S.	REVISE DETAILS 300, 301

STANDARD DETAIL SHEET

PROJECT #0000
Name of job
Description
Street Address
WATER DETAILS

NO. OF SHEETS: 00

SHEET NO.: 0

CAD FILE NO. XXXXX-001-010WATR

FILE NO. 04-000-00

w/w/ts

WATER2

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY HOWARD E JABLON ON THE DATE NOTED TO THE RIGHT USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

HOWARD JABLON, P. E. #47514 — DATE

PROJECT: 801 SE 19TH STREET

TITLE: CITY OF FORT LAUDERDALE WATER SYSTEM DETAILS

DATE: 11/05/22
SCALE: NA
DRAWN BY: HEJ
CHECKED BY: IJ
APPROVED BY: HEJ
PROJECT #: 21-0690

REVISIONS

DATE	COMMENTS
?	?

AJ HYDRO ENGINEERING, INC.
5932 NW 73RD COURT
PARKLAND, FL 33067
TEL (954) 344-7866
FAX (954) 344-7866

SHEET NUMBER WS3 OF 4

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
David F. Milledge
Jeffrey Schneider
Kristen Weiss
Sara Thompson

801 SE 19th Street
Site Plan Narrative

801 SE 19th Street LLC ("Applicant") is the owner of the +/- 0.88-acre property located at 801 SE 19th Street ("Property"), which is generally located near the southeast corner of Miami Road and SE 19th Street in the City of Fort Lauderdale ("City"). The Property has a Future Land Use designation of EC, Employment Center, and a Zoning designation of RMM-25, Residential Multifamily Mid Rise/Medium High Density. The Applicant is seeking to redevelop the Property with a 19 unit mixed-use residential project ("Project").

The Project will include four (4) buildings. The three buildings on the northeast, southwest and southeast corners of the Property will include five (5) condominium units, and the building on the northwest corner of the Property will include four (4) condominium units. The two units abutting Miami Road will be live/work units. There will be private garage parking for each unit and on street parking provided, for a total of forty (40) parking spaces. The Project will have two points of ingress from the north and east side of the Property, one from Miami Road, with one point of egress from the south of the Property, from SE 19th Street.

In addition to this Site Plan Application, Applicant is requesting allocation of flex units for this development pursuant to Section 47-28.3(D) in the City's Unified Land Development Code ("Code"). According to the Code, the City may allocate flex units to a development site with a commercial or employment center land use designation subject to the following conditions:

a. Demonstration that the use of flex units is in conformance with goals, objectives and policies of the city's Comprehensive Plan:

1. *Objective ED 2.1: "Establish procedures and tools to encourage business development and assist economic development in Fort Lauderdale". Approving the allocation of units for this Project will clearly utilize the procedures established by the City to encourage economic development in Fort Lauderdale."* Providing the ability to develop a mixed-use, residential and commercial project is an excellent way to encourage business development. Given the post pandemic practice of working from home, more and more business owners desire office and work space located within their homes.
2. *Objective ED 2.3: "Prioritize economic development efforts to attract and induce investment in local small businesses throughout the City."* Approving this Project will prioritize economic development efforts to attract and induce investment in local small businesses. Many small businesses have been and continue to be conducted from the business owner's own home. This development will include

two (2) live/work units, which will attract small business owners to locate or relocate within Fort Lauderdale to this development.

3. *Objective FLU 2.3: "Encourage mixed use developments to enhance the livability of the City in order to discourage urban sprawl*." This Project is designed to be mixed use, and is proposed as an infill project, as such it clearly furthers this objective.

b. Development parcel is located in the city's unified flex zone

The Property is located in the City's unified flex zone.

c. Development application approval shall be subject to Section 47-24, Development Permits and Procedures

See below for discussion of Section 47-24.3 Conditional Use.

d. **Development applications shall meet the provisions of Section 47-18.21.**

See below for discussion of Section 47-18.21.

47-18.21(E) Mixed Use Development

The city may permit a mixed use development when the development site has an employment center land use designation, subject to the following:

1. **Approval of an allocation of available flexibility units.**

   Acknowledged that the Project will need approval of an allocation of flexibility units.

2. **The MXU includes residential uses in conjunction with the business uses as provided in subsection F.3:**

   The Project will consist of 19 townhomes, two of which will be live/work units. It is unknown at this time what the work units will consist of, but it is acknowledged that the businesses uses will adhere to the list in subsection F.3.

3. **The residential floor area of the MXU does not exceed fifty percent (50%) of the gross floor area of the building; or**

   N/A

4. **If the MXU is in the same building, business uses shall be limited to the floor(s) below the residential use; or**

   The business uses shall be limited to the floor below the residential use.

5. **For a development site that is less than the ten (10) acres in size, single use residential buildings are permitted. No business uses are required; or**

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The development site is +/- 0.88-acres. 19 townhomes are proposed, two of which will be live/work units.

6. **For a development site that is greater than ten (10) acres in size, single use multifamily buildings may be permitted provided gross residential acreage does not exceed the ten (10) acres or forty percent (40%) of the total gross acreage for the development site, whichever is greater.**

   N/A

7. **Notwithstanding any other provisions of the ULDR to the contrary, the dimensional requirements for MXU on employment center designated land shall be governed by the dimensional requirements set forth in Section 47-6.20, Table of dimensional requirements, for the CB district.**

   Acknowledged that the dimensional requirements shall be governed by Section 47-6.20.

47-24.3 Conditional Use

1**. Impact on abutting properties as evaluated under the Neighborhood Compatibility Requirements, Sec. 47-25.3.**

The Project has a positive impact on the abutting properties, which will be described further in the Neighborhood Compatibility criteria below. Further, the approval of the Project, and this request, will serve to enhance the area.

2. Access, traffic generation and road capacities. Consideration will be given to the design capacity of the adjacent roadways, the particular traffic generation characteristics of the proposed conditional use, including the type of vehicular traffic associated with such uses, and traffic generation characteristics of other uses permitted in particular zoning districts.

The traffic impact has been evaluated and a statement regarding to same has been provided. It is important to note that the Project is close to an existing Broward County bus stop located on A1A less than 500 feet away from the Project. Additionally, traffic calming measures have been incorporated into this Project by providing on street parallel parking spaces.

3. The applicant must show and it must be found by the reviewing body that the following have been met:

a. The location of the use or structure is not in conflict with the city's comprehensive plan

The use is consistent with the following objectives listed in the comprehensive plan:

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Objective ED 2.1: "Establish procedures and tools to encourage business development and assist economic development in Fort Lauderdale". Approving the allocation of units for this Project will clearly utilize the procedures established by the City to encourage economic development in Fort Lauderdale. Providing the ability to develop a mixed-use, residential and commercial project is an excellent way to encourage business development.. Given the post pandemic practice of working from home, more and more business owners desire office and work space located within their homes.

Objective ED 2.3: "Prioritize economic development efforts to attract and induce investment in local small businesses throughout the City." Approving this Project will prioritize economic development efforts to attract and induce investment in local small businesses. Many small businesses have been and continue to be conducted from the business owner's own home. This development will include two (2) live/work units, which will attract small business owners to locate or relocate within Fort Lauderdale to this development.

Objective FLU 2.3: "Encourage mixed use developments to enhance the livability of the City in order to discourage urban sprawl." This Project is designed to be mixed use, and is proposed as an infill project, as such it clearly furthers this objective.

b. Off-site or on-site conditions exist which reduce any impact of permitting the use or structure:

Off-site conditions exists which reduce any impact of permitting the use because of the Property's location. The properties directly surrounding the Project are residential and commercial in nature. The Project is located near A1A, which is lined with many different commercial uses that include restaurants, auto dealers, hotels, and retail shops. The Project will blend seamlessly within these different uses. Given the proposed use and architectural theme of the Project, it will add positively to the area without creating a negative impact.

c. On-site improvements have been incorporated into the site plan which minimize any adverse impacts as a result of permitting the use or structure:

On-site improvements, such as new sidewalks, beautiful landscaping, and an inviting building façade have been incorporated into the Project in order to increase the positive impacts in the area. The proposed Project will revitalize the area and improve the aesthetics of the neighborhood.

d. The location of the use in proximity to a similar use does not impact the character of the zoning district in which the use is located:

The location of the Project is enhanced by, and enhances the area. Residential development is a vital component to the growth and maintenance of any city. Creating a residential synergy in the area only serves to create a better neighborhood, which in turn

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enhances the city even beyond the economic metrics. Furthermore, the incorporation of the live/work units benefits the area because it allows convenient businesses to operate close to potential customers.

e. There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties:

There are no adverse impacts of the use which effect the health, safety and welfare of adjacent properties. The Project is compatible with and will benefit the surrounding residential properties.

47-25.2 Adequacy Requirements

a. Applicability

Acknowledged that these adequacy requirements will be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

b. Communications network

The Project does not impact and interfere with the City's communication network.

c. Drainage facilities

There are existing adequate drainage facilities for the Project.

d. Environmentally sensitive lands

Acknowledged that the Project will be reviewed in accordance with Broward County Ordinance No. 89-6, Section 5-198(I), Chapter 5, Article IX of the Broward County Code of Ordinances, and Broward County Ordinance No. 84-60. The Property is not located on or near environmentally sensitive lands.

e. Fire protection

There is existing adequate water supply, fire hydrants, fire apparatus and facilities in accordance with all applicable fire and safety standards.

f. Parks and open space

Acknowledged that the manner and amount of provided park and open space as provided, conforms with the City Code, and that park impact fees shall be paid as required.

g. Police protection

There will be adequate police protection for this Project.

h. Potable water

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There will be adequate potable water services for the needs of the Project.

i. Sanitary sewer

Acknowledged that the City will need to reserve the necessary capacity to serve the Project once it is determined there is available capacity.

j. Schools

It is acknowledged that we will need to provide a school capacity availability determination letter.

k. Solid Waste

Adequate solid waste collection facilities and service shall be provided.

l. Stormwater

Existing and adequate stormwater facilities will be provided in accordance with all applicable engineering standards.

m. Transportation facilities

The residential units will provide parking for each unit as well as on-street parking along SE 19th Street for a total of forty (40) parking spaces. A traffic statement is included with the site plan application. The proposed Project is not required to prepare a comprehensive traffic impact study because it does not generate more than 1,000 new daily vehicle trips and the maximum number of trips anticipated within one-half hour is approximately 4.60% of the daily vehicle trips, which is significantly less than the 20% threshold that would require a study. Additionally, sidewalks and adequate landscaping will be provided along Miami Road and SE 19th Street. As a result, the Project will not have a negative impact on existing facilities. However, it is located close enough to public rights of way to access available transportation facilities.

n. Wastewater

Adequate wastewater services will be provided for the needs of the Project.

o. Trash Management requirements

Adequate trash management will be provided. As the Project proposes a residential use, a trash management plan is not required.

p. Historic and archeological resources

The Property has no archeological or historical significance. Therefore, this criterion is inapplicable.

q. Hurricane evacuation

This Property is not located east of the Intracoastal Waterway. Therefore, this criterion is inapplicable.

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47-25.3 Neighborhood Compatibility Requirements

1. Adequacy requirements are addressed above.

2. Smoke, odor, emissions of particulate matter and noise

The proposed residential condominiums, including two live/work units, will not emit any smoke, odor, or any other kind of emissions of particulate matter and noise.

3. Design and performance standards

a. Lighting

i. Glare

ii. Control of effects of lights from automobiles or other sources

iii. In addition to the above, parking lots and garages will be subject to the provisions of Sections 47-20.14 and if in conflict with the provisions of this section, the more restrictive provisions shall apply.

No lighting will illuminate abutting residential property and no source of incandescent or mercury vapor illumination will be directly visible from any abutting residential property. No neon lights shall be visible from any abutting residential property. There will be 19 townhouse units, where only two units will be live/work units. There will be no adverse effects of parking because each unit is given its own parking space outside the unit. There will be no parking lot or garage on the site.

b. Control of Appearance

i. Architectural Features
ii. Loading Facilities
iii. Screening of rooftop mechanical equipment

Included in the architectural features of the Project are windows, doors and openings, balconies, and modern color and material banding. In addition, there are building mass changes. Loading facilities will not be visible from abutting residential uses or vacant residential zoned property. Any rooftop mechanical equipment will be properly screened.

c. Setback regulations

The Project complies with the Code's setback requirements.

d. Bufferyard requirements

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i. Landscape strip requirements
ii. Parking restrictions
iii. Dumpster regulations
iv. Wall requirements
v. Application to existing uses

The Project complies with the bufferyard and landscape strip requirements. This Project is a residential use consisting of 19 residential units and include two live/work units. Parking on the property consists of individual parking spots for each residential unit, and guest parking. The parking restrictions, dumpster regulations, wall requirements, and application to existing uses are not applicable. The Project will be new construction and the proposed commercial uses are being built in conjunction to the residential use, in the form of live/work units.

e. Neighborhood Compatibility Preservation

The Project is compatible with, and preserves the character and integrity of, the adjacent neighborhoods. The Project consist of 19 residential units, two of which are highly desirable live/work units.

In addition, because the Property is zoned RMM-25, the Project does meet the Design and Community Compatibility Criteria.

1. Bulk Controls

- *Density*
- *Floor Area Ratio ("FAR")*
- *Maximum Height*
- *Yards*

Building density, FAR, maximum building height, and building yards are all consistent with the adjacent uses, and the RMM-25 zoning districts.

2. Massing Guidelines

- *Overall Height*
- *Vertical Plane Moderation*
- *Cornice Height*
- *Façade Treatment*
- *Overstreet Connections*

The Project will consist of 19 residential units all of similar height. The units will not be over three stories high. The details of the units will enhance the surrounding communities with beautiful detailing and architectural style. There are no overstreet connections between structures.

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3. Street Level Guidelines

- *Active Use*
- *Fenestration*
- *Arcades/Canopies*
- *Trash/Loading Facilities*

The primary use of the proposed Project will be residential units, which will include two live/work units. As a result, the street level guidelines are not applicable for the intended Project.

4. Other Guidelines

- *Energy Conservation*
- *Building Separation*
- *Rooftop Design*

The Project takes into consideration energy conservation techniques, such as light-colored exterior finishes. The units are separated from each other in groups of four or five. There will be no rooftops designed to accommodate activities such as tennis courts or outdoor cafes.

5. Vehicular Circulation

- *Ingress/Egress*
- *Arrival/Drop-off Areas*
- *Other*

There will be two points of ingress on the Property, one of which is located off of Miami Road. There will be one point of egress from the Property, which is located off of SE 19th Street. As the Project consists of residential uses, there are no arrival or drop-off areas. There is an existing bus stop less than 500 feet away from the Property, located on A1A.

6. Pedestrian Circulation

- *Urban Open Space/Plazas*
- *Pedestrian Corridors*
- *Parking*

Open space provided in the Project consists of open sitting space for residents and guests, as well as an inground swimming pool. The parking provided will be for the residents of the units, and their guests.

7. Perimeter Treatments

- *Screening*
- *Paving*
- *Landscape*

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Any screening required from abutting properties will be provided. Paving of the Project's roadways will fit within the overall streetscape and not dominate the visual experience of the neighborhood. Landscaping will be provided that is aesthetically pleasing and enhancing to the abutting neighbors and the surrounding community.

8. Site Furnishings

The Project will include concrete benches dispersed throughout the Property, beautiful landscaping, private and fenced in areas for each unit, and sitting areas open for residents and guests.

9. Signage

The signage provided for the Project will be consistent with the City Code.

10. Lighting

Site lighting will be consistent with the proposed use, adjacent development, and as required by the applicable codes. Visible lighting from public corridors will be similar in style and visually cohesive.

11. Utilities

Utilities will be consistent with the proposed use, adjacent development, and as required under applicable codes.

12. Site Plan Objectives

The Project will consist of aesthetically pleasing architecture styles and landscaping. In addition, there will be an inground pool and a fountain to enhance the Property's appeal.

13. Usable Outdoor Space

The Project will have an inground pool, a modern fountain, and several concrete benches dispersed throughout the Property for residents and guests to use and enjoy.

14. Defensible Space

This Project promotes a secure environment that will protect its residents and guests. In addition, landscaping that includes beautiful and lush tropical trees and shade trees will be provided. There will also be plantings along the entryways and the exit.

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KBP CONSULTING, INC.

November 9, 2022

Ms. Vianny Sarmiento
801 SE 19th Street, LLC
4828 Ashford Dunwoody Road, Suite 200
Atlanta, Georgia 30338

Re: Miami Road 19th St Apartment Homes – Fort Lauderdale, Florida
Traffic Statement

Dear Vianny:

As requested, KBP Consulting, Inc. has prepared a traffic statement associated with the proposed residential development on four (4) parcels of land located in the northwest quadrant of the intersection at Miami Road and SE 19th Street in the City of Fort Lauderdale, Broward County, Florida. More specifically, the subject site is located at 1841-1851 Miami Road and 801-805 SE 19th Street. A project location map is presented in Attachment A to this memorandum.

This traffic statement addresses the trip generation characteristics associated with the existing and proposed development on the subject site and documents if the estimated number of net new project trips exceeds the minimum trip thresholds established by the City of Fort Lauderdale that would require a comprehensive traffic impact study.

TRAFFIC IMPACT ANALYSIS

Existing and Proposed Development

The total land area of the subject site is approximately 0.883 acre (38,455 square feet). The existing development on this site consists of one (1) single-family dwelling unit and eight (8) low-rise multi-family residential dwelling units. The site is proposed to be developed with 19 low-rise multi-family residential dwelling units. Vehicular access to the site will be provided by one (1) driveway on Miami Road and two (2) connections to an existing north-south alleyway in the middle of the site. A preliminary site plan is presented in Attachment B to this memorandum.

Trip Generation Analysis

A trip generation analysis has been conducted for the existing and proposed development at the subject site. This analysis was performed using the trip generation rates and equations published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual (11th Edition)*.

This trip generation analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. According to the referenced ITE manual, the most appropriate land use categories and corresponding trip generation rates for the existing and proposed development are as follows:

Single-Family Detached Housing – ITE Land Use #210

- Weekday: T = 9.43 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: T = 0.70 (X) (26% in / 74% out)
- PM Peak Hour: T = 0.94 (X) (63% in / 37% out)

Multifamily Housing (Low-Rise) – ITE Land Use #220

- Weekday: T = 6.74 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: T = 0.40 (X) (24% in / 76% out)
- PM Peak Hour: T = 0.51 (X) (63% in / 37% out)

Relevant excerpts from the referenced ITE manual are presented in Attachment C to this memorandum. Utilizing the above-listed trip generation rates from the referenced ITE manual, a trip generation analysis was undertaken for the existing and proposed development. The results of this effort are documented in Table 1 below.

Table 1
Miami Road 19th St Apartment Homes
Trip Generation Analysis
Fort Lauderdale, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Existing								
Single-Family Housing	1 DU	9	0	1	1	1	0	1
Multifamily Housing (Low-Rise)	8 DU	54	1	2	3	3	1	4
Sub-Total		**63**	**1**	**3**	**4**	**4**	**1**	**5**
Proposed								
Multifamily Housing (Low-Rise)	19 DU	128	2	6	8	6	4	10
Sub-Total		**128**	**2**	**6**	**8**	**6**	**4**	**10**
Difference (Proposed - Existing)		**65**	**1**	**3**	**4**	**2**	**3**	**5**

Compiled by: KBP Consulting, Inc. (November 2022).
Source: ITE Trip Generation Manual (11th Edition).

As indicated in Table 1 above, the proposed residential development is anticipated to generate 128 daily vehicle trips, eight (8) AM peak hour vehicle trips (2 inbound and 6 outbound) and ten (10) vehicle trips (6 inbound and 4 outbound) during the typical afternoon peak hour. When compared with the existing residential development on the subject site, this represents an increase of 65 daily vehicle trips, an increase of four (4) AM peak hour vehicle trips and an increase of five (5) PM peak hour vehicle trips.

Conclusions

Based upon the foregoing analysis, the proposed project is not required to prepare a comprehensive traffic impact study for the following reasons:

- According to the City of Fort Lauderdale's ULDR Section 47-25.2.M.4, when the proposed development generates more than 1,000 net new daily vehicle trips, a traffic impact study is required. The subject project is projected to generate 65 net new daily vehicle trips.

- And, if the daily trips are less than 1,000 but more than 20% of the daily trips are anticipated to arrive or depart, or both, within one-half hour, a traffic impact study is required. As presented in Table 1, the proposed development will result in four (4) additional vehicle trips in the AM peak hour and five (5) additional vehicle trips during the PM peak hour. The maximum number of trips anticipated within one-half hour is approximately 4.60% of the daily vehicle trips, which is significantly less than the 20% threshold. *(Five additional PM peak hour vehicle trips occurring in one (1) hour represents, on average, three vehicle trips in one-half hour. Three vehicle trips equate to approximately 4.60% of the 65 net new daily vehicle trips.)*

Based upon the foregoing analyses, the trip generation characteristics of the Miami Road 19th St Apartment Homes development do not warrant further detailed traffic analyses.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

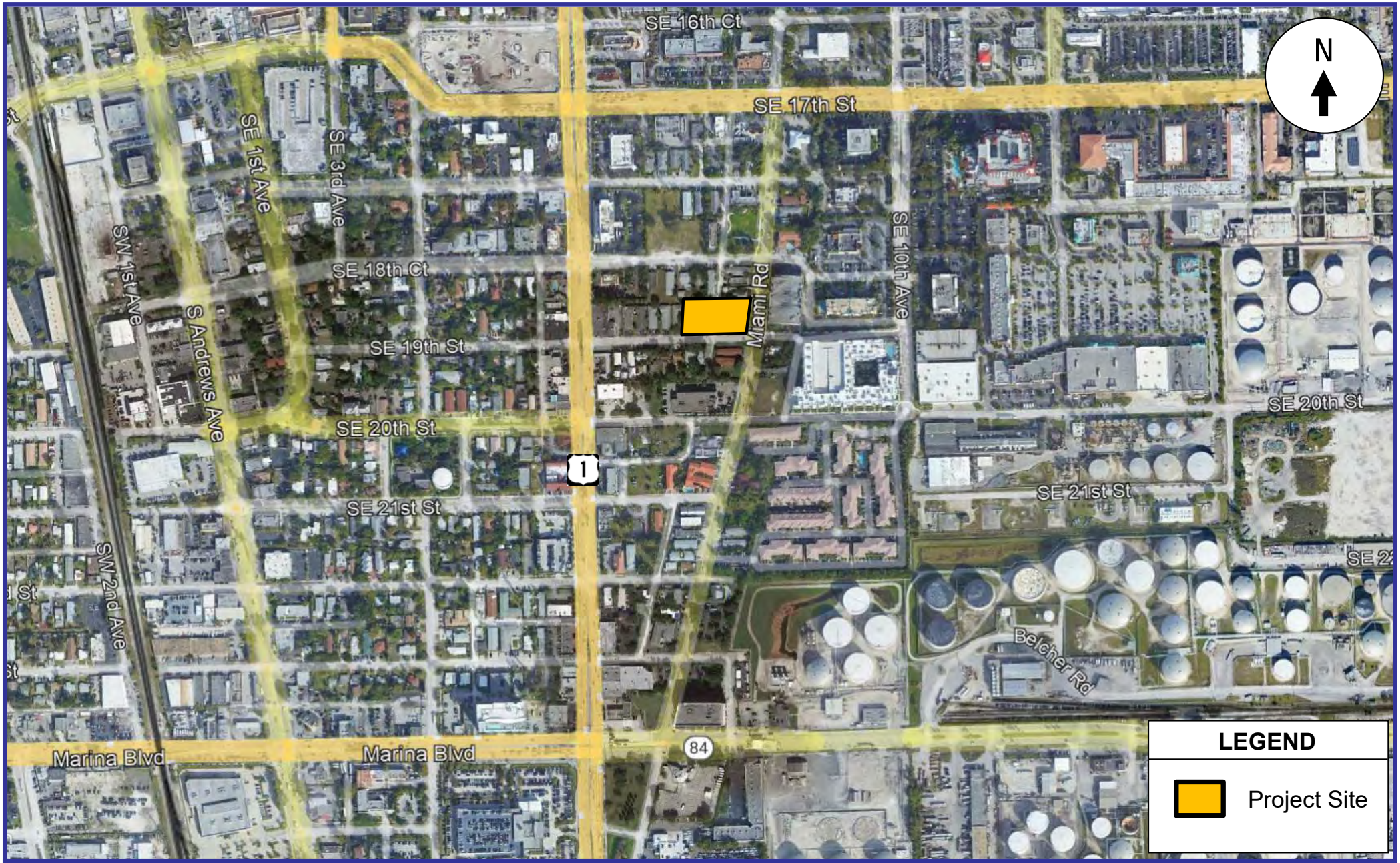
KBP CONSULTING, INC.

Karl B. Peterson, P.E.
Florida Registration Number 49897

Attachment A

Miami Road 19th St Apartment Homes

Project Location Map



KBP
CONSULTING, INC.

Project Location Map

Attachment A
Miami Road 19th St Apartment Homes
Fort Lauderdale, Florida

Attachment B

Miami Road 19th St Apartment Homes

Preliminary Site Plan

1 PROPOSED SITE PLAN
1/16" = 1'-0"

2 LOCATION PLAN
3/8" = 1'-0"

3 KEY PLAN
1" = 60'-0"

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY DANIEL RIVEROS P.E. ON 5/4/2020 USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES
DANIEL RIVEROS
FLORIDA PE #73152

SITE PLAN DATA

FLORIDA BUILDING CODE 2020 & ASCE 7-16:

LEGAL DESCRIPTION	EVERGLADE LAND SALES CO FIRST ADD TO LAUDERDALE CORR PL 2-15 D LOT 4, LOT 5, LOT 6 ,LOT 7,8 & 5 8 OF ABUTTING VAC ALLEY DESC IN OR 13617/830 BLK 22	
LAND USE DESIGNATION	EMPLOYMENT CENTER	
ZONING DESIGNATION	RMM-25	
MUNICIPALITY	CITY OF FORT LAUDERDALE	
FEMA ZONE	ZONE X	
BFE	N/A	
OCCUPANCY CLASSIFICATION	R2 (RESIDENTIAL)	
TYPE OF CONSTRUCTION	TYPE VB CONSTRUCTION	
SITE AREA	EAST PARCEL 20,026 SQ.FT. WEST PARCEL 18,429 SQ.FT. **TOTAL SITE AREA 38,455 SQ.FT = 0.88 ACRES**	
BUILDING FOOTPRINT COVERAGE	EAST PARCEL 9,304 SQ.FT WEST PARCEL 8,189 SQ.FT.	
RESIDENTIAL DEVELOPMENT	19 APARTMENT UNITS SEE AREA CALCULATION TABLE	
F.A.R	EAST PARCEL 0.46 FAR WEST PARCEL 0.44 FAR	
PARKING DATA	2.1/UNIT = 40 PARKINGS REQUIRED	40 PARKINGS PROVIDED
BUILDING HEIGHT	35 FT	
STRUCTURE LENGTH	41'-9" LENGHT	
NUMBER OF STORIES	3 STORIES	

SETBACK TABLE

ZONING DESIGNATION	**RMM-25 & MIXED USE OVERLAY**	
	REQUIRED	**PROVIDED**
DENSITY	MXU: 50 UNITS/ GROSS ACRE 50UNITS/ 0.88 ACRES = 56 UNITS RMM-24: 25 UNITS/ NET ACRE 25 UNITS/0.88 ACRES = 26 UNITS	19 UNITS
LANDSCAPE	35% - 13,460 SQ.FT	35% - 13,500 SQ.FT
DIST. BETWEEN BLDG.	10 ft. or 20% of tallest building (whichever is greater)	35 FT
EAST PARCEL		
FRONT YARD	25 FT.	21 FT
CORNER YARD	25% of Lot width not less than 10FT nor greater than 25FT	18FT
SIDE SETBACK	10FT	10FT
REAR SETBACK	20 FT	20 FT
WEST PARCEL		
FRONT YARD	25 FT.	22FT
SIDE SETBACK	10FT	10FT
REAR SETBACK	20 FT	20 FT

SITE NOTES

1. PROVIDE ALL SITE CLEARING, EXCAVATION, FILL, BACKFILL, ROUGH, GRADING, SUB-GRADES AND COMPACTING AS INDICATED IN THE CONTRACT DOCUMENTS.
2. TREES TO REMAIN AND/OR RELOCATE AS SELECTED BY OWNERSHALL BE PROTECTED AS REQUIRED
3. TREES TO BE REMOVED SHALL BE CUT AS DIRECTED BY OWNER ALL SITE CLEARING DEBRIS AND TREE STUMPS SHALL BE REMOVED FROM JOB SITE
4. IF SIDEWALK IS PROVIDED IT SHALL BE AS DIRECTED BY THE CORRESPONDING PUBLIC WORKS DEPARTMENT
5. COORDINATE WITH MECHANICAL, ELECTRICAL, AND LANDSCAPING PLANS FOR WATER LINES, DRAINAGE PIPES, UNDERGROUND ELECTRICAL CONDUITS IRRIGATION SYSTEMS AND ANY CONCEALED INSTALLATION THAT COULD BE DAMAGED
6. MAINTAIN SITE CLEAN OF CONSTRUCTION DEBRIS
7. PROVIDE CERTIFIED SOIL TREATMENT PRIOR TO POURING OF SLAB
8. REFER TO SITE PLAN FOR SEWER DISPOSAL SYSTEM DRIVEWAYS GRADING AND FENCING
9. ALL RAINWATER MUST BE MAINTAIN WITHIN THE PROPERTY LINES.

MECHANICAL EQUIPMENT

ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND WILL BE SCREENED AS PER ULDR SEC.

No.	REVISION	DATE

7900 Nova Drive
Davie, FL 33324
(954) 612-8391
daniel@pearengineering.com
Pear Engineering

MIAMI ROAD 19TH STREET, FORT LAUDERDALE FL, 33316

MIAMI ROAD 19TH ST
APARTMENT HOMES

DRAWN BY:	VR
CHECKED BY:	DR
JOB #:	PM2219
DATE:	11/8/2022 11:23:37 AM

DANIEL RIVEROS
FLORIDA PE #73152

PROPOSED SITE PLAN

A1.1

Attachment C

Miami Road 19th St Apartment Homes

Relevant Excerpts from the ITE *Trip Generation Manual (11th Edition)*

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

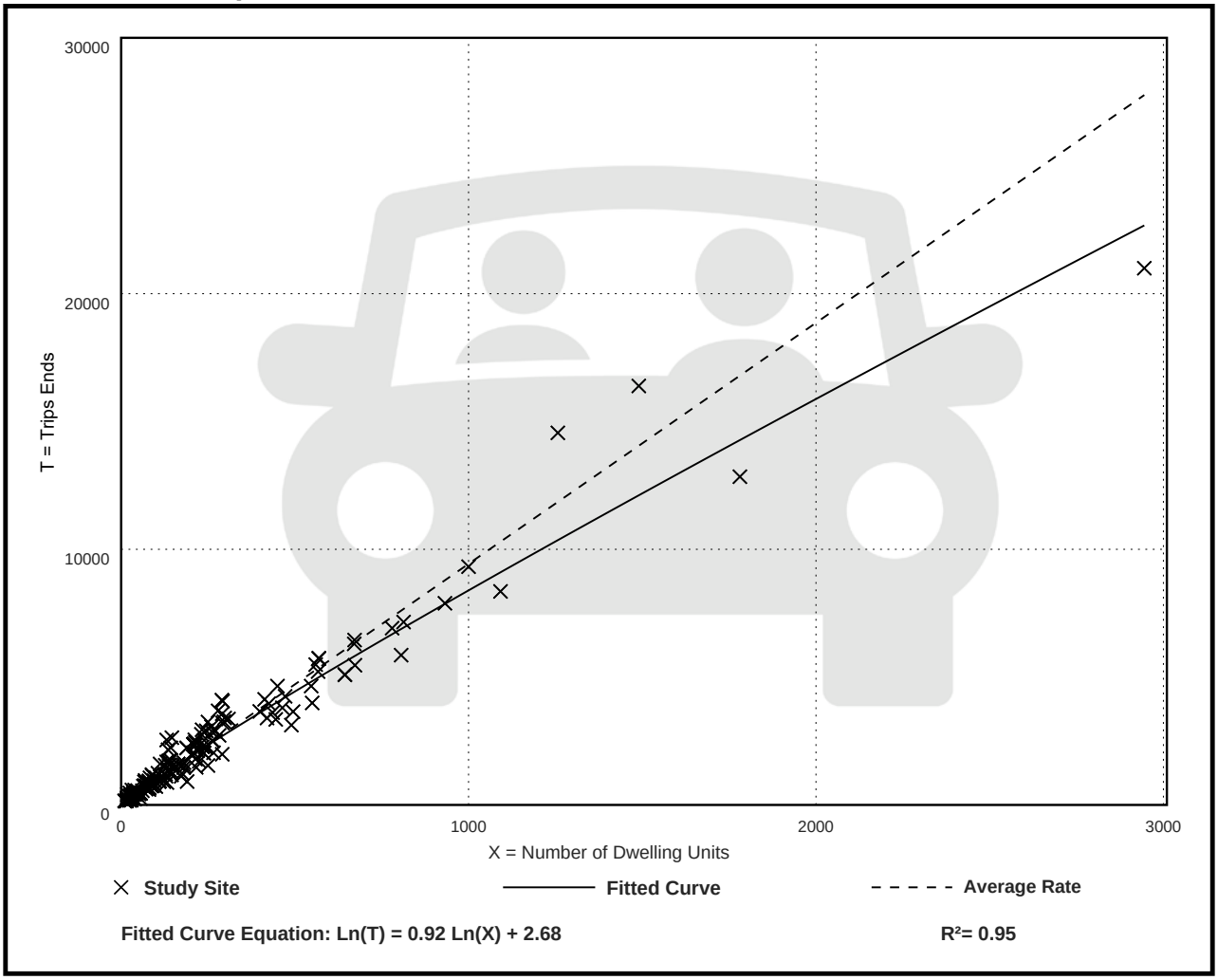
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

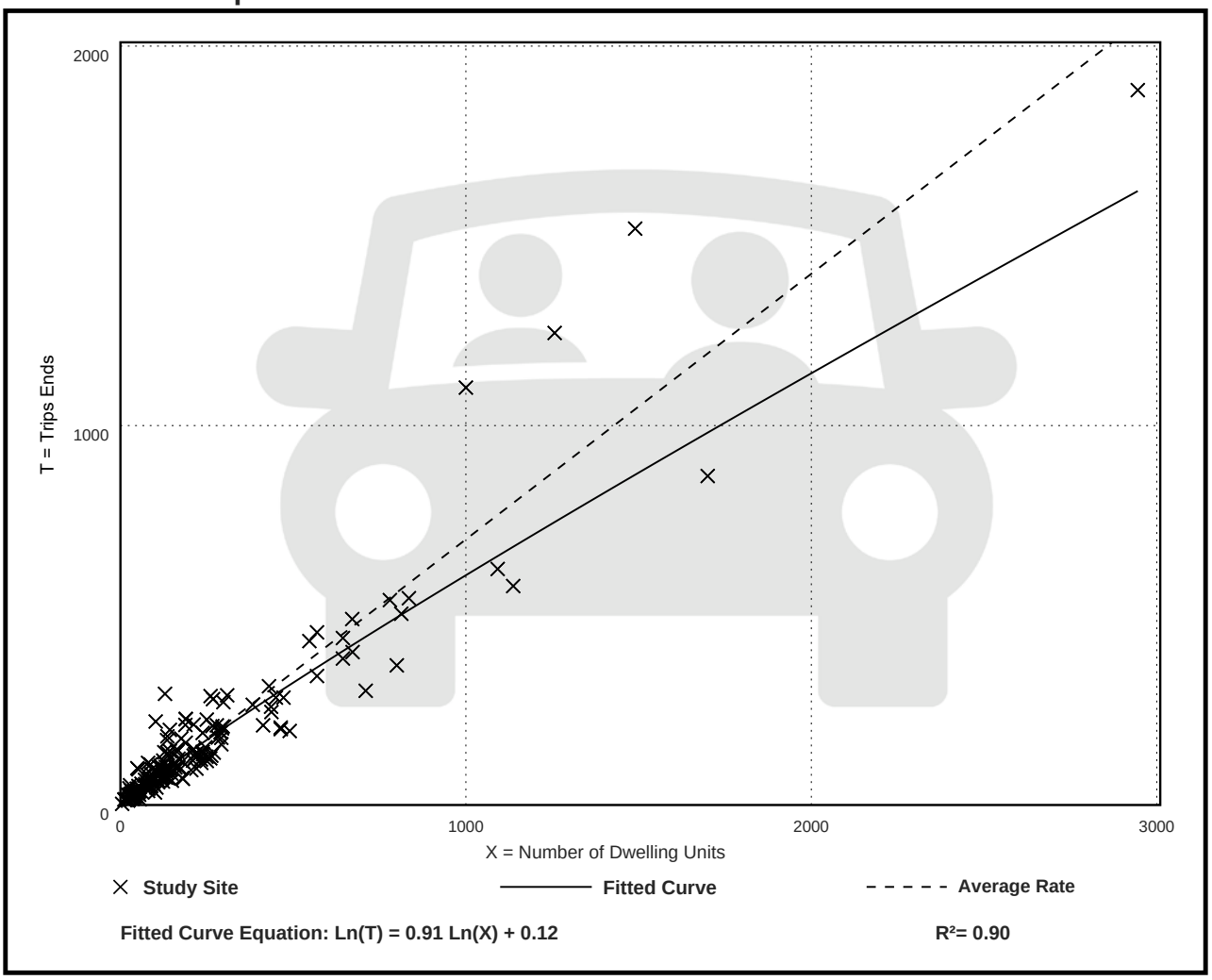
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



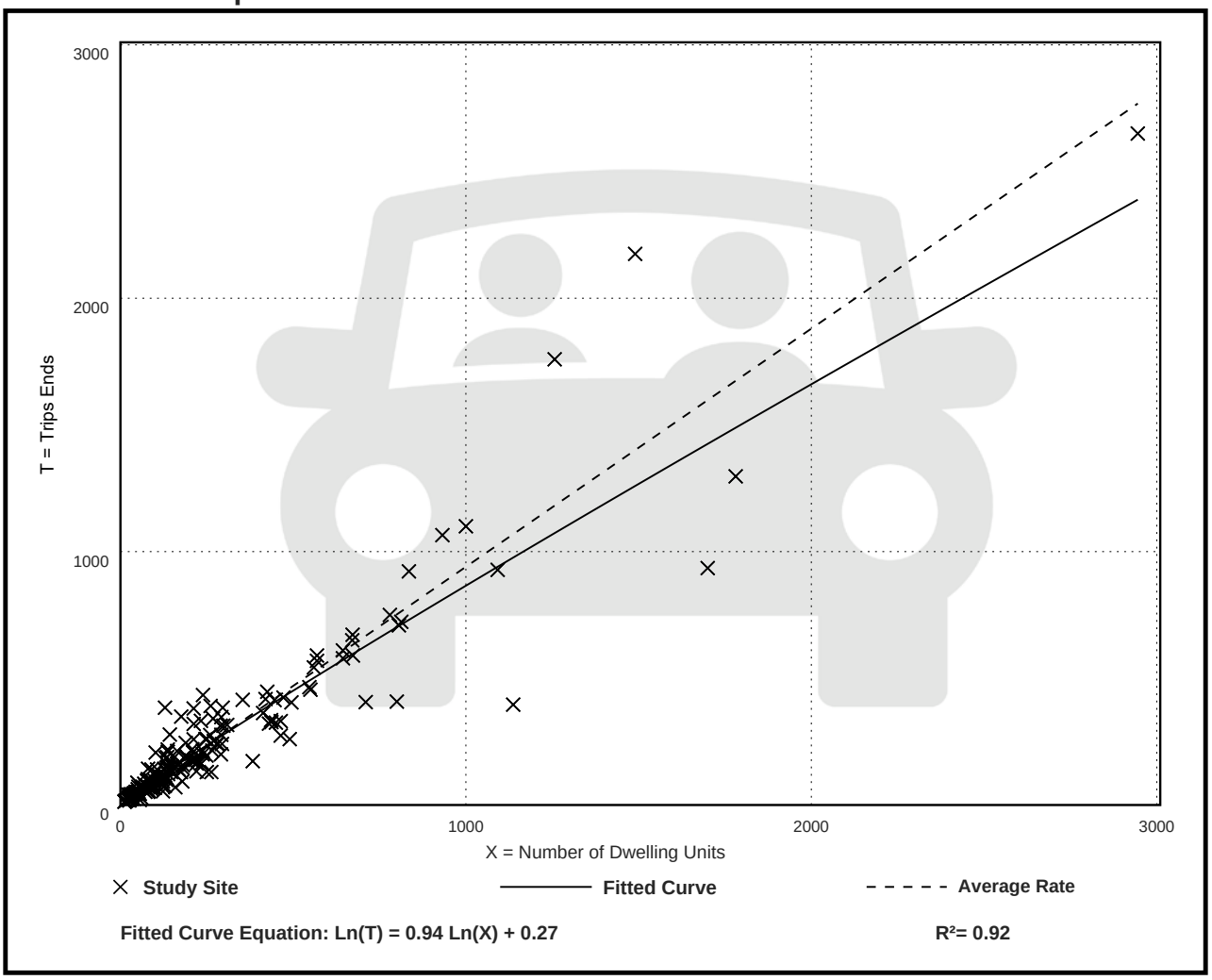
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.

- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.

- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

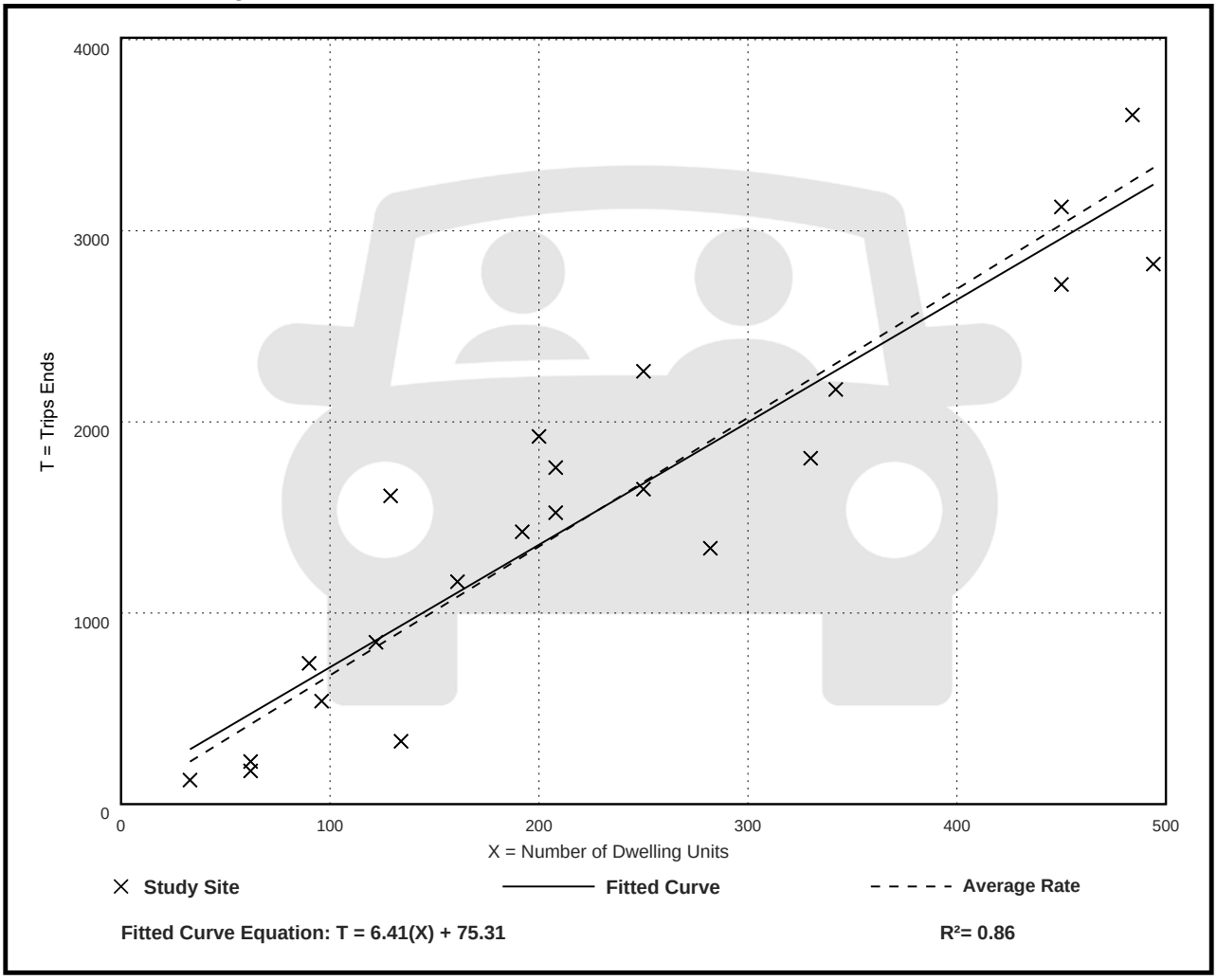
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

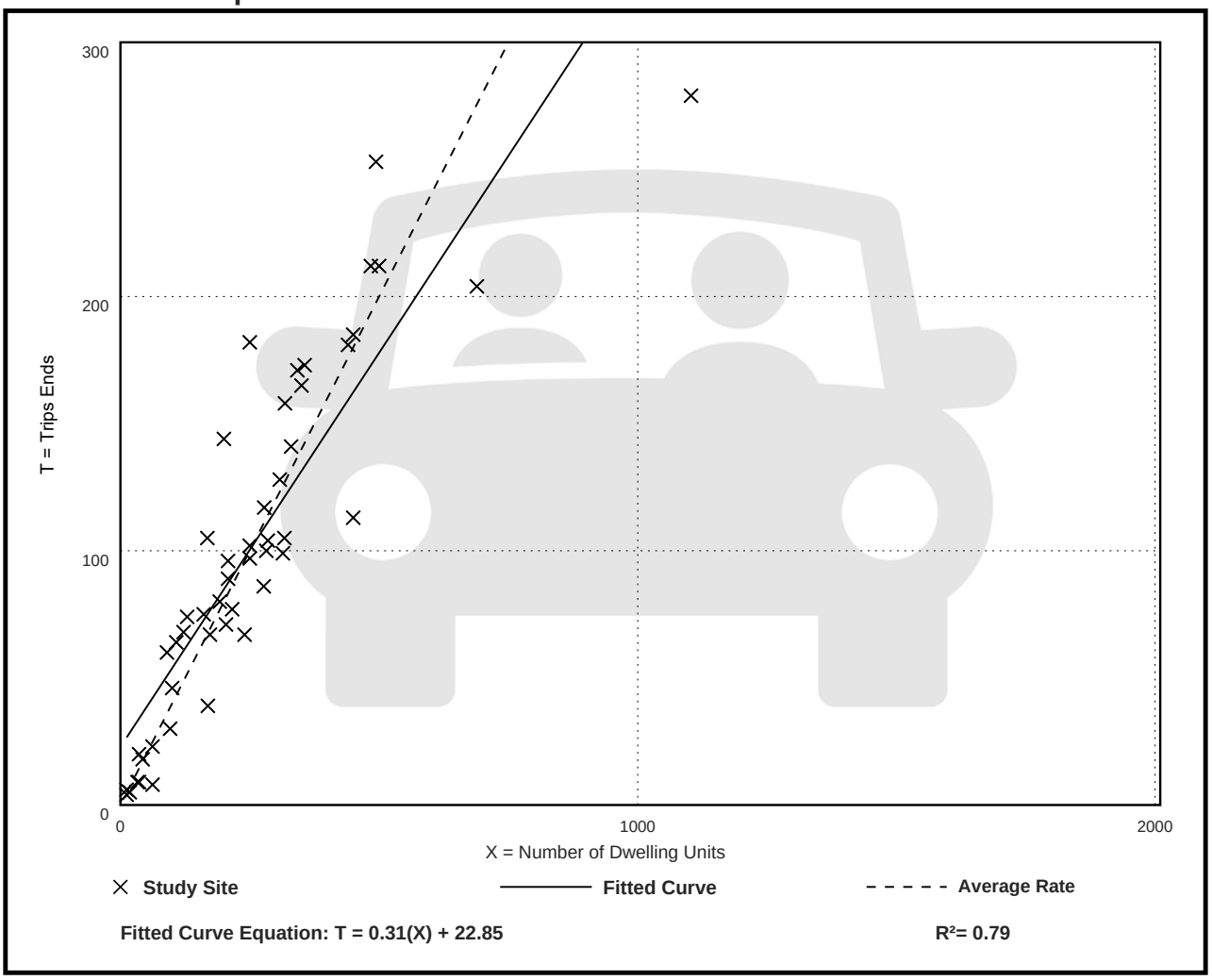
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



Fitted Curve Equation: T = 0.31(X) + 22.85

R^2= 0.79

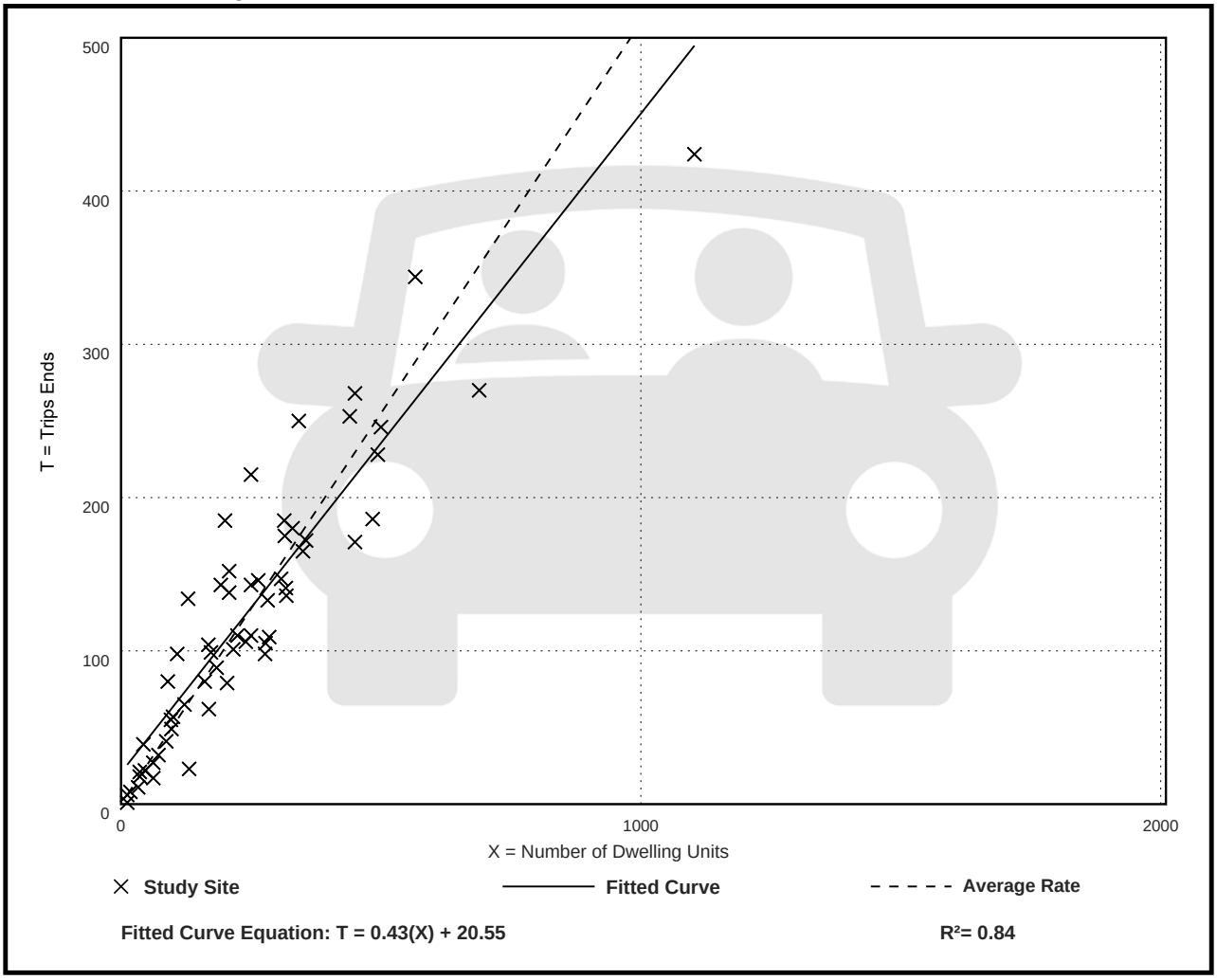
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) + 20.55

R^2= 0.84

DUNAY MISKEL BACKMAN LLP

Gary Dunay
Bonnie Miskel
Scott Backman
Eric Coffman
Hope Calhoun
Dwayne Dickerson
Ele Zachariades
Matthew H. Scott
Christina Bilenki
David F. Milledge
Jeffrey Schneider
Kristen Weiss
Sara Thompson

801 SE 19th Street
Yard Modification Request

801 SE 19th Street LLC ("Petitioner") is the owner of the +/- 0.88-acre property located at 801 SE 19th Street ("Property"), which is generally located near the southeast corner of Miami Road and SE 19th Street in the City of Fort Lauderdale ("City"). The Property has a Future Land Use designation of EC, Employment Center, and a Zoning designation of RMM-25, Residential Multifamily Mid Rise/Medium High Density. The Applicant is seeking to redevelop the Property with a 19 unit mixed-use residential project ("Project").

The Project will include four (4) buildings. The three buildings on the northeast, southwest and southeast corners of the Property will include five (5) residential units, and the building on the northwest corner of the Property will include four (4) residential units. The two units abutting Miami Road will be live/work units. There will be private garage parking for each unit and on street parking provided, for a total of forty (40) parking spaces. The Project will have two points of ingress from the north and east side of the Property, one from Miami Road, with one point of egress from the south of the Property, from SE 19th Street.

In order to develop the Project, at this time, Petitioner is requesting approval of a yard modification request to allow a minimum 21 foot front setback on the East Parcel of the Property and a 22 foot front setback on the West Parcel (as described on the Project site plan) of the Property for the proposed mixed-use Project in lieu of the 25 foot setback required by Section 47-5.36 of the City's Unified Land Development Regulations ("ULDR") ("Setback Variance Request"). Petitioner is also processing a Site Plan application and requesting an allocation of flexibility units for the Project ("Site Plan Application"), as required by the City's regulations. As outlined further below, Petitioner will demonstrate herein compliance with the Criteria for Modification of Required Yards pursuant to Section 47-23.11(A)(1-4) of the City's ULDR.

Criteria for Modification of Required Yards – Section 47-23.11(A)(1-4):

1. **By adjusting the location of the structure on the site, an architectural and/or engineering study can graphically prove that a superior site development as relating to shadows will result from such adjustment; or**

N/A

2. **By adjusting the location of the structure on the site when the site abuts the Intracoastal Waterway or other permanent public open space, land or water and it is found that allowing a reduction is compatible with adjacent properties, as defined in this section; or**

N/A

3. **By adjustment of yards it is found that:**

a. There is continuity of yards between the proposed development and adjacent properties; and

Yes, there will be continuity of yards between the proposed development and adjacent properties. The Project will not be setback any further than the surrounding properties and it will align with the properties adjacent to the Property.

b. There is continuity of architectural features with adjacent properties which encourages public pedestrian interaction between the proposed development and the public street; or instead of subsections A.3.a and b, it is found that;

The proposed Project will create an inviting residential space that complements the surrounding area appropriately. The Project will encourage public pedestrian interaction and create an aesthetically pleasing development in the area. Additionally, along Miami Road, the Property will include two plazas with space for individuals to sit.

c. There is continuity of architectural features with adjacent properties. Architectural features include but are not limited to those listed in subsection A.3.e; and

N/A

d. There is continuity of urban scale with adjacent properties. Urban scale includes height, proximity to street front and relationship of building size to the lot size;

N/A

e. In addition to the reduction in minimum yards meeting subsections A.3.a and b or subsections A.3.c and d, the development includes a minimum of four (4) of the following architectural features: Terracing; variation in rooflines; cantilevering; angling; balconies; arcades; uniform cornice heights; color and material banding; building mass changes; courtyards; plazas and landscaped areas which encourage pedestrian interaction between the development site and a public street.

N/A

4. In addition to subsection A.1, 2, or 3 the following shall be met:

a. The applicable minimums pertaining to all other zoning requirements applicable to the development are met.

Yes, the applicable minimums pertaining to all other zoning requirements applicable to the development have been met.

b. A structure with a required yard proposed to be modified that is located on a development site abutting or separated only by a right-of-way from the Intracoastal Waterway or other permanent public open space, land or water shall not cast a shadow that exceeds fifty percent (50%) of such public water or land area at any time between the hours of 9:00 a.m. and 5:00 p.m. on March 21 (vernal equinox). For sites along the Atlantic Ocean, the public area subject to review shall be the sandy beach westward of the mean high water line as

defined in Section 47-2, Measurements. The public open space, land or water as described in this section shall be measured by extending a line from the points where the property lines intersect at the corners of the development site abutting the public area or separated from the area by a right-of-way, and extending those lines across the public area perpendicular to the development site.

N/A

c. That the intent and spirit of the dimensional regulations, of the applicable district concerning yards as relating to air, light and shadow is maintained.

The intent and spirit of the dimensional regulations, of the district concerning yards as relating to air, light and shadow will be maintained. In fact, the Project will revitalize the neighborhood and surrounding area. Its modern and enhanced architecture is an aesthetically pleasing addition to the community. The Project provides safe and comfortable housing in less than 500 feet away from State Road A1A, which is lined with several bus stops, restaurants, and retail shops all within walking distance of the Property. The live/work units, will provide close access to business not only to the residents of the Project, but also the surrounding community. In addition, the Project will include beautiful features and amenities for residents and guests, which include an inground pool, professional landscaping, and two beautifully paved plazas.

Nutting Engineers
of Florida Inc. | Established 1967
Your Project is Our Commitment

Geotechnical & Construction Materials
Engineering, Testing, & Inspection
Environmental Services

Offices throughout the state of Florida

www.nuttingengineers.com info@nuttingengineers.com

October 24, 2022

Ms. Vianny Sarmiento
801 SE 19th Street, LLC
C/o Crown Holdings Group
428 Ashford Dunwoody Road, Ste. 200
Atlanta, GA 30338

Subject: Report of Exfiltration Test
Miami Road 19th Street Townhomes
801-805 SE 19th #1-4, 1841 & 1851 Miami Road
Fort Lauderdale, Florida

Dear Mr. Sarmiento:

Nutting Engineers of Florida, Inc. performed three exfiltration tests for the proposed drainage improvements at the above referenced location. This report presents a brief description of the field procedures, and the results of the exfiltration tests.

Three exfiltration tests were performed to a depth of six feet below existing grade in accordance with South Florida Water Management District (SFWMD) criteria for 'Usual Open-Hole' conditions.

Prior to starting the test, a 6-inch diameter hole was augered to the test depth to determine the depth to groundwater and to examine subgrade soils. After establishing the above parameters, the hole was stabilized by a full-length perforated PVC pipe in accordance with South Florida Water Management District specifications. Water was then pumped into the hole maintaining a constant water level at the ground surface. The stabilized flow rates were recorded in one-minute intervals for a total of 10 minutes.

The exfiltration tests revealed the hydraulic conductivity ('K'-value) of the soils ranged from 1.14×10^{-3} to 1.29×10^{-3} cubic feet per second per square foot per foot of head. Soil descriptions and flow rates for the tests are shown on the attached exfiltration summary sheets. We note that the water table was below a depth of six feet at the time of the test. This testing was performed to determine the hydraulic conductivity value only. Soil information shall not be used for other purposes.

We appreciate the opportunity to provide these services for you. Should you have any questions, or if we can be of further assistance, please feel free to contact us.

This item has been digitally signed and sealed by Christopher E. Gworek on the date adjacent to the seal.

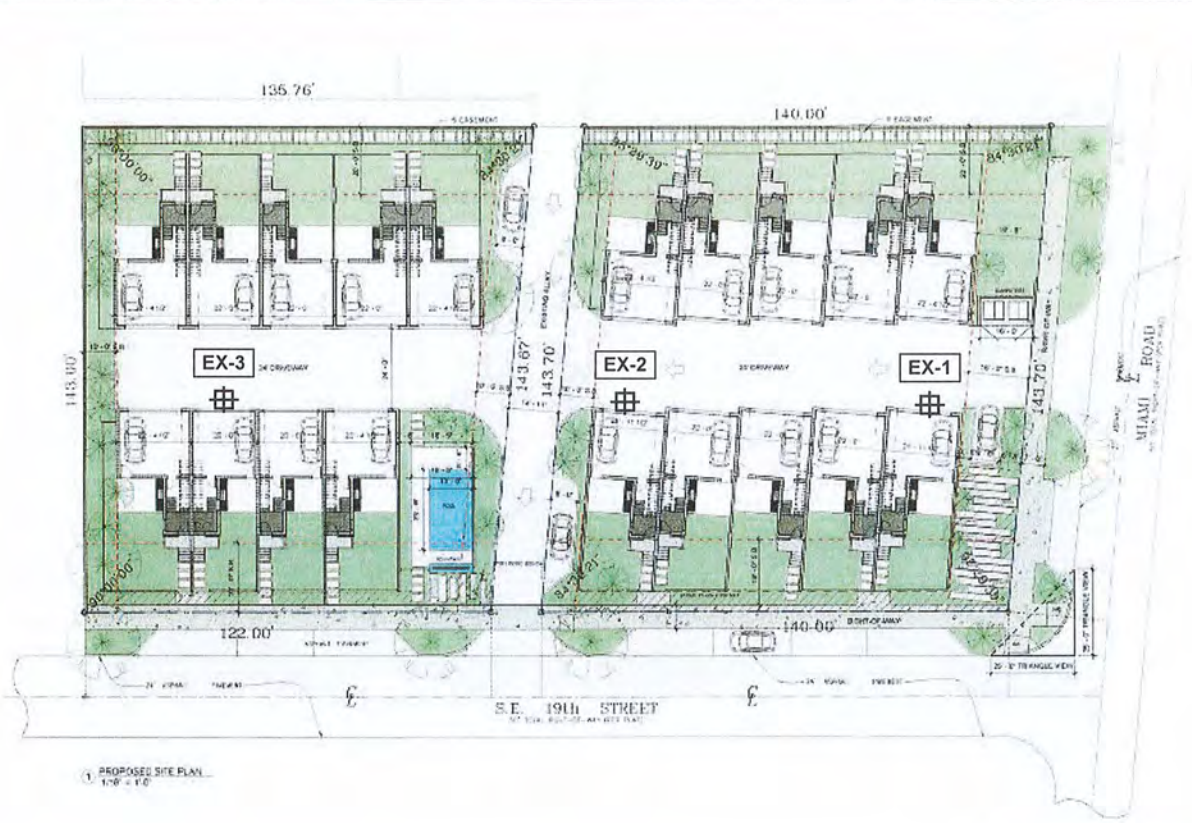
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Respectfully Submitted:
NUTTING ENGINEERS OF FLORIDA, INC.

Christopher E. Gworek, P.E. #69947
Senior Engineer

CHRISTOPHER E. GWOREK * LICENSE No 69947 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

2022-10-25



- LEGEND -
EXFILTRATION TEST

NUTTING ENGINEERS OF FLORIDA, INC. ESTABLISHED 1967	801 SE 19th Street, LLC **Miami Road 19th Street Townhomes** 801-805 SE 19th #1-4, 1841 & 1851 Miami Road Fort Lauderdale, Florida PROJECT NO. 20150.1	APPROXIMATE TEST LOCATION PLAN	GEOTECHNICAL EXPLORATION *— Not to Scale —*	FIG. 1

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Report of Exfiltration Test

Client:	801 E 19th Street, LLC	Order No	20150.1
Project:	Miami Road 19th Street Townhomes	Report No	1
Location:	801-805 SE 19th #1-4, Miami Road	Date:	10/20/22
	Fort Lauderdale, Florida		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. @ Road Crown	Water table from ground surface:	>6'
Casing Diameter:	6"		
Tube Depth:	6'		

Hydraulic Conductivity (K) = 1.14×10^{-3} cfs/ft^{2}ft.head

.

EXFIL NO. 1	One Minute Increme	Pump Rate in Gal/Min
	1	15.0
	2	15.0
Sample Location: Approx. as located on site plan.	3	15.0
	4	15.0
	5	15.0
Material: 0-6" TOPSOIL	6	15.0
6"-9" Gray fine SAND	7	15.0
9"-4' Lt. gray fine SAND	8	15.0
4'-6' Tan LIMESTONE	9	15.0
	10	15.0

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Report of Exfiltration Test

Client:	801 E 19th Street, LLC	Order No	20150.1
Project:	Miami Road 19th Street Townhomes	Report No	2
Location:	801-805 SE 19th #1-4, Miami Road	Date:	10/20/22
	Fort Lauderdale, Florida		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. @ Road Crown	Water table from ground surface:	>6'
Casing Diameter:	6"		
Tube Depth:	6'		

Hydraulic Conductivity (K) = 1.29×10^{-3} cfs/ft^{2}ft.head

.

EXFIL NO. 2	One Minute Increme	Pump Rate in Gal/Min
	1	17.0
	2	17.0
Sample Location: Approx. as located on site plan.	3	17.0
	4	17.0
	5	17.0
Material: 0-6" TOPSOIL	6	17.0
6"-1' Gray fine SAND	7	17.0
1'-6' Lt. gray fine SAND	8	17.0
	9	17.0
	10	17.0

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Report of Exfiltration Test

Client:	801 E 19th Street, LLC	Order No	20150.1
Project:	Miami Road 19th Street Townhomes	Report No	3
Location:	801-805 SE 19th #1-4, Miami Road	Date:	10/20/22
	Fort Lauderdale, Florida		
Test:	Usual Open Hole Exfiltration Test		
Surface Elevation:	Approx. @ Road Crown	Water table from ground surface:	>6'
Casing Diameter:	6"		
Tube Depth:	6'		

Hydraulic Conductivity (K) = 1.21×10^{-3} cfs/ft^{2}ft.head

EXFIL NO. 3	One Minute Increme	Pump Rate in Gal/Min
	1	16.0
	2	16.0
Sample Location: Approx. as located on site plan.	3	16.0
	4	16.0
	5	16.0
Material: 0-6" TOPSOIL	6	16.0
6"-1.5' Gray fine SAND	7	16.0
1.5'-6' Lt. gray fine SAND	8	16.0
	9	16.0
	10	16.0

LIMITATIONS OF LIABLILITY

WARRANTY

We warranty that the services performed by Nutting Engineers of Florida, Inc. are conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession in our area currently practicing under similar conditions at the time our services were performed. ***No other warranties, expressed or implied, are made***. While the services of Nutting Engineers of Florida, Inc. are a valuable and integral part of the design and construction teams, we do not warrant, guarantee or insure the quality, completeness, or satisfactory performance of designs, construction plans, specifications we have not prepared, nor the ultimate performance of building site materials or assembly/construction.

SUBSURFACE EXPLORATION

Subsurface exploration is normally accomplished by test borings; test pits are sometimes employed. The method of determining the boring location and the surface elevation at the boring is noted in the report. This information is represented in the soil boring logs and/or a drawing. The location and elevation of the borings should be considered accurate only to the degree inherent with the method used and may be approximate.

The soil boring log includes sampling information, description of the materials recovered, approximate depths of boundaries between soil and rock strata as encountered and immediate depth to water data. The log represents conditions recorded specifically at the location where and when the boring was made. Site conditions may vary through time as will subsurface conditions. The boundaries between different soil strata as encountered are indicated at specific depths; however, these depths are in fact approximate and dependent upon the frequency of sampling, nature and consistency of the respective strata. Substantial variation between soil borings may commonly exist in subsurface conditions. Water level readings are made at the time and under conditions stated on the boring logs. Water levels change with time, precipitation, canal level, local well drawdown and other factors. Water level data provided on soil boring logs shall not be relied upon for groundwater based design or construction considerations.

LABORATORY AND FIELD TESTS

Tests are performed in *general* accordance with specific ASTM Standards unless otherwise indicated. All criteria included in a given ASTM Standard are not always required and performed. Each test boring report indicates the measurements and data developed at each specific test location.

ANALYSIS AND RECOMMENDATIONS

The geotechnical report is prepared primarily to aid in the design of site work and structural foundations. Although the information in the report is expected to be sufficient for these purposes, it shall not be utilized to determine the cost of construction nor to stand alone as a construction specification. Contractors shall verify subsurface conditions as may be appropriate prior to undertaking subsurface work.

Report recommendations are based primarily on data from test borings made at the locations shown on the test boring reports. Soil variations commonly exist between boring locations. Such variations may not become evident until construction. Test pits sometimes provide valuable supplemental information that derived from soil borings. If variations are then noted, the geotechnical engineer shall be contacted in writing immediately so that field conditions can be examined and recommendations revised if necessary.

The geotechnical report states our understanding as to the location, dimensions and structural features proposed for the site. ***Any significant changes of the site improvements or site conditions must be communicated in writing to the geotechnical engineer immediately*** so that the geotechnical analysis, conclusions, and recommendations can be reviewed and appropriately adjusted as necessary.

CONSTRUCTION OBSERVATION

Construction observation and testing is an important element of geotechnical services. The geotechnical engineer's field representative (G.E.F.R.) is the "owner's representative" observing the work of the contractor, performing tests and reporting data from such tests and observations. ***The geotechnical engineer's field representative does not direct the contractor's construction means, methods, operations or personnel.*** The G.E.F.R. does not interfere with the relationship between the owner and the contractor and, except as an observer, does not become a substitute owner on site. The G.E.F.R. is responsible for his/her safety, but has no responsibility for the safety of other personnel at the site. The G.E.F.R. is an important member of a team whose responsibility is to observe and test the work being done and report to the owner whether that work is being carried out in general conformance with the plans and specifications. The enclosed report may be relied upon solely by the named client.

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SOIL AND ROCK CLASSIFICATION CRITERIA

SAND/SILT

N-VALUE (bpf)	RELATIVE DENSITY
0 – 4	Very Loose
5 – 10	Loose
11 – 29	Medium
30 – 49	Dense
>50	Very dense
100	Refusal

CLAY/SILTY CLAY

N-VALUE (bpf)	UNCONFINED COMP. STRENGTH (tsf)	CONSISTENCY
<2	<0.25	v. Soft
2 – 4	0.25 – 0.50	Soft
5 – 8	0.50 – 1.00	Medium
9 – 15	1.00 – 2.00	Stiff
16 – 30	2.00 – 4.00	v. Stiff
>30	>4.00	Hard

ROCK

N-VALUE (bpf)	RELATIVE HARDNESS	ROCK CHARACTERISTICS
N≥ 100	Hard to v. hard	Local rock formations vary in hardness from soft to very hard within short vertical and horizontal distances and often contain vertical solution holes of 3 to 36 inch diameter to varying depths and horizontal solution features. Rock may be brittle to split spoon impact, but more resistant to excavation.
25≤ N ≤ 100	Medium hard to hard	
5≤ N ≤ 25	Soft to medium hard	

PARTICLE SIZE

Boulder	>12 in.
Cobble	3 to 12 in.
Gravel	4.76 mm to 3 in.
Sand	0.074 mm to 4.76 mm
Silt	0.005 mm to 0.074 mm
Clay	<0.005 mm

DESCRIPTION MODIFIERS

0 – 5%	Slight trace
6 – 10%	Trace
11 – 20%	Little
21 – 35%	Some
>35%	And

Major Divisions			Group Symbols	Typical names	Laboratory classification criteria
Coarse-grained soils (More than half of material is *larger* than No. 200 sieve size)	Gravels (More than half of coarse fraction is larger than No. 4 sieve size)	Clean gravels (Little or no fines)	GW	Well-graded gavels, gravel-sand mixtures, little or no fines	Determine percentages of sand and gravel from grain-size curve. Depending on percentage of fines (fraction smaller than No. 200 sieve size), coarse-grained soils are classified as follows: Less than five percent……GW, GP, SW, SP; More than 12 percent……GM, GC, SM, SC; 5 to 12 percent……Borderline cases requiring dual systems**
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines	
		Gravels with fines (Appreciable amount of fines)	GW* d / u	Silty gravels, gravel-sand-silt mixtures	
			GC	Clayey gravels, gravel-sand-clay mixtures	
	Sands (More than half of coarse fraction is smaller than No. 4 sieve size)	Clean sands (Little or no fines)	SW	Well-graded sands, gravelly sands, little or no fines	
			SP	Poorly graded sands, gravelly sands, little or no fines	
		Sands with fines (Appreciable amount of fines)	SM* d / u	Silty sands, sand-silt mixtures	
			SC	Clayey sands, sand-clay mixtures	
Fine-grained soils (More than half of material is *smaller* than No. 200 sieve size)	Silts and clays (Liquid limit less than 50)		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity	
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy, clays, silty clays, lean clays	
			OL	Organic silts and organic silty clays of low plasticity	
	Silts and clays (Liquid limit greater than 50)		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts	
			CH	Inorganic clays or high plasticity, fat clays	
			OH	Organic clays of medium to high plasticity, organic silts	
	Highly organic soils		PT	Peat and other highly organic soils	

$C_u = \frac{D_{60}}{D_{10}}$ greater than 4; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3

Not meeting all gradation requirements for GW

Atterberg limits below "A" line or P.I. less than 4

Atterberg limits above "A" line with P.I. greater than 7

Above "A" line with P.I. between 4 and 7 are *borderline* cases requiring use of dual symbols.

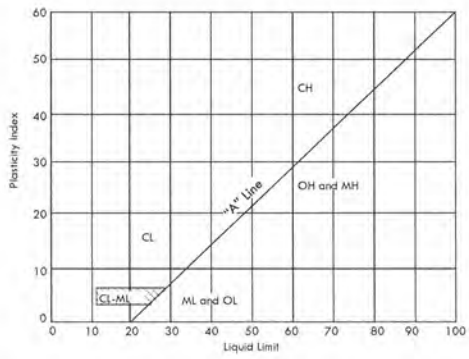
$C_u = \frac{D_{60}}{D_{10}}$ greater than 6; $C_z = \frac{(D_{30})^2}{D_{10} x D_{60}}$ between 1 and 3

Not meeting all gradation requirements for SW

Atterberg limits below "A" line or P.I. less than 4

Atterberg limits above "A" line with P.I. more than 7

Limits plotting in hatched zone with P.I. between 4 and 7 are *borderline* cases requiring use of dual system.



Plasticity Chart

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BASIN 1 PRE-DEVELOPMENT STAGE STORAGE FOR 801 SE 19TH STREET

Project Name:	801 SE 19th Street			
AJH #:	21-0690			
Project Engineer:	Howard Jablon, P.E.			
Date:	11/03/22			
Revision:				
Site Area	0.423	Ac		
Control Elevation:	2.0	NAVD		
Green Area:	10,275	Ac	0.236	sf
Impervious Area:	3,286	Ac	0.075	sf
Building Area:	4,868	Ac	0.112	sf
Total Area:	18,429	Ac	0.423	sf
Tota Area - Buildinç	13,561	Ac	0.311	sf
Average existing site elevation:	9.3	NAVD		

PRE DEVELOPMENT STAGE-STORAGE TABLE BASIN 1

STAGE	Green Area Linear	Impervious Area Linear	Building Area Vertical	TOTAL AREA	SURFACE	TRENCH	CUMULATIVE STORAGE	
NAVD	EL 8.4 - 11.5	EL 8.4 - 11.5	El 10.54 El 11.56		STORAGE	STORAGE		
	SF	SF	SF	SF	CF		CF	CUMULATIVE STORAGE AcFt
8.40	0	0	0	0	0		0	0
10.00	4,000	1,500	0	5,500	4,400	0	4,400	0.101
10.54	5,000	2,500	0	7,500	3,510	0	7,910	0.182
10.55	5,050	2,550	2,433	10,033	76	0	7,986	0.183
10.93	9,500	3,000	2,433	14,933	4,744	0	12,729	0.292
11.56	10,275	3,286	2,433	15,994	9,742	0	22,471	0.516
11.57	10,275	3,286	4,868	18,429	160	0	22,631	0.520

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25 Year - 3 Day PRE-DEVELOPMENT RUNOFF COMPUTATION FOR BASIN 1

Project Name:	801 SE 19th Street
Project Number:	21-0690
Project Engineer:	Howard Jablon, P.E.
Date:	11/03/22
Revised	

BASIN 1

Site Area	0.423	Ac	
Design Storm	25	Year	3 Day
Rainfall (1 Day)		in	
Rainfall (3 Day = 1 Day x 1.359)	14.5	in	

Runoff Formula (Page C-II-I, SFWMD Volume IV) $Q = [(P-Ia)^{**}2] / [(P-Ia) + S]$
and $Ia = 0.2 \times S$

where,
- Q = accumulated direct runoff (inches)
- P = accumulated rainfall (inches)
- Ia = initial abstraction
- S = potential maximum retention (inches)

Substituting Ia = 0.2 x S => $Q = [(P-0.2S)^{**}2] / [P + 0.8S]$

Soil Storage, S S = Water Storage x (1 - % Impervious)

Average Finished Grade	9.3	NAVD	
Average Water Table Elevation	2.0	NAVD	
Percent of Project Lakes	0.0	%	
Percent of Project Impervious	44.25	%	
Compacted Water Storage Value =	**6.75**	in	(Interpolate from Table)
Soil Storage, S =	**3.76**	in	
Runoff Computation, Q =	**10.79**	in	
Volume of Runoff, V = Q x A	**0.38**	Ac-Ft	
	16,572	cf	

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For Flatwoods Soils

Depth to Water Table Feet	Cumulative Water Storage Inches	Compacted Water Storage Inches
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75

100 Year - 3 Day PRE-DEVELOPMENT RUNOFF COMPUTATION FOR BASIN 1

Project Name:	801 SE 19th Street
Project Number:	21-0690
Project Engineer:	Howard Jablon, P.E.
Date:	11/03/22
Revised	

BASIN 1

Site Area	0.423	Ac	
Design Storm	100	Year	3 Day
Rainfall (1 Day)		in	
Rainfall (3 Day = 1 Day x 1.359)	17.3	in	

Runoff Formula (Page C-II-I, SFWMD Volume IV) $Q = [(P-Ia)^{**}2] / [(P-Ia) + S]$
and $Ia = 0.2 \times S$

where,
- Q = accumulated direct runoff (inches)
- P = accumulated rainfall (inches)
- Ia = initial abstraction
- S = potential maximum retention (inches)

Substituting Ia = 0.2 x S => $Q = [(P-0.2S)^{**}2] / [P + 0.8S]$

Soil Storage, S S = Water Storage x (1 - % Impervious)

Average Finished Grade	9.3	NAVD	
Average Water Table Elevation	2.0	NAVD	
Percent of Project Lakes	0.0	%	
Percent of Project Impervious	44.25	%	
Compacted Water Storage Value =	**6.75**	in	(Interpolate from Table)
Soil Storage, S =	**3.76**	in	
Runoff Computation, Q =	**13.48**	in	
Volume of Runoff, V = Q x A	**0.48**	Ac-Ft	
	20,701	cf	

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For Flatwoods Soils

Depth to Water Table Feet	Cumulative Water Storage Inches	Compacted Water Storage Inches
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75

EXFILTRATION TRENCH COMPUTATION TO STORE WATER QUALITY RUNOFF

BASIN 1

Project Name:	801 SE 19th Street
Project Number:	21-0690
Project Engineer:	Howard Jablon, P.E.
Date:	11/03/22
Revised	

Watershed Area	0.42	Ac	
Runoff	3.20	in	
Water Table Elevation (BC WSWT Map says 0.5)	2.00	NAVD	
Volume to be stored = Area x Runoff	1.354	Ac-In	
Volume to be stored (cf)	4,914	cf =	0.113 Ac-Ft

Use Exfiltration Trench Calculation (Page C-V-8 SFWMD Basis of Review)

L = FS * V / [k (H2W + 2*H2Du - DuDu + 2xH

Refer to the attached Typical Exfiltration Trench for cross section of trench and definitions

Length of trench required, L in feet =		
Factor of Safety	2	
Volume treated (Total WQ + Additional), V	1.354	Ac-In
Width of trench, W	6.0	ft
Hydraulic Conductivity of soil, K	1.21E-03	cfs/sf - ft head
Depth to water table, H2	4.75	ft
Non-Saturated trench depth, Du	3.00	ft
Saturated trench depth, Ds	0.00	ft
Length of trench required, L =	**45**	**ft**

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BASIN 1 POST-DEVELOPMENT STAGE STORAGE FOR 801 SE 19TH STREET

Project Name:	801 SE 19th Street				
AJH #:	21-0690				
Project Engineer:	Howard Jablon, P.E.				
Date:	11/03/22				
Revision:					
Revision:					
Total Project Acreage:	0.423	Ac	18,429	sf	
Design Water Surface	2.00	NAVD			

POST DEVELOPMENT STAGE-STORAGE TABLE FOR BASIN #1

BASIN 1 (Area = 0.423 Ac, 18,429 sf)

BASIN 1 SITE DATA:

Total DRA @ Bottom (NA):	0.000	Ac	0	sf	
Total DRA Bank Area (NA):	0.000	Ac	0	sf	
Green Area:	0.160	Ac	6,955	sf	
Impervious Area:	0.143	Ac	6,226	sf	
Building Area:	0.120	Ac	5,248	sf	
Total Area Basin 1:	0.423	Ac	18,429	sf	
Total Area for Storage	0.303	Ac	13,181	sf	(Removed Building)

STAGE NAVD	Green Area Linear EL 8.0 - 10.5 SF	Impervious Area Vertical EL 4.3 - 6.0 SF	Impervious Area Linear EL 8.0 - 10.5 SF	TOTAL AREA SF	STORAGE CF	TRENCH STORAGE CF	CUMULATIVE STORAGE CF	AcFt
8.00	0	0	0		0	0	0	0.00
8.50	250	0	0		63	4,914	4,977	0.11
9.00	500	0	0	500	188	0	5,164	0.12
9.50	5,000	4,000	4,000	9,000	2,375	0	7,539	0.17
10.00	6,500	5,000	5,000	11,500	5,125	0	12,664	0.29
10.50	6,955	6,226	6,226	13,181	6,170	0	18,834	0.43
11.00	6,955	6,226	6,226	13,181	6,591	0	25,425	0.58
11.50	6,955	6,226	6,226	13,181	6,591	0	32,015	0.73
12.00	6,955	6,226	6,226	13,181	6,591	0	38,606	0.89

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Name: Aquifer
Group: POST-DEV
Type: Time/Stage

Base Flow(cfs): 0.000

Init Stage(ft): 2.000
Warn Stage(ft): 11.000

Time(hrs)	Stage(ft)
0.00	2.000
100.00	2.000

Name: N1
Group: POST-DEV
Type: Stage/Volume

Base Flow(cfs): 0.000

Init Stage(ft): 2.000
Warn Stage(ft): 11.000

Stage(ft)	Volume(af)
8.000	0.0000
8.500	0.1100
9.000	0.1200
9.500	0.1700
10.000	0.2900
10.500	0.4300
11.000	0.5800

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801 SE 19th Street
Table of Wells On/Off
November 3, 2022

Name: Wells
Group: POST-DEV

From Node: N1
To Node: Aquifer

Count: 1
Flow: Both

	TABLE	ELEV ON(ft)	ELEV OFF(ft)
#1:	Well	6.750	6.750
#2:		0.000	0.000
#3:		0.000	0.000
#4:		0.000	0.000

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801 SE 19th Street
Well Operating Table
November 3, 2022

Name: Well Group: POST-DEV
Type: Rating Curve
Function: US Stage vs. Discharge

US Stage(ft)	Discharge(cfs)
6.750	0.00
7.000	0.11
7.250	0.22
7.500	0.33
8.000	0.56
8.500	0.78
9.500	1.22
10.500	1.67

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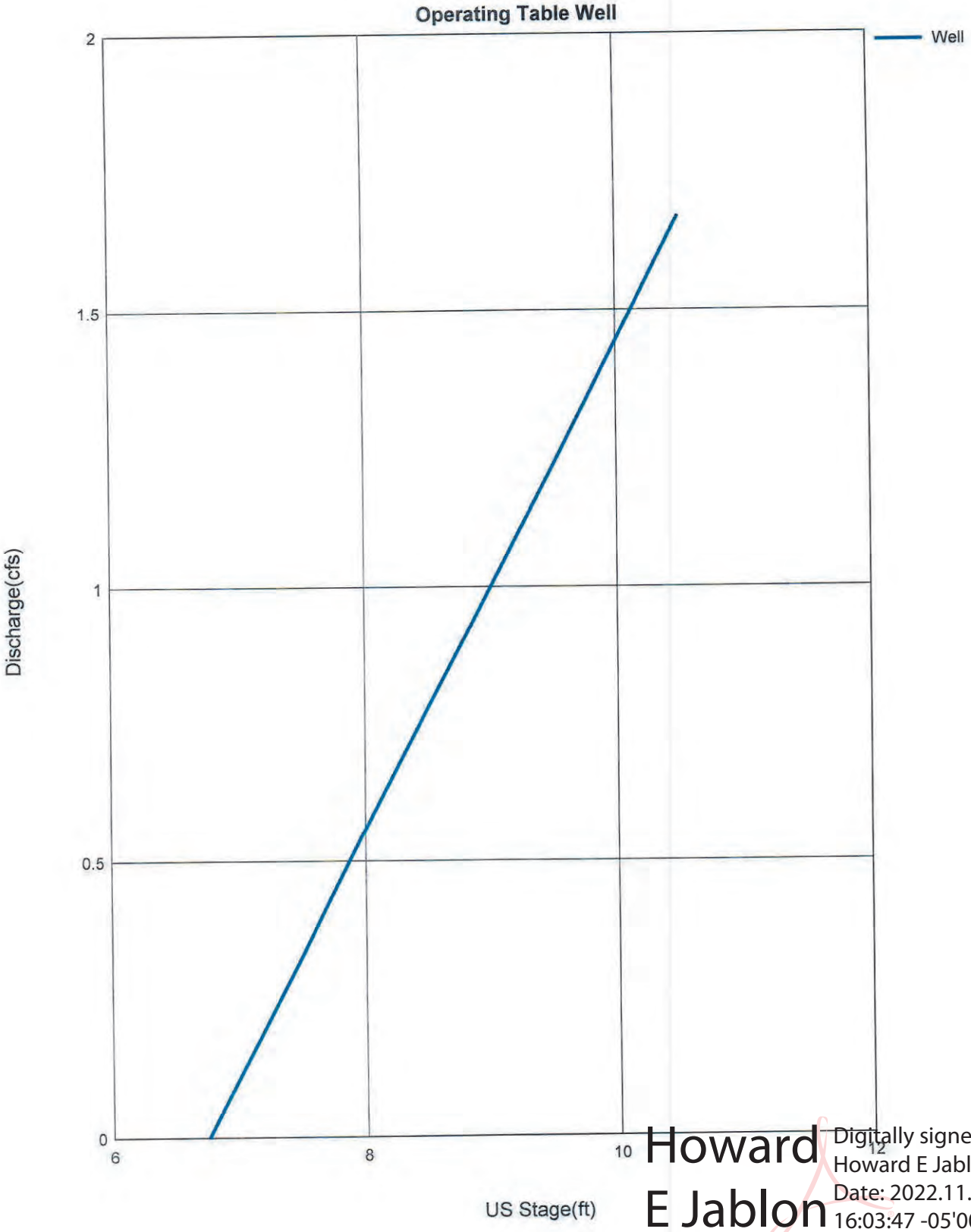
801 SE 19th Street
Well Operating Table - Graph
November 3, 2022



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Basin Name: B1
Group Name: POST-DEV
Simulation: 100_YR
Node Name: N1
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: UH256
Peaking Fator: 256.0
Spec Time Inc (min): 2.00
Comp Time Inc (min): 2.00
Rainfall File: SFWMD72
Rainfall Amount (in): 17.300
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 15.00
Time Shift (hrs): 0.00
Area (ac): 0.423
Vol of Unit Hyd (in): 1.000
Curve Number: 87.600
DCIA (%): 0.000

Time Max (hrs): 60.03
Flow Max (cfs): 2.791
Runoff Volume (in): 15.705
Runoff Volume (ft3): 24114.269

Basin Name: B1
Group Name: POST-DEV
Simulation: 25_YR
Node Name: N1
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: UH256
Peaking Fator: 256.0
Spec Time Inc (min): 2.00
Comp Time Inc (min): 2.00
Rainfall File: SFWMD72
Rainfall Amount (in): 14.500
Storm Duration (hrs): 72.00
Status: Onsite
Time of Conc (min): 15.00
Time Shift (hrs): 0.00
Area (ac): 0.423
Vol of Unit Hyd (in): 1.000
Curve Number: 87.600
DCIA (%): 0.000

Time Max (hrs): 60.07
Flow Max (cfs): 2.327
Runoff Volume (in): 12.925
Runoff Volume (ft3): 19846.275

Basin Name: B1
Group Name: POST-DEV
Simulation: 5_YR
Node Name: N1
Basin Type: SCS Unit Hydrograph

Unit Hydrograph: UH256
Peaking Fator: 256.0
Spec Time Inc (min): 2.00
Comp Time Inc (min): 2.00
Rainfall File: SCSII-24
Rainfall Amount (in): 3.280
Storm Duration (hrs): 24.00
Status: Onsite
Time of Conc (min): 15.00
Time Shift (hrs): 0.00
Area (ac): 0.423
Vol of Unit Hyd (in): 1.000
Curve Number: 87.600
DCIA (%): 0.000

Time Max (hrs): 12.10
Flow Max (cfs): 0.682
Runoff Volume (in): 2.035
Runoff Volume (ft3): 3124.399

Howard E Jablon

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801 SE 19th Street
Routing Results
November 3, 2022

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
N1	POST-DEV	100_YR	60.89	8.517	11.000	-6.0000	5136	60.08	2.751	60.89	0.788
N1	POST-DEV	25_YR	60.84	8.338	11.000	-6.0000	8057	60.08	2.294	60.84	0.709
N1	POST-DEV	5_YR	12.21	8.005	11.000	-6.0000	13860	12.08	0.676	12.21	0.562

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BASIN 2 PRE-DEVELOPMENT STAGE STORAGE FOR 801 SE 19TH STREET

Project Name:	801 SE 19th Street			
AJH #:	21-0690			
Project Engineer:	Howard Jablon, P.E.			
Date:	11/05/22			
Revision:				
Site Area	0.460	Ac		
Control Elevation:	2.0	NAVD		
Green Area:	18,440	Ac	0.423	sf
Impervious Area:	459	Ac	0.011	sf
Building Area:	1,127	Ac	0.026	sf
Total Area:	20,026	Ac	0.460	sf
Tota Area - Building	18,899	Ac	0.434	sf
Average existing site elevation:	10.6	NAVD		

PRE DEVELOPMENT STAGE-STORAGE TABLE BASIN 2

STAGE NAVD	Green Area Vertical EL 9.4 - 11.9	Green Area Linear EL 9.4 - 11.9	Impervious Area Linear EL 10 - 10.18	Building Area Vertical El 12.17	TOTAL AREA	SURFACE STORAGE	TRENCH STORAGE	CUMULATIVE STORAGE	CUMULATIVE STORAGE AcFt
	SF	SF	SF	SF	SF	CF		CF	
9.40	0	0	0	0	0	0		0	0
10.00	4,426	4,426	0	0	4,426	1,328	0	1,328	0.030
10.18	5,753	5,753	459	0	6,212	957	0	2,285	0.052
11.90	18,440	18,440	459	0	18,899	21,595	0	23,881	0.548
12.16	18,440	18,440	459	0	18,899	4,914	0	28,794	0.661
12.17	18,440	18,440	459	1,127	20,026	189	0	28,983	0.665
13.00	18,440	18,440	459	1,127	20,026	16,622	0	45,605	1.047

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25 Year - 3 Day PRE-DEVELOPMENT RUNOFF COMPUTATION FOR BASIN 2

Project Name:	801 SE 19th Street
Project Number:	21-0690
Project Engineer:	Howard Jablon, P.E.
Date:	11/05/22
Revised	

BASIN 2

Site Area	0.460 Ac	
Design Storm	25 Year	3 Day
Rainfall (1 Day)	in	
Rainfall (3 Day = 1 Day x 1.359)	14.5 in	

Runoff Formula (Page C-II-I, SFWMD Volume IV) $Q = [(P-Ia)^{**}2] / [(P-Ia) + S]$
and $Ia = 0.2 \times S$

where,
- Q = accumulated direct runoff (inches)
- P = accumulated rainfall (inches)
- Ia = initial abstraction
- S = potential maximum retention (inches)

Substituting Ia = 0.2 x S => $Q = [(P-0.2S)^{**}2] / [P + 0.8S]$

Soil Storage, S S = Water Storage x (1 - % Impervious)

Average Finished Grade	10.6 NAVD	
Average Water Table Elevation	2.0 NAVD	
Percent of Project Lakes	0.0 %	
Percent of Project Impervious	7.92 %	
Compacted Water Storage Value =	**6.75** in	(Interpolate from Table)
Soil Storage, S =	**6.22** in	
Runoff Computation, Q =	**9.03** in	
Volume of Runoff, V = Q x A	**0.35** Ac-Ft	
	15,071 cf	

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For Flatwoods Soils

Depth to Water Table Feet	Cumulative Water Storage Inches	Compacted Water Storage Inches
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75

100 Year - 3 Day PRE-DEVELOPMENT RUNOFF COMPUTATION FOR BASIN 2

Project Name:	801 SE 19th Street
Project Number:	21-0690
Project Engineer:	Howard Jablon, P.E.
Date:	11/05/22
Revised	

BASIN 2

Site Area	0.460	Ac	
Design Storm	100	Year	3 Day
Rainfall (1 Day)		in	
Rainfall (3 Day = 1 Day x 1.359)	17.3	in	

Runoff Formula (Page C-II-I, SFWMD Volume IV) and

$Q = [(P-Ia)^{**}2] / [(P-Ia) + S]$

$Ia = 0.2 \times S$

where,

- Q = accumulated direct runoff (inches)
- P = accumulated rainfall (inches)
- Ia = initial abstraction
- S = potential maximum retention (inches)

Substituting Ia = 0.2 x S => $Q = [(P-0.2S)^{**}2] / [P + 0.8S]$

Soil Storage, S S = Water Storage x (1 - % Impervious)

Average Finished Grade	10.6	NAVD	
Average Water Table Elevation	2.0	NAVD	
Percent of Project Lakes	0.0	%	
Percent of Project Impervious	7.92	%	
Compacted Water Storage Value =	**6.75**	in	(Interpolate from Table)
Soil Storage, S =	**6.22**	in	
Runoff Computation, Q =	**11.58**	in	
Volume of Runoff, V = Q x A	**0.44**	Ac-Ft	
	19,330	cf	

Howard E Jablon

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For Flatwoods Soils

Depth to Water Table Feet	Cumulative Water Storage Inches	Compacted Water Storage Inches
1	0.60	0.45
2	2.50	1.88
3	5.40	4.05
4	9.00	6.75

EXFILTRATION TRENCH COMPUTATION TO STORE WATER QUALITY RUNOFF

BASIN 2

Project Name:	801 SE 19th Street		
Project Number:	21-0690		
Project Engineer:	Howard Jablon, P.E.		
Date:	11/05/22		
Revised			
Watershed Area	0.46	Ac	
Runoff	3.20	in	
Water Table Elevation (BC WSWT Map says 0.5)	2.00	NAVD	
Volume to be stored = Area x Runoff	1.472	Ac-In	
Volume to be stored (cf)	5,343	cf =	0.123 Ac-Ft
Use Exfiltration Trench Calculation (Page C-V-8 SFWMD Basis of Review)	L = FS * V / [k (H2W + 2*H2Du - DuDu + 2xl		
Refer to the attached Typical Exfiltration Trench for cross section of trench and definitions			
Length of trench required, L in feet =			
Factor of Safety	2		
Volume treated (Total WQ + Additional), V	1.472	Ac-In	
Width of trench, W	6.0	ft	
Hydraulic Conductivity of soil, K	1.21E-03	cfs/sf - ft head	
Depth to water table, H2	4.75	ft	
Non-Saturated trench depth, Du	3.00	ft	
Saturated trench depth, Ds	0.00	ft	
Length of trench required, L =	**49**	**ft**	

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BASIN 2 POST-DEVELOPMENT STAGE STORAGE FOR 801 SE 19TH STREET

Project Name:	801 SE 19th Street			
AJH #:	21-0690			
Project Engineer:	Howard Jablon, P.E.			
Date:	11/05/22			
Revision:				
Revision:				
Total Project Acreage:	0.460	Ac	20,026	sf
Design Water Surface	2.00	NAVD		

POST DEVELOPMENT STAGE-STORAGE TABLE FOR BASIN #2

BASIN 2 (Area = 0.460 Ac, 20,026 sf)

BASIN 2 SITE DATA:

Total DRA @ Bottom (NA):	0.000	Ac	0	sf	
Total DRA Bank Area (NA):	0.000	Ac	0	sf	
Green Area:	0.151	Ac	6,587	sf	
Impervious Area:	0.164	Ac	7,156	sf	
Building Area:	0.144	Ac	6,283	sf	
Total Area Basin:	0.460	Ac	20,026	sf	
Total Area for Storage	0.315	Ac	13,743	sf	(Removed Building)

STAGE NAVD	Green Area Linear EL 8.0 - 10.5 SF	Impervious Area Linear EL 8.0 - 10.5 SF	TOTAL AREA SF	STORAGE CF	TRENCH STORAGE CF	CUMULATIVE STORAGE CF	AcFt
9.25	0	0		0	0	0	0.00
9.35	203	0		10	5,343	5,353	0.12
10.00	1,520	1,477	2,997	1,040	0	6,393	0.15
11.00	3,547	3,748	7,295	5,146	0	11,539	0.26
12.00	5,574	6,020	11,594	9,445	0	20,984	0.48
12.50	6,587	7,156	13,743	6,334	0	27,318	0.63

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Name: Aquifer Base Flow(cfs): 0.000 Init Stage(ft): 2.000
Group: POST-DEV Warn Stage(ft): 11.000
Type: Time/Stage

Time(hrs)	Stage(ft)
0.00	2.000
100.00	2.000

Name: N2 Base Flow(cfs): 0.000 Init Stage(ft): 2.000
Group: POST-DEV Warn Stage(ft): 11.000
Type: Stage/Volume

Stage(ft)	Volume(af)
9.250	0.0000
9.500	0.1200
10.000	0.1500
11.000	0.2600
12.000	0.4800
12.500	0.6300

801 SE 19th Street
Table of Wells On/Off
November 5, 2022

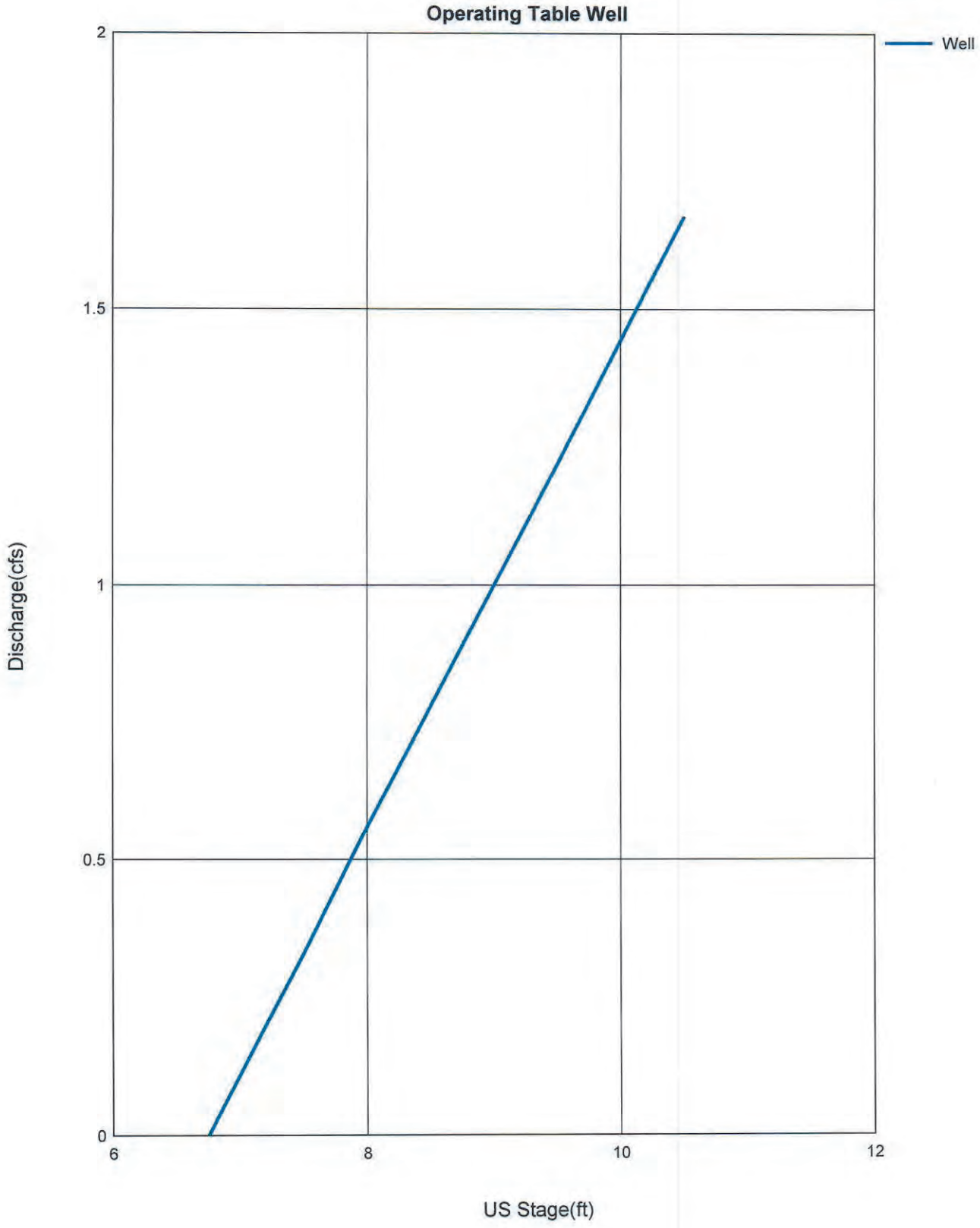
Name: Wells | From Node: N2 | Count: 1
Group: POST-DEV | To Node: Aquifer | Flow: Both

	TABLE	ELEV ON(ft)	ELEV OFF(ft)
#1:	Well	6.750	6.750
#2:		0.000	0.000
#3:		0.000	0.000
#4:		0.000	0.000

Name: Well Group: POST-DEV
Type: Rating Curve
Function: US Stage vs. Discharge

US Stage(ft)	Discharge(cfs)
6.750	0.00
7.000	0.11
7.250	0.22
7.500	0.33
8.000	0.56
8.500	0.78
9.500	1.22
10.500	1.67

801 SE 19th Street
Well Operating Table - Graph
November 5, 2022



```
            Basin Name: B2
            Group Name: POST-DEV
            Simulation: 100_YR
             Node Name: N2
            Basin Type: SCS Unit Hydrograph

      Unit Hydrograph: UH256
        Peaking Fator: 256.0
  Spec Time Inc (min): 2.00
  Comp Time Inc (min): 2.00
        Rainfall File: SFWMD72
Rainfall Amount (in): 17.300
Storm Duration (hrs): 72.00
              Status: Onsite
  Time of Conc (min): 15.00
    Time Shift (hrs): 0.00
           Area (ac): 0.460
Vol of Unit Hyd (in): 1.000
       Curve Number: 89.000
           DCIA (%): 0.000

      Time Max (hrs): 60.03
      Flow Max (cfs): 3.044
  Runoff Volume (in): 15.895
 Runoff Volume (ft3): 26541.220
```

```
            Basin Name: B2
            Group Name: POST-DEV
            Simulation: 25_YR
             Node Name: N2
            Basin Type: SCS Unit Hydrograph

      Unit Hydrograph: UH256
        Peaking Fator: 256.0
  Spec Time Inc (min): 2.00
  Comp Time Inc (min): 2.00
        Rainfall File: SFWMD72
Rainfall Amount (in): 14.500
Storm Duration (hrs): 72.00
              Status: Onsite
  Time of Conc (min): 15.00
    Time Shift (hrs): 0.00
           Area (ac): 0.460
Vol of Unit Hyd (in): 1.000
       Curve Number: 89.000
           DCIA (%): 0.000

      Time Max (hrs): 60.07
      Flow Max (cfs): 2.541
  Runoff Volume (in): 13.111
 Runoff Volume (ft3): 21892.605
```

```
            Basin Name: B2
            Group Name: POST-DEV
            Simulation: 5_YR
             Node Name: N2
            Basin Type: SCS Unit Hydrograph

      Unit Hydrograph: UH256
        Peaking Fator: 256.0
  Spec Time Inc (min): 2.00
  Comp Time Inc (min): 2.00
        Rainfall File: SCSII-24
Rainfall Amount (in): 3.280
Storm Duration (hrs): 24.00
              Status: Onsite
  Time of Conc (min): 15.00
    Time Shift (hrs): 0.00
           Area (ac): 0.460
Vol of Unit Hyd (in): 1.000
       Curve Number: 89.000
           DCIA (%): 0.000

      Time Max (hrs): 12.10
      Flow Max (cfs): 0.782
  Runoff Volume (in): 2.154
 Runoff Volume (ft3): 3596.713
```

801 SE 19th Street
Routing Results
November 5, 2022

Name	Group	Simulation	Max Time Stage hrs	Max Stage ft	Warning Stage ft	Max Delta Stage ft	Max Surf Area ft2	Max Time Inflow hrs	Max Inflow cfs	Max Time Outflow hrs	Max Outflow cfs
N2	POST-DEV	100_YR	60.70	9.395	11.000	-7.2500	19451	60.08	3.001	60.70	1.174
N2	POST-DEV	25_YR	60.60	9.339	11.000	-7.2500	23575	60.08	2.505	60.60	1.149
N2	POST-DEV	5_YR	12.06	9.251	11.000	-7.2500	30003	12.08	0.776	12.06	1.110

Date: Nov 7, 2022

Genesis Lighting
14101 NW 8th street
Sunrise FL 33325
Phone: (954) 306-3931
Fax:

Job Name
MIAMI ROAD APARTMENTS
GENLIGHT22-46216
MIAMI FL

Bid Date
Nov 7, 2022

Submittal Date
Nov 7, 2022

Transmittal

Genesis Lighting
14101 NW 8th street
Sunrise FL 33325
Phone: (954) 306-3931
From: CHRISTINE SCHUSTER

Project **MIAMI ROAD APARTMENTS**
Quote# GENLIGHT22-46216
Location MIAMI FL
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

☐ Drawings	☐ Specifications	Other:
☐ Prints	☐ Information	
☐ Plans	☐ Submittals	

THESE ARE TRANSMITTED FOR:

☐ Prior Approval	☐ Resubmittal for Approval	☐ Record
☒ Approval	☐ Corrections	Bids due on:
☐ Approval as Submitted	☐ Your Use	Other:
☐ Approval as Noted	☐ Review and Comment	

Type	MFG	Part
SA	CREE LIGHTING	OSQM-B-4L-40K7-4M-UL
SA	CREE LIGHTING	OSQ-ML-B-AA
WA	CREE LIGHTING	XSPW-B-WM-4ME-6L-40K-UL-XX
POLES	GENESIS LIGHTING	25 OAH CONCRETE POLES(18/7)

Nov 7, 2022

RE: MIAMI ROAD APARTMENTS
MIAMI FL

Type	MFG	Part
SA	CREE LIGHTING	OSQM-B-4L-40K7-4M-UL
SA	CREE LIGHTING	OSQ-ML-B-AA
WA	CREE LIGHTING	XSPW-B-WM-4ME-6L-40K-UL-XX
POLES	GENESIS LIGHTING	25 OAH CONCRETE POLES(18/7)

Date: Nov 7, 2022

Job Name: MIAMI ROAD APARTMENTS

OSQM-B-4L-40K7-4M-UL

TYPE: SA

Bid Date: Nov 7, 2022
Submittal Date: Nov 7, 2022

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: V6 07/18/2022

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 6L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 11L lumen package is a suitable upgrade for HID applications up to 400 Watt. The 22L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 30L lumen package is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, underpasses, and internal roadways

Performance Summary

Utilizes Cree TrueWhite® Technology on 5000K Luminaires

NanoOptic® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: 4,000 - 30,000

Efficacy: Up to 173 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)

CCT: 3000K, 4000K, 5000K, 5700K

Limited Warranty†: 10 years on luminaire; 10 years on Colorfast DeltaGuard® finish; 5 years for PML sensor; up to 5 years for Synapse® accessories; 1 year on luminaire accessories

† See http://creelighting.com/warranty for warranty terms. For Synapse accessories, consult Synapse spec sheets for details on warranty terms.

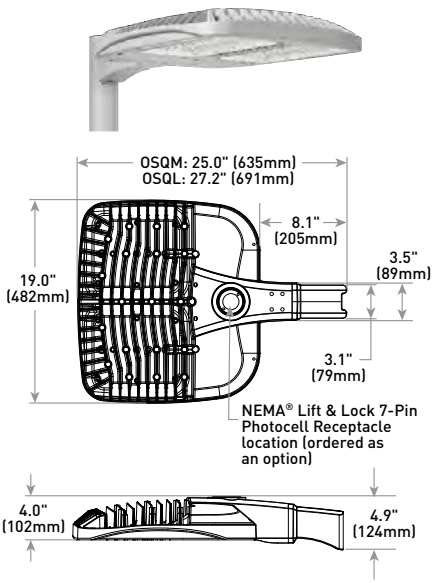
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-ML-B-AA-BK + **Luminaire:** OSQM-B-4L-30K7-2M-UL-NM-BK

Mount (Luminaire must be ordered separately)*	
OSQ-	
OSQ-ML-B-AA Adjustable Arm **OSQ-ML-B-DA** Direct Arm **OSQ-ML-B-TSP** Transportation Mount (stainless steel; do not specify color) **OSQ-ML-B-TM** Trunnion Mount	**Color Options:** **SV** Silver **BZ** Bronze **BK** Black **WH** White

* Reference EPA and pole configuration suitability data beginning on page 10

OSQ-ML-B-DA Mount



Luminaire	Weight
OSQM	28.9 lbs. (13.1kg)
OSQL	32.4 lbs. (14.7kg)

Note: Refer to page 11 for fixture mounting drill pattern. For additional mounts, refer to drawings beginning on page 19

Luminaire (Mount must be ordered separately)

OSQ		B								
Family	**Size**	**Series**	**Lumen Package†**	**CCT/CRI**	**Optic**	**Voltage**	**Mount**	**Color Options**	**Controls****	**Options**
OSQ	**M** Medium **L** Large	**B**	**Medium** **4L** 4,000 Lumens **6L** 6,000 Lumens **9L** 9,000 Lumens **11L** 11,000 Lumens **16L** 16,000 Lumens **Large** **22L** 22,000 Lumens **30L** 30,000 Lumens	**30K7** 3000K, 70 CRI **40K7** 4000K, 70 CRI **50K9** 5000K, 90 CRI **57K7** 5700K, 70 CRI	**Asymmetric** **2M*** Type II Medium **3M*** Type III Medium **4M*** Type IV Medium **Symmetric** **5M** Type V Medium **5N** Type V Narrow **5Q** Type V Square **N3** Narrow Flood **33** NEMA® 3x3 **44** NEMA® 4x4 **55** NEMA® 5x5 **66** NEMA® 6x6 **75** NEMA® 7x5	**UL** Universal 120-277V **UH** Universal 347-480V - Not available with 4L or 6L lumen packages	**NM** No Mount - Must specify mount from table above - Mount ships separately	**BK** Black **BZ** Bronze **SV** Silver **WH** White MUST SPECIFY	**PML Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range adjustability - Refer to pages 12-18 for power and lumen values - Not available with PML or PML2 options **X8/X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output** - Must select add X8, X7, X6, X5, X4, X3, X2, or X1 - Not available with 22L or 30L lumen packages - X2 or X1 not available with 4L lumen package - Not available with PML or PML2 options - Lumen output is permanently locked to the setting selected - Refer to pages 12-18 for power and lumen values	**20KV 20kV/10kA Surge Suppression** - Replaces standard 10kV/5kA surge protection **F Fuse** - Compatible with 120V, 277V or 347V (phase to neutral) - Consult factory if fusing is required for 208V, 240V or 480V (phase to phase) - Refer to PML spec sheet for availability with PML options - When code dictates fusing, use time delay fuse **R NEMA® Lift & Lock 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Requires photocell or shorting cap by others **RL Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics **RR Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 19 for optic directionality - Not for use with symmetric optics

† Lumen Package codes identify approximate light output only. Actual lumen output levels vary by CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
* Available with Backlight Shield when ordered with field-installed accessory (see table on page 2)
** Luminaire comes standard with 0-10V dimming

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

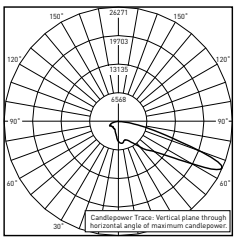
CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

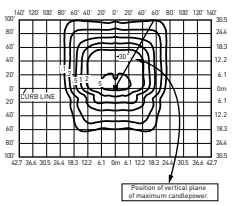
Photometry

All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project consult:
https://creelighting.com/products/outdoor/area/osq-series

4M



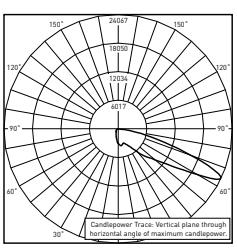
RESTL Test Report #: PL16065-001B
OSQL-B-30L-40K7-4M-UL
Initial Delivered Lumens: 30,752



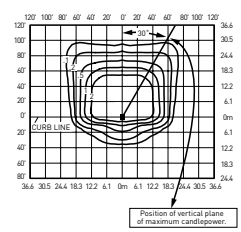
OSQL-B-30L-40K7-4M-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 31,000
Initial FC at grade

Type IV Mid Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	4,290	B1 U0 G1	4,440	B1 U0 G1	3,810	B1 U0 G1	4,440	B1 U0 G1
6L	6,650	B1 U0 G2	6,900	B1 U0 G2	5,925	B1 U0 G2	6,900	B1 U0 G2
9L	8,875	B2 U0 G2	9,200	B2 U0 G2	7,900	B1 U0 G2	9,200	B2 U0 G2
11L	10,800	B2 U0 G2	11,175	B2 U0 G2	9,600	B2 U0 G2	11,175	B2 U0 G3
16L	15,500	B2 U0 G3	16,100	B2 U0 G3	13,800	B2 U0 G2	16,100	B2 U0 G3
22L	20,700	B3 U0 G3	22,100	B3 U0 G4	18,600	B3 U0 G3	22,100	B3 U0 G4
30L	27,800	B3 U0 G4	31,000	B3 U0 G4	22,300	B3 U0 G4	31,000	B3 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



RESTL Test Report #: PL16066-001B
OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,654



OSQL-B-30L-40K7-4M-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 23,800
Initial FC at grade

Type IV Mid w/BLS Distribution								
Lumen Package	3000K (70 CRI)		4000K (70 CRI)		5000K (90 CRI)		5700K (70 CRI)	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
4L	3,300	B0 U0 G1	3,410	B0 U0 G1	2,930	B0 U0 G1	3,410	B0 U0 G1
6L	5,100	B1 U0 G2	5,300	B1 U0 G2	4,550	B1 U0 G1	5,300	B1 U0 G2
9L	6,825	B1 U0 G2	7,075	B1 U0 G2	6,075	B1 U0 G2	7,075	B1 U0 G2
11L	8,300	B1 U0 G2	8,575	B1 U0 G2	7,375	B1 U0 G2	8,575	B1 U0 G2
16L	11,925	B1 U0 G2	12,350	B1 U0 G2	10,600	B1 U0 G2	12,350	B1 U0 G2
22L	15,900	B2 U0 G3	17,000	B2 U0 G3	14,250	B1 U0 G3	17,000	B2 U0 G3
30L	21,400	B2 U0 G4	23,800	B2 U0 G4	17,100	B2 U0 G3	23,800	B2 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Date: Nov 7, 2022

Job Name: MIAMI ROAD APARTMENTS

OSQ-ML-B-AA

TYPE: SA

Bid Date: Nov 7, 2022
Submittal Date: Nov 7, 2022

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die cast aluminum and mounts to 3" (76mm) or larger square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers. Refer to page 11 for fixture mounting drill pattern.
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon.
- Adjustable arm mount can be adjusted 180° in 2.5° increments.
- Transportation mount is constructed of 316 stainless steel and mounts to surface with (4) 3/8" fasteners by others
- Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180° in 15° degree increments. Trunnion mount secures to surface with (1) 3/4" bolt or (2) 1/2" or 3/8" bolts
- Luminaires ordered with NM mount include 18" (340mm) 18/5 or 16/5 cord exiting the luminaire; when combined with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available

Weight

Mount	Housing	
	Medium	Large
OSQ-ML-B-AA	28.4 lbs. (12.9kg)	32.0 lbs. (14.5kg)
OSQ-ML-B-DA	28.9 lbs. (13.1kg)	32.4 lbs. (14.7kg)
OSQ-ML-B-TSP	42.0 lbs. (19.1kg)	44.0 lbs. (20.0kg)
OSQ-ML-B-TM	32.6 lbs. (14.8kg)	36.1 lbs. (16.4kg)

MUST SPECIFY FINISH

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression protection optional
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 1.0mA
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (UL1598)
- Suitable for wet locations
- Meets NEMA C82.77 standards
- Drivers and LEDs are UL Recognized in accordance with UL8750
- Enclosure rated IP66 per IEC 60529 when ordered without R option. Luminaires with R option meet IP66 requirements per IEC 60529 when used with IP66 rated NEMA control or shorting cap
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2018, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct or transportation mounts only. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

The Synapse SimplySNAP platform is a highly intuitive connected lighting solution featuring zone dimming, motion sensing, and daylight harvesting with utility-grade power monitoring and support of up to 1000 nodes per gateway. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. The Twist-Lock Lighting Controller (TL7-B2) and Site Controller (SS450-002) take the OSQ Series to a new performance plateau, providing extreme energy productivity, code compliance and a better light experience.

Synapse Wireless Control Accessories

Twist-Lock Lighting Controller
TL7-B2
- Suitable for 120-277V (UL) voltage only
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-B2 spec sheet for details

Twist-Lock Lighting Controller
TL7-HVG
- Suitable for 120-480V (UL and UH) voltage
- Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle
- Not for use with PML or PML2 options
- Provides On/Off switching, dimming, power metering, digital sensor input, and status monitoring of luminaire
- Refer to TL7-HVG spec sheet for details

SimplySNAP Central Base Station
CBSSW-450-002
- Includes On-Site Controller (SS450-002) and 5-button switch
- Indoor and Outdoor rated
- Refer to CBSSW-450-002 spec sheet for details

Synapse Wireless Sensor
WSN-DPM
- Motion and light sensor
- Control multiple zones
- Refer to WSN-DPM spec sheet for details

SimplySNAP On-Site Controller
SS450-002
- Verizon® LTE-enabled
- Designed for indoor applications
- Refer to SS450-002 spec sheet for details

Building Management System (BMS) Gateway
BMS-GW-002
- Required for BACnet integration
- Refer to BMS-GW-002 spec sheet for details

Outdoor Antennas
(Optional, for increased range, 8dB gain)
KIT-ANT420SM
- Kit includes antenna, 20' cable and bracket

KIT-ANT360
- Kit includes antenna, 30' cable and bracket

KIT-ANT600
- Kit includes antenna, 50' cable and bracket
- Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	Optic	System Watts 120-480V	Utility Label Wattage	Total Current (A)					
				120V	208V	240V	277V	347V	480V
4L**	All	29	30	0.25	0.14	0.12	0.11	N/A	N/A
6L**	Asymmetric	48	50	0.41	0.23	0.20	0.17	N/A	N/A
	Symmetric	39	40	0.33	0.19	0.17	0.14	N/A	N/A
9L	All	60	60	0.51	0.29	0.25	0.22	0.18	0.13
11L	All	72	70	0.62	0.36	0.31	0.27	0.21	0.16
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	0.22
22L	All	132	130	1.12	0.63	0.55	0.47	0.39	0.28
30L	All	202	200	1.72	0.96	0.84	0.72	0.60	0.43

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347-480V+/-10%
** Available with UL voltage only

OSQ Series Ambient Adjusted Lumen Maintenance[1]

Ambient	Optic	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Reported[2]/ Estimated[3] LMF	100K hr Reported[2]/ Estimated[3] LMF
5°C (41°F)	Asymmetric	1.04	1.03	1.01	0.99[2]	0.97[2]
	Symmetric	1.05	1.05	1.05	1.05[3]	1.05[3]
10°C (50°F)	Asymmetric	1.03	1.02	1.00	0.98[2]	0.96[2]
	Symmetric	1.04	1.03	1.03	1.03[3]	1.03[3]
15°C (59°F)	Asymmetric	1.02	1.01	0.99	0.97[2]	0.95[2]
	Symmetric	1.02	1.02	1.02	1.02[3]	1.02[3]
20°C (68°F)	Asymmetric	1.01	1.00	0.98	0.96[2]	0.94[2]
	Symmetric	1.01	1.01	1.01	1.01[3]	1.01[3]
25°C (77°F)	Asymmetric	1.00	0.99	0.97	0.95[2]	0.93[2]
	Symmetric	1.00	1.00	1.00	1.00[3]	1.00[3]

[1] Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

Accessories

Field-Installed

Backlight Shield (Front Facing Optics)
OSQ-BLSMF (Medium)
OSQ-BLSLF (Large)

Backlight Shield (Rotated Optics)
OSQ-BLSMR (Medium)
OSQ-BLSLR (Large)

Bird Spikes
OSQ-MED-BRDSPK
OSQ-LG-BRDSPK

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Shorting Cap
XA-XSLSHRT

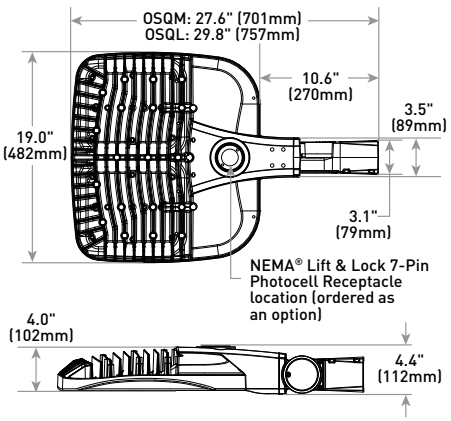
US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING®

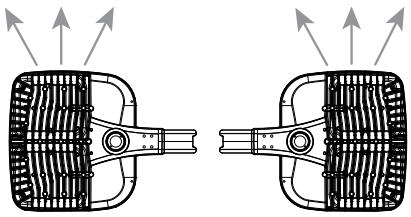
OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

OSQ-ML-B-AA Mount

Luminaire	Weight
OSQM	28.4 lbs. (12.9kg)
OSQL	32.0 lbs. (14.5kg)



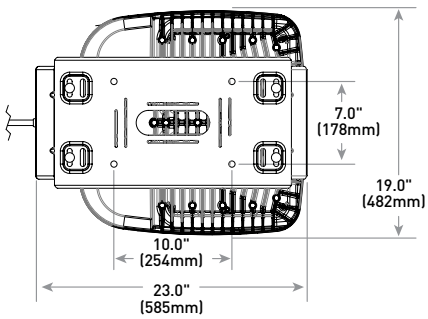
RR/RL Configuration

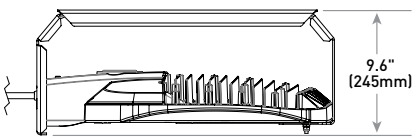


OSQ-ML-B-TSP Mount

Luminaire	Weight
OSQM	42.0 lbs. (19.1kg)
OSQL	44.0 lbs. (20.0kg)

OSQ Large luminaire shown.

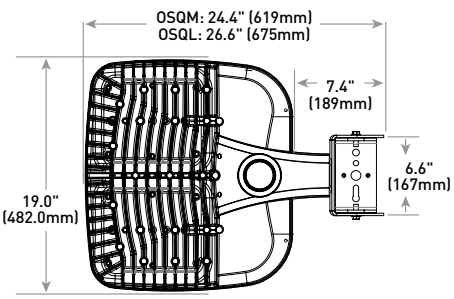


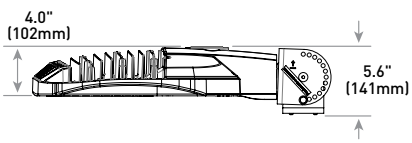


OSQ-ML-B-TM Mount

Luminaire	Weight
OSQM	32.6 lbs. (14.8kg)
OSQL	36.1 lbs. (16.4kg)

OSQ Large luminaire shown.





US: creelighting.com **(800) 236-6800**
Canada: creelighting-canada.com **(800) 473-1234**

CREE LIGHTING

A COMPANY OF *IDEAL INDUSTRIES, INC.*

Date: Nov 7, 2022

Job Name: MIAMI ROAD APARTMENTS

XSPW-B-WM-4ME-6L-40K-UL-XX

TYPE: WA

Bid Date: Nov 7, 2022
Submittal Date: Nov 7, 2022

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Rev. Date: VersionB V4 02/25/2020

Product Description

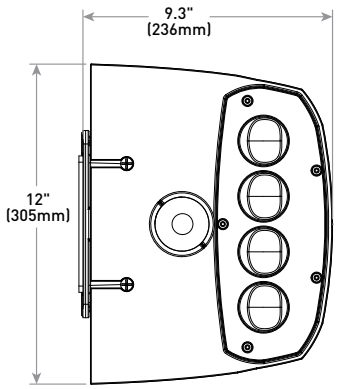
The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

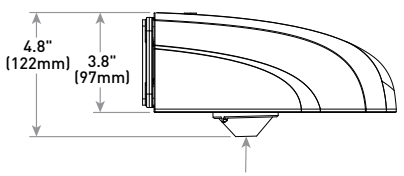
Applications: General area and security lighting

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

† See http://creelighting.com/warranty for warranty terms





Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM					MUST SPECIFY	
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	**B**	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P Button Photocell** - Not available with ML or PML options - Available with UL and 34 voltages only **PML Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

CREE TRUE WHITE TECHNOLOGY

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING

XSPW™ LED Wall Mount Luminaire

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- Refer to Dimming spec sheet for details
- **Operating Temperature Range:** -40˚C - +50˚C (-40˚F - +122˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to https://www.darksky.org/our-work/lighting/lighting-for-industry/fsa/fsa-products/ for most current information
- DLC and DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- ⚠ **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors[1]

Ambient	Initial LMF	25K hr Reported[2] LMF	50K hr Reported[2] LMF	75K hr Estimated[3] LMF	100K hr Estimated[3] LMF
5˚C (41˚F)	1.03	0.98	0.96	0.94	0.92
10˚C (50˚F)	1.03	0.98	0.96	0.94	0.92
15˚C (59˚F)	1.02	0.97	0.95	0.93	0.92
20˚C (68˚F)	1.01	0.96	0.95	0.93	0.91
25˚C (77˚F)	1.00	0.96	0.94	0.92	0.90
30˚C (86˚F)	0.99	0.95	0.93	0.91	0.89
35˚C (95˚F)	0.98	0.94	0.92	0.90	0.88
40˚C (104˚F)	0.97	0.93	0.91	0.89	0.87

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per IES TM-21 based on IES LM-80 report data for the LED package and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IES TM-21, Reported values represent interpolated values based on time durations that are up to 6x the tested duration in the IES LM-80 report for the LED.
[3] Estimated values are calculated and represent time durations that exceed the 6x test duration of the LED.

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

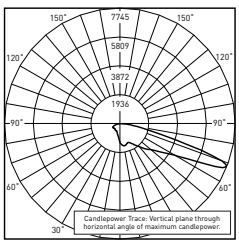
CREE LIGHTING

XSPW™ LED Wall Mount Luminaire

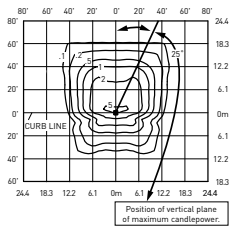
Photometry

All published luminaire photometric testing performed to IES LM-79-08 standards. To obtain an IES file specific to your project consult: http://creelighting.com/products/outdoor/wall-mount/xsp-series-wall

4ME



RESTL Test Report #: PL14415-001A
XSPW-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,763



XSPW-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution

Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B1 U0 G2	8,475	B1 U0 G2	6,925	B1 U0 G2	8,475	B1 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

US: creelighting.com (800) 236-6800
Canada: creelighting-canada.com (800) 473-1234

CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.

Date: Nov 7, 2022

Job Name: MIAMI ROAD APARTMENTS

25 OAH CONCRETE POLES(18/7)

TYPE: POLES

Bid Date: Nov 7, 2022
Submittal Date: Nov 7, 2022

Utilities Structures, Inc.

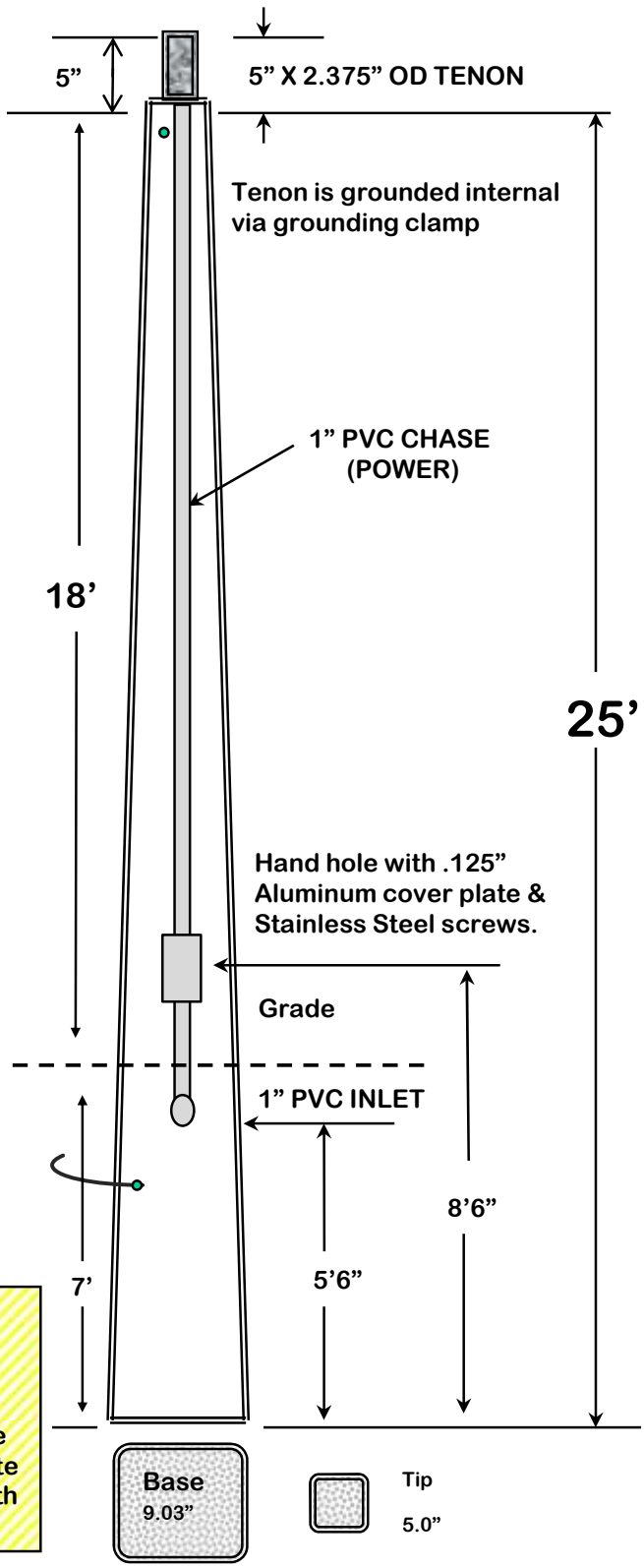
PO Box 9303 Ft Myers, Fl. 33901
Ph. 1-800-798-7653 Fax. 1-941-332-7132
"Your Prestressed Concrete Pole Producer"

USI25TII-S-8656

Prestressed Concrete Pole

- Pole Weight= 1,350lbs
- Wind speed= 175mph V ult
- Risk Cat II
- Exposure "C"
- Gust Factor= 1.2
- Load Factor = 1.3
- 7th Edition 2020 FBC 1620 HVHZ, 1609 & 1806
- ASCE 7-16
- Concrete= 6,500lbs @ 28 days
- Strand= (4) 1/2" @ 70% Ultimate
- Tenon= 2.375" OD x 5" Hgt.

Select Structural, LLC.
Shawn R. Anderson, P.E., S.E.



PROJECT:

This pole embedded 7' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speeds Miami-Dade Co. with the 2.0sqft epa attached

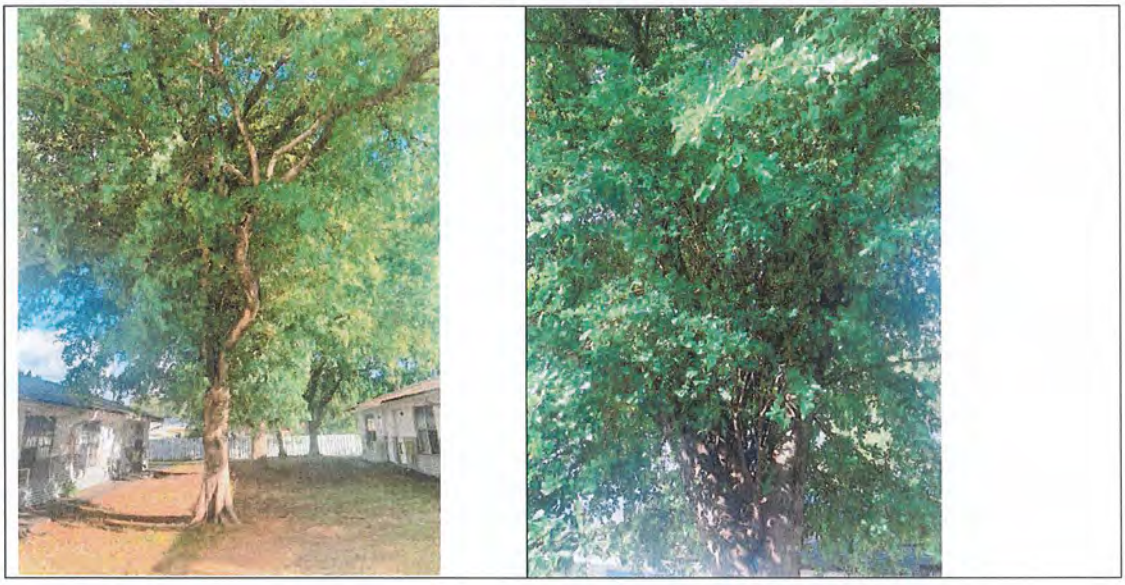
Rahim Vedaee
ISA Certified Arborist #FL-9609A
(954) 868-4763
Rvedaee1@yahoo.com

November 5, 2022
MIAMI ROAD 19th STREET.
Fort Lauderdale, FL
RE: Specimen Trees

An Arborist Report/Tree disposition was conducted for the above referenced property. We identified and evaluated all trees and palms found on this property. During our site visit, we found a total of 34 trees and palms. This is listed on the attached spreadsheet. Out of 34 trees, only seven (7) specimen size tree was located on the property. Below is a detailed report of the tree located on the property.

#1 Black Olive (*Bucida buceras*) **HT 40', Spread 30', DBH 18", 52% Condition**
The tree is located on the Southwest side of the property between the two duplexes. This tree has been neglected for many years, the trees canopy is very dense with many, cross, dead and branches fusing into one another. Some cavities can be seen in the trees canopy where old branches have broken off. The tree does not seem to be suffering from insects, or nutritional problems currently.

Please see photos below.
Tree **#1 Black Olive** (*Bucida buceras*)



#2 Black Olive (*Bucida buceras*) **HT 40', Spread 40', DBH 23", 58% Condition**
The tree is located on the Southwest side of the property between the two duplexes. This tree has been neglected for many years, the trees canopy is very large canopy with many, cross, dead and branches fusing into one another. Some cavities can be seen in the trees canopy where old branches have broken off. On the northside of the tree some decay can be seen set in. The tree does not seem to be suffering from insects, or nutritional problems currently.

Please see photos below.
Tree #2 Black Olive (*Bucida buceras*)

#4 Black Olive (*Bucida buceras*) **HT 30', Spread 24', DBH 18", 52% Condition**
The tree is located on the North side of the property towards the end of the two duplexes. This tree has been growing under what appears to be cable and internet lines. Due to its location the tree in the past has been pruned heavy on one side causing the trees canopy to be concentrated on the opposite side. the tree root systems have begun to lift a concrete slab The tree does not seem to be suffering from insects, or nutritional problems at this time.

Please see photos below.
Tree #4 Black Olive (*Bucida buceras*)

#5 Live Oak (*Quercus virginiana*) **HT 20', Spread 30', DBH 37", 45% Condition**
The tree is located on the west side of the property right along the alley way. This tree has been hat racked over the years due to being planted right under the power lines. This tree has four codominant stems about for two feet above grade. This tree has a very thin canopy with a lot of new water sprouts concentrated at recent cuts. The tree does not seem to be suffering from insects, or nutritional problems currently.

Please see photos below.
Tree #5 Live Oak (*Quercus virginiana*

#7 Loquat (*Eriobotrya japonica*) **HT 25', Spread 25', DBH 20", 40% Condition**
The tree is located on the west side of the property. The tree has two codominant stems with a cavity at the junction of these trunks. There are many other small cavities going upwards on one of the trunks. This trees canopy is very spars with many dead and cross branches.
The tree does not seem to be suffering from insects, or nutritional problems currently.

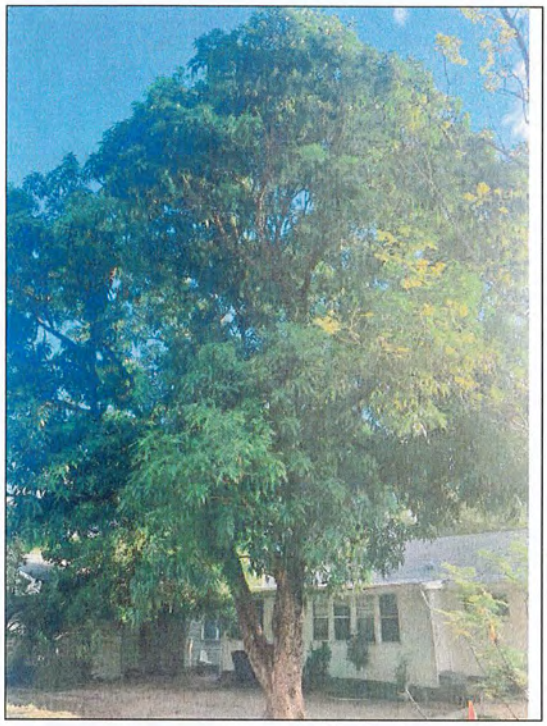
Please see photos below.
Tree #7 Loquat (*Eriobotrya japonica*)

#8 Mango (*Mangifera indica*) **HT 40', Spread 40', DBH 47", 60% Condition**
The tree is located on the middle of the property. This tree has a very large canopy which has not been pruned in a long time. Cross and dead branches can be seen in this trees canopy. There is a Strangler Fig engulfing this mango, and as time goes by it will eventually die leaving only the strangler fig.
The tree does not seem to be suffering from insects, or nutritional problems at this time. The condition of the tree is Fair, due to the above-mentioned reasons.

Please see photos below.
Tree #8 Mango (*Mangifera indica*)

#26 Mango (*Mangifera indica*) **HT 50', Spread 34', DBH 34", 62% Condition**
The tree is located on the North side of the property. The tree has two codominant stems with what might be beginning of bark inclusion. The trees canopy is very large and has not been pruned in some time. Like other trees on this property this due to the neglect over the years many cross, dead, and broken branches can see seen in the canopy. Some cavities also can be seen where branches have broken off.
The tree does not seem to be suffering from insects, or nutritional problems currently. The

Please see photos below.
Tree #26 Mango (*Mangifera indica*)



Sincerely,
Rahim Vedaee
ISA Certified Arborist #FL-969A, TRAQ Certified. 954-868-4763

SURFACE WATER MANAGEMENT APPLICATION FOR

801 SE 19th Street

PREPARED BY

A. J. HYDRO ENGINEERING, Inc.
5932 NW 73RD COURT
PARKLAND, FLORIDA 33067

November 5, 2022

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY HOWARD E JABLON, P. E ON THE DATE NOTED ABOVE USING AN SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFICATION

Howard E Jablon

Digitally signed by Howard E Jablon
Date: 2022.11.08 15:25:48 -05'00'

Howard E. Jablon, P.E.
REGISTRATION # 47514

Revised:

TABLE OF CONTENTS

Attachments:

INTRODUCTION

The purpose of this report is to describe the surface water management system for the proposed 0.88 acre **801 SE 19th Street** project. The project is located at 801-805 1515 SE 19th Street and 1840 - 1851 Miami Road in the City of Fort Lauderdale, Broward County. It is on the northwest corner of Miami Road and NW 19th Street (see attached location map on plan set cover sheet). This is one project that is separated by a 15' Public Alley.

This project is not located within a local water management district.

The proposed project will be a 19 unit condominium / apartment development with four separate buildings. There is also a small recreation area with a pool and pool deck proposed for this project.

Retention shall be provided in exfiltration trenches with discharge through a drainage well. The project will be considered as two basins. Since the property is separated by the Public Alley, the portion of the property on each side of the alley shall be treated as a separate basin and shall provide for it's own stormwater protection. For each of the basins, all of the site runoff from each basin will be directed into the proposed exfiltration trenches either by overland flow or through storm sewers. The runoff will then discharge through a drainage well. A control structure will ensure that adequate water quality is retained prior to discharge into the drainage well.

EXISTING TOPOGRAPHY

There are currently several existing structures on the property. The existing topography of each site varies slightly between elevations 9.4 NAVD and 11.0 NAVD. The finished floor elevation of the structures are 10.54, 11.56, and 12.17 NAVD, as noted on the topographic survey. Included in this application is the topographic survey for this site.

To be noted is that there is a natural slope from east to west on the east property, as well as the adjacent public road, SE 19th Street. As a result the proposed grading takes into consideration and the site is graduated down from east to west.

ENVIRONMENTAL CONDITIONS:

Since the site was fully developed, there do not appear to be any environmental concerns with this site.

SITE DATA

The proposed **Davie Boulevard Townhomes** project is 0.88 acres. The post development pervious/impervious breakdown for the project is shown below:

Total Area Basin 1:	18,429 sf	0.4231 Ac
Total Area basin 2:	20,026 sf	0.4597 Ac
Total Site Area:	38,455 sf	0.8828 Ac

IMPERVIOUS AREA

BASIN 1:

Buildings = 5,248 ft²

Impervious pavement/driveways/sidewalks = 6,226 ft²

TOTAL AREA IMPERVIOUS = 11,474 ft^2 = **0.263 Acres**

TOTAL AREA PERVIOUS = **18,429 - 11,474 = 6,955 sf = 0.160 Acres**

The Basin 1 curve number for the ICPR calculations is determined as follows.

As per the attached Broward County Soil Survey, the on-site soil type is comprised primarily of the following:

1) Margate (Mu) Urban Land

The Hydrologic soil group for Margate Urban Land soils is B/D.

Assuming an Antecedent Moisture Condition Type II, and a grass cover > 75% for the finished site, for Hydrologic Soil Group B Curve No. = 61, and for Hydrologic Soil Group D = 80. The average Curve No. for the pervious area is 70.5. For the post-development runoff calculation, the curve number is determined below.

WEIGHTED CURVE NUMBER CALCULATION

	AREA	%	CN	% x CN
IMPERVIOUS	0.263	62.17	98.0	60.93
PERVIOUS	0.160	37.83	70.5	26.67
LAKE	0	0	98.0	0
TOTAL	0.423	100.0		87.6

So the computed curve number is 88.48.

Per the HEC_HMS Technical Manual, the curve number for townhouses in Hydrologic Soil Group A is 77.

The more conservative curve number value of 87.6 was used in the attached ICPR runoff calculations.

BASIN 2:

Buildings = 6,283 ft^2

Impervious pavement/driveways/sidewalks = 7,156 ft^2

TOTAL AREA IMPERVIOUS = 13,439 ft^2 = **0.309 Acres**

TOTAL AREA PERVIOUS = **20,026 - 13,439 = 6,587 sf = 0.151 Acres**

The Basin 2 curve number for the ICPR calculations is determined as follows.

WEIGHTED CURVE NUMBER CALCULATION

	AREA	%	CN	% x CN
IMPERVIOUS	0.309	67.17	98.0	65.83
PERVIOUS	0.151	32.83	70.5	23.15
LAKE	0	0	98.0	0
TOTAL	0.460	100.0		88.98

So the computed curve number is 88.98.

Per the HEC_HMS Technical Manual, the curve number for townhouses in Hydrologic Soil Group A is 77.

The more conservative curve number value of 89.0 was used in the attached ICPR runoff calculations.

WATER QUALITY CALCULATIONS

The following calculation will establish the design water quality volume for the site. Since the water quality volume is retained in a combination of dry retention area and exfiltration trench, and since there is no bleeder mechanism, the SFWMD permits a reduction of 50% of the required water quality volume.

The water quality volume to be retained is the larger of the following two calculations:

BASIN 1

A) Rainfall = 1"
Area = 0.423 Acres

Water Quality = (1")(0.423 Acres)(1 ft./12")

Water Quality Volume = 0.0353 Ac·ft

WQV x 50% = 0.018 Ac-Ft.

Water Quality Volume = 0.063 Ac-ft

B) Rainfall = 2.5" x [Percentage Impervious]

Total Area = 0.423 Acres
Roof = 5,248 ft² = 0.120 Acres
Surface Water Area = 0.000 Acres
Pervious = 0.160 Acres
Roads & Sidewalk = 0.263 Acres

Area = 0.423 - 0.160 - 0.000

= 0.263 Acres

% Impervious = [0.263 / 0.423] x 100%
= 62.17 %

Rainfall Depth = 2.5" x (0.6217) = 1.554"
Water Quality = Depth x Area
= (1.554") x 0.423 x 1'/12" = 0.0548 Ac·ft

Water Quality Volume = 0.50 x (0.0548 Ac-Ft)

Water Quality Volume = 0.0273 Ac-Ft

From above, the volume from part B is greater than part A.

Thus, the Water Quality Treatment Volume = **0.0273 Ac·ft = 1,193 CF**.

Based on the exfiltration tench calculations, there is **4,914 cf** of storage provided below the weir elevation of 6.75 NAVD. Therefore, there is sufficient water quality volume provided prior to discharge into the drainage well.

BASIN 2

A) Rainfall = 1"
Area = 0.460 Acres

Water Quality = (1")(0.460 Acres)(1 ft./12")

Water Quality Volume = 0.0383 Ac·ft

WQV x 50% = 0.019 Ac-Ft.

Water Quality Volume = 0.063 Ac-ft

B) Rainfall = 2.5" x [Percentage Impervious]

Total Area	= 0.460 Acres
Roof = 6,283 ft²	= 0.144 Acres
Surface Water Area	= 0.000 Acres
Pervious	= 0.151 Acres
Roads & Sidewalk	= 0.164 Acres

Area = 0.460 - 0.151 - 0.000
= 0.308 Acres

% Impervious = [0.309 / 0.459] x 100%
= 67.3 %

Rainfall Depth = 2.5" x (0.673) = 1.683"
Water Quality = Depth x Area
= (1.683") x 0.460 x 1'/12" = 0.0645 Ac·ft

Water Quality Volume = 0.50 x (0.0645 Ac-Ft)

Water Quality Volume = 0.0322 Ac-Ft

From above, the volume from part B is greater than part A.

Thus, the Water Quality Treatment Volume = **0.0322 Ac·ft = 1,405 CF**.

Based on the exfiltration tench calculations, there is **5,343 cf** of storage provided below the weir elevation of 6.75 NAVD. Therefore, there is sufficient water quality volume provided prior to discharge into the drainage well.

½" DRY PRE-TREATMENT CALCULATIONS (BASINS 1 & 2)

The following calculation will establish the ½" dry pre-treatment volume for the site. Since there is no bleeder mechanism, and since full water quality is going to be retained on-site prior to discharge through the drainage well, the ½" dry pre-treatment volume is really just for informational purposes.

A) Rainfall = 0.5"
Area = 0.8828 Acres

½" Dry Pre-treatment Volume = (0.5")(0.8828 Acres)(1 ft./12")

½" Dry Pre-treatment Volume = 0.0345 Ac-Ft.

Thus the ½" Dry Pre-treatment Volume of 0.0345 in must be retained prior to any discharge. Per the water attached exfiltration calculations, sufficient volume has been retained in the exfiltration trenches.

GEOTECHNICAL DATA

Per the geotechnical report, the surficial soil was typically grey sands with some shell and limerock fragments to a depth of +/- 6'. There does not appear to be any muck or other organics on the property, other than the top 6".

An exfiltration test was performed to determine the percolation rate used in the exfiltration calculations. The results of this test have are included with this report and the calculations.

STORMWATER SYSTEMS

The stormwater system consists of two basins, each with several watersheds. The runoff from the sides and rears of the buildings will be directed to the exfiltration system either by overland flow (swales), or through yard drains. The runoff from the front of the buildings shall be directed catch basins located in the middle of the inverted crown driveway. These catch basins are interconnected via exfiltration trench systems, as well as solid pipe. The pipes are connected to the control structure via a series of storm sewers. Some of the storm sewers shall be exfiltration trenches to provide additional on-site stormwater protection and water quality treatment.

A control structures in each basin with an inverted baffle is proposed to keep the runoff in the exfiltration trench to achieve the water quality retention volume. Once the retention volume has been achieved, the runoff shall overflow the baffle and begin to discharge through a drainage well located in the control structures. Details of the control structures are provided in the paving and drainage detail sheets.

LANDSCAPING IN DRY RETENTION AREA

There is no landscaping proposed in the within drainage areas.

RETENTION REQUIREMENTS (for projects within the City of Fort Lauderdale)

This project is located within the City of Fort Lauderdale. Since there is no existing SFWMD permit for this project, and since this project is not located within a local water management district, all of the standard SFWMD criteria in the Basis of Review shall apply to this project.

The following are the retention requirements for this project:

1. Per SFWMD and City of Fort Lauderdale, the proposed pavement is set at or above the 5 Year One Hour flood stage.

2. Per SFWMD and City of Fort Lauderdale criteria, either:

    a. A pre vs. post analysis must conclude that the post development peak stage is equal to or less than the pre-development peak stage, or
    b. The minimum perimeter grade is set above the 25 Year 3 Day peak flood stage.

3. Per SFWMD and City of Fort Lauderdale ad Broward County EE & PD, the minimum finished floors shall be set at or above the highest of the following:

    a. The 100 Year 3 Day, Zero Discharge, flood stage.
    b. The Broward County 100 Year Flood Map, elevation **5.5 NAVD**
    c. A pre vs. post analysis must conclude that the post development retention for the 100 Year 3 Day Storm is equal to or greater than the pre-development retention.
    d. Per the City of Fort Lauderdale criteria, the finished floor elevation must be set at least one (1) above the BFE as noted on the latest FEMA maps. Since this property is in Flood Zone X, the BFE is not applicable.

PRE-DEVELOPMENT RUNOFF RESULTS

A pre-development runoff analysis was performed to determine the stages of the subject property under existing site conditions.

Included in this submission is the pre-development Stage Storage Table. Standard SFWMD runoff calculations were performed to determine the runoff for the 25 Year 3 Day and the 100 Year 3 Day design storms. These calculations are included in the submitted documents.

The Site Data is as follows:

BASIN 1:

Existing Building Area:	4,868 sf	26.42%
Existing Impervious Area:	3,286 sf	17.83%
Existing Pervious Area:	10,275 sf	55.75%
Total Area:	18,429 sf	100%

The total percentage of impervious areas used in the runoff calculations was 44.25%.

The results of the calculations are noted below. The peak stage was determined by interpolating the runoff from the pre-development stage storage table.

	25 Year	100 Year
Runoff Volume (cf):	16,572 cf	20,701 cf
Peak Stage (by interpolation):	11.18 NAVD	11.45 NAVD

BASIN 2:

Existing Building Area:	1,127 sf	5.63%
Existing Impervious Area:	459 sf	2.29%
Existing Pervious Area:	18,440 sf	92.08%
Total Area:	20,026 sf	100%

The total percentage of impervious areas used in the runoff calculations was 7.92%.

The results of the calculations are noted below. The peak stage was determined by interpolating the runoff from the pre-development stage storage table.

	25 Year	100 Year
Runoff Volume (cf):	15,071 cf	19,330 cf
Peak Stage (by interpolation):	11.20 NAVD	11.54 NAVD

WATER QUANTITY COMPUTATIONS & RESULTS

This project is located in the City of Fort Lauderdale. The requirements of retention for projects within the City of Fort Lauderdale have been stated above. This project will meet all of the *South Florida Water Management District Drainage* and *Broward County EL & PD* stormwater requirements, as well.

The surface water management system consists of a combination of exfiltration trenches and a drainage well. The drainage well is assumed to be able to discharge 200 gpm / ft head, or 0.445 cfs/ft head. This will ultimately be verified by the well contractor once the well is installed. But this value is conservative.

Per Broward County requirements, the drainage well discharge must begin at least two (2') feet above the control elevation of 2.0 NAVD, Therefore, since the well rim is set at 6.75 NAVD, the stormwater routing calculations assume discharge begins at elevation 6.75 NAVD (see attached calculations).

Attached please find the post-development surface water management calculations for the 5 Year One Hour, 25 Year Three Day, and 100 Year Three Day storms. The runoff and routing calculations were performed using the Interconnected Channel and Pond Routing Version 3.02. The results are listed below.

The results of the stormwater calculations are as follows:

BASIN 1

1. Based on the attached, the peak stage of the 5 Year, 1 Hour storm is **8.00 NAVD**. The lowest rim in the proposed driveway is **9.00 NAVD**. So all of the pavement is above the 5 year peak stage.

2. Based on the attached ICPR routing results, 25 Year, 3 Day peak stage is **8.34 NAVD**. The peak stage for the pre-development site conditions (see above) is **11.18 NAVD**. Therefore, since the peak stage is being reduced, a perimeter berm is not required.

3. Based on the attached ICPR routing results, 100 Year, 3 Day peak stage is **8.51 NAVD**. The peak stage for the pre-development site conditions (see above) is **11.45 NAVD**. Therefore, the post development peak stage is less than the pre-development peak stage. The finished floor elevation must comply with the Broward County 100 Year Flood Elevation Map, elevation **5.5 NAVD**. For **BASIN 1**, the finished floors are all proposed to be **11.50 NAVD**.

BASIN 2

1. Based on the attached, the peak stage of the 5 Year, 1 Hour storm is **9.25 NAVD**. The lowest rim in the proposed driveway is **9.35 NAVD**. So all of the pavement is above the 5 year peak stage.

2. Based on the attached ICPR routing results, 25 Year, 3 Day peak stage is **9.34 NAVD**. The peak stage for the pre-development site conditions (see above) is **11.20 NAVD**. Therefore, since the peak stage is being reduced, a perimeter berm is not required.

3. Based on the attached ICPR routing results, 100 Year, 3 Day peak stage is **9.40 NAVD**. The peak stage for the pre-development site conditions (see above) is **11.54 NAVD**. Therefore, the post development peak stage is less than the pre-development peak stage. The finished floor elevation must comply with the Broward County 100 Year Flood Elevation Map, elevation **5.5 NAVD**. For **BASIN 2**, the minimum finished floor is proposed to be **12.65 NAVD, though some are set higher**.

Based on the latest FIRM map, this property is in Flood Zone X. So there is no BFE

ADJACENT PROPERTY TOPOGRAPHY

Consideration has been given to the topography and drainage patterns of adjacent properties. Listed below is the manner in which the adjacent properties historical drainage is affected by this project.

East: There is an existing roadway, Miami Road, abutting the east property line. This roadway has an existing storm system. The proposed grades ensure that the existing drainage patterns will remain. No runoff is directed from the property to Miami Road.

North: North of this property is are existing apartment complexes and homes. The property to the north is at roughly the same elevation as the current property and the proposed project. All runoff from the new project shall be directed into the subject property (see PGD cross sections), so that there will be no negative impact to the adjacent properties.

West: West of this property is an existing apartment complex. The property to the west is at roughly the same elevation as the current property and the proposed project. All runoff from the new project shall be

directed into the subject property (see PGD cross sections), so that there will be no negative impact to the adjacent properties

South: There is an existing roadway, SE 19th Street, abutting the south property line. This roadway does not have an existing storm system. The proposed grades ensure that the existing drainage patterns will remain. No runoff is directed from the property to SE 19th Street.

MAINTENANCE OF STORMWATER SYSTEM:

This project will be a rental community. There will be on property owner. The property owner shall be responsible for maintenance of the entire stormwater system..

CONCLUSION:

In conclusion, this project meets all of the requirements of the South Florida Water Management District, Broward County Department of Environmental Protection, and the City of Fort Lauderdale.

801 SE 19TH STREET, LLC
4828 Ashford Dunwoody Road, Suite 200
Atlanta, GA 30338

Authorization and Letter of Representation

801 SE 19TH STREET, LLC, hereby authorizes Hope W. Calhoun, Esq., and/or the law firm of DUNAY, MISKEL AND BACKMAN, LLP, to represent 801 SE 19TH STREET, LLC, before all officials, bodies, instrumentalities and at any meetings and public hearings necessary in connection with their matters with the City of Fort Lauderdale, Florida.

801 SE 19TH STREET, LLC

By: _____
Name and Title of Person Signing

Moshe Manoah, as Manager

CITY OF FORT LAUDERDALE

DEPARTMENT OF SUSTAINABLE DEVELOPMENT • BUILDING SERVICES DIVISION

ADDRESS VERIFICATION

CONTACT: Devon Anderson
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Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 801-805 SE 19 ST #1-4, 33316

PREVIOUS ADDRESS: 801-805 SE 19 ST #1-4, 33316

NOTES: SITE PLAN III

ZONING: RMM-25

FOLIO #: 504214033250

LEGAL DESCRIPTION: EVERGLADE LAND SALES CO FIRST ADD TO LAUDERDALE CORR PL 2-15 D LOT 7,8 & S 8 OF ABUTTING VAC ALLEY DESC IN OR 13617/830 BLK 22

DRC #:

AUTHORIZED SIGNATURE:

DATE: 11/16/2022

Detail by Entity Name

Florida Limited Liability Company
801 SE 19TH STREET, LLC

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Annual Reports

No Annual Reports Filed

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